



# Waterstone III Office Building

1524 Williams Drive - Murfreesboro, TN

**CLASS A OFFICE SPACE FOR LEASE**



## AMENITIES

- Office Space for Lease at \$27 PSF NNN w/ \$45-\$50 PSF Build-out allowance
- 2,340 SF Suite Available on 2<sup>nd</sup> Floor
- Near St Thomas Rutherford Hospital & Murfreesboro Medical Clinic
- In Murfreesboro's Prestigious Gateway District & Close to I-24 Exit 76
- Existing Tenants include Ascend Federal Credit Union & Fresenius Kidney Care

**John Harney 615.542.0715**

**AFFILIATE BROKER** - john@parktrust.com  
TNLIC# 221569

1225 Garrison Drive, Suite 202  
Murfreesboro, TN 37129  
615.234.5020  
www.parktrustcommercial.com

**ParkTrust**  
COMMERCIAL

**Investment  
Partners, LLC**

**Bobby Kirby**  
**(931) 607-8770**

Investmentpartnersllc.com











TrustPoint  
HOSPITAL

MMC  
MURFREESBORO  
MEDICAL CLINIC  
& SURGICENTER

★  
SITE

Saint Thomas Health | ASCENSION

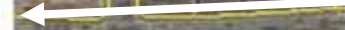
FOUNTAINS  
AT GATEWAY

Saint Thomas Rutherford Hospital

THE AVENUE  
MURFREESBORO

Walgreens

Red Robin  
GOURMET BURGERS AND BEERS





Stones River National  
Battlefield Park

New Vision Church

Coming  
Vanderbilt  
Pediatric Center

M-Tek Corp  
Office

TrustPoint  
HOSPITAL

MMC  
MURFREESBORO  
MEDICAL CLINIC  
& SURGICENTER

Gateway Park,  
Lake & Greenway

Bark Park

Waterstone 1

First National  
Bank

Tenn.  
Pediatrics

★ SITE

Consumer Ins.

Waterstone 2  
Medical

LC Community  
Apartments

Saint Thomas  
Health

ASCENSION

Red Realty/  
Walk in  
Clinic

FOUNTAINS  
AT GATEWAY

THE GATEWAY  
VILLAGE

Franklin Synergy  
Bank

Stonegate Corporate  
Center

Medical Center Pkwy

Gateway Medical  
Centers

THE AVENUE®  
MURFREESBORO

THE OAKS  
MURFREESBORO, TENNESSEE

Franklin Synergy  
Bank

Stonegate Corporate  
Center

Old Fort Golf Course

Downtown

Fortress Rosecrans

rd County Agri Center

2mi

# Demographic Summary Report

1524 Williams Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **41,358 SF**  
 Typical Floor: **13,786 SF**

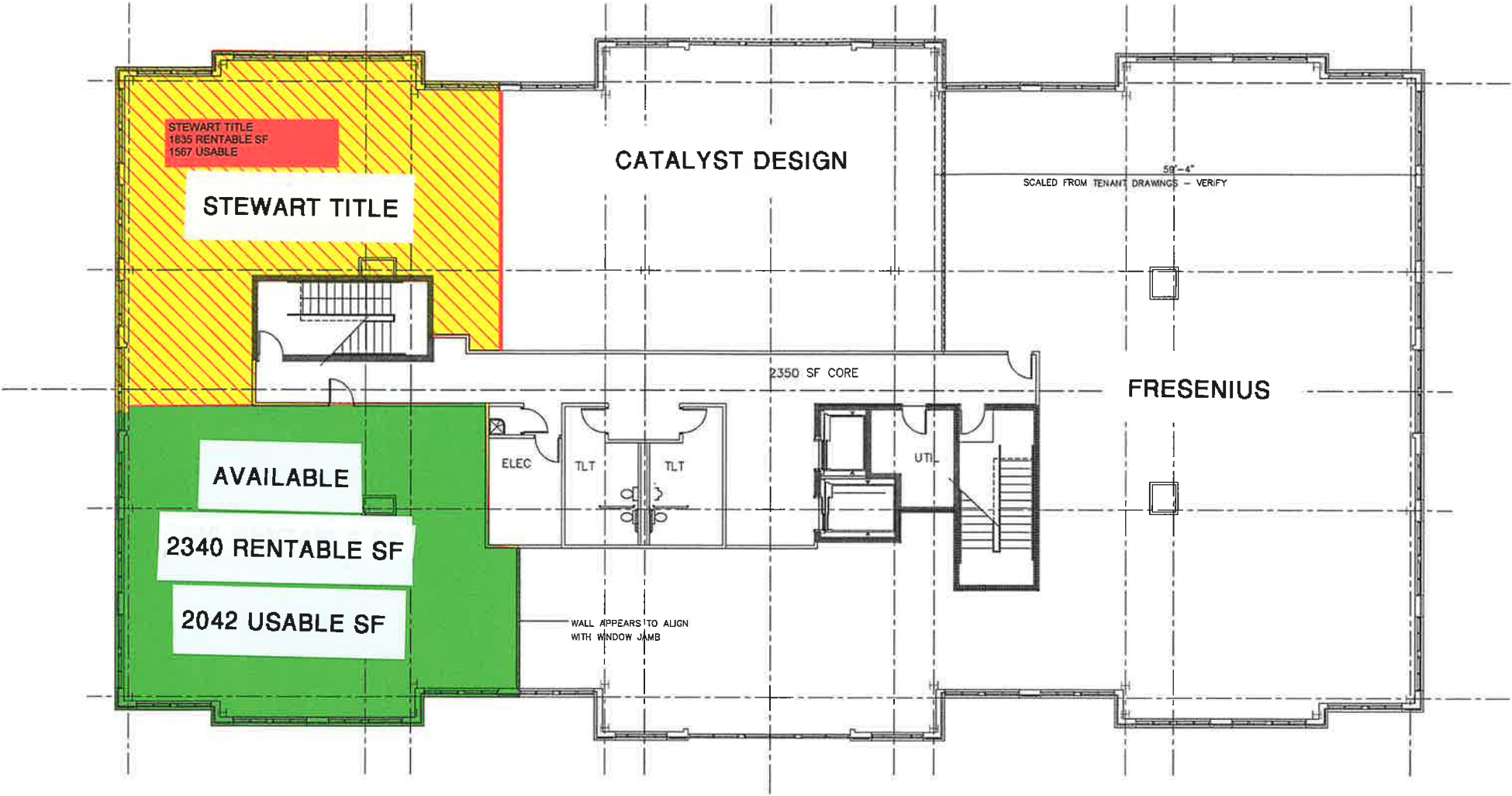
Total Available: **9,233 SF**  
 % Leased: **77.68%**  
 Rent/SF/Yr: **\$27.00**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	3,427	66,542	172,419
2020 Estimate	2,999	59,400	153,186
2010 Census	1,939	47,198	115,738
Growth 2020 - 2025	14.27%	12.02%	12.56%
Growth 2010 - 2020	54.67%	25.85%	32.36%
<b>2020 Population by Hispanic Origin</b>	184	4,481	11,569
<b>2020 Population</b>	2,999	59,400	153,186
White	2,457 81.93%	44,880 75.56%	115,017 75.08%
Black	357 11.90%	10,335 17.40%	27,107 17.70%
Am. Indian & Alaskan	9 0.30%	305 0.51%	766 0.50%
Asian	103 3.43%	2,077 3.50%	5,717 3.73%
Hawaiian & Pacific Island	0 0.00%	37 0.06%	166 0.11%
Other	74 2.47%	1,766 2.97%	4,414 2.88%
U.S. Armed Forces	0	54	264
<b>Households</b>			
2025 Projection	1,328	26,476	65,103
2020 Estimate	1,171	23,701	57,909
2010 Census	819	19,207	44,204
Growth 2020 - 2025	13.41%	11.71%	12.42%
Growth 2010 - 2020	42.98%	23.40%	31.00%
Owner Occupied	779 66.52%	12,777 53.91%	33,304 57.51%
Renter Occupied	392 33.48%	10,924 46.09%	24,605 42.49%
<b>2020 Households by HH Income</b>	1,171	23,704	57,909
Income: <\$25,000	203 17.34%	3,960 16.71%	9,426 16.28%
Income: \$25,000 - \$50,000	286 24.42%	5,456 23.02%	13,722 23.70%
Income: \$50,000 - \$75,000	281 24.00%	5,539 23.37%	12,298 21.24%
Income: \$75,000 - \$100,000	167 14.26%	3,754 15.84%	8,850 15.28%
Income: \$100,000 - \$125,000	86 7.34%	2,088 8.81%	5,117 8.84%
Income: \$125,000 - \$150,000	55 4.70%	822 3.47%	2,621 4.53%
Income: \$150,000 - \$200,000	66 5.64%	1,349 5.69%	3,683 6.36%
Income: \$200,000+	27 2.31%	736 3.10%	2,192 3.79%
<b>2020 Avg Household Income</b>	\$71,383	\$73,684	\$76,853
<b>2020 Med Household Income</b>	\$56,107	\$60,210	\$61,101

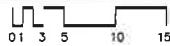
# 1524 WILLIAMS DR 2ND FLOOR PLAN

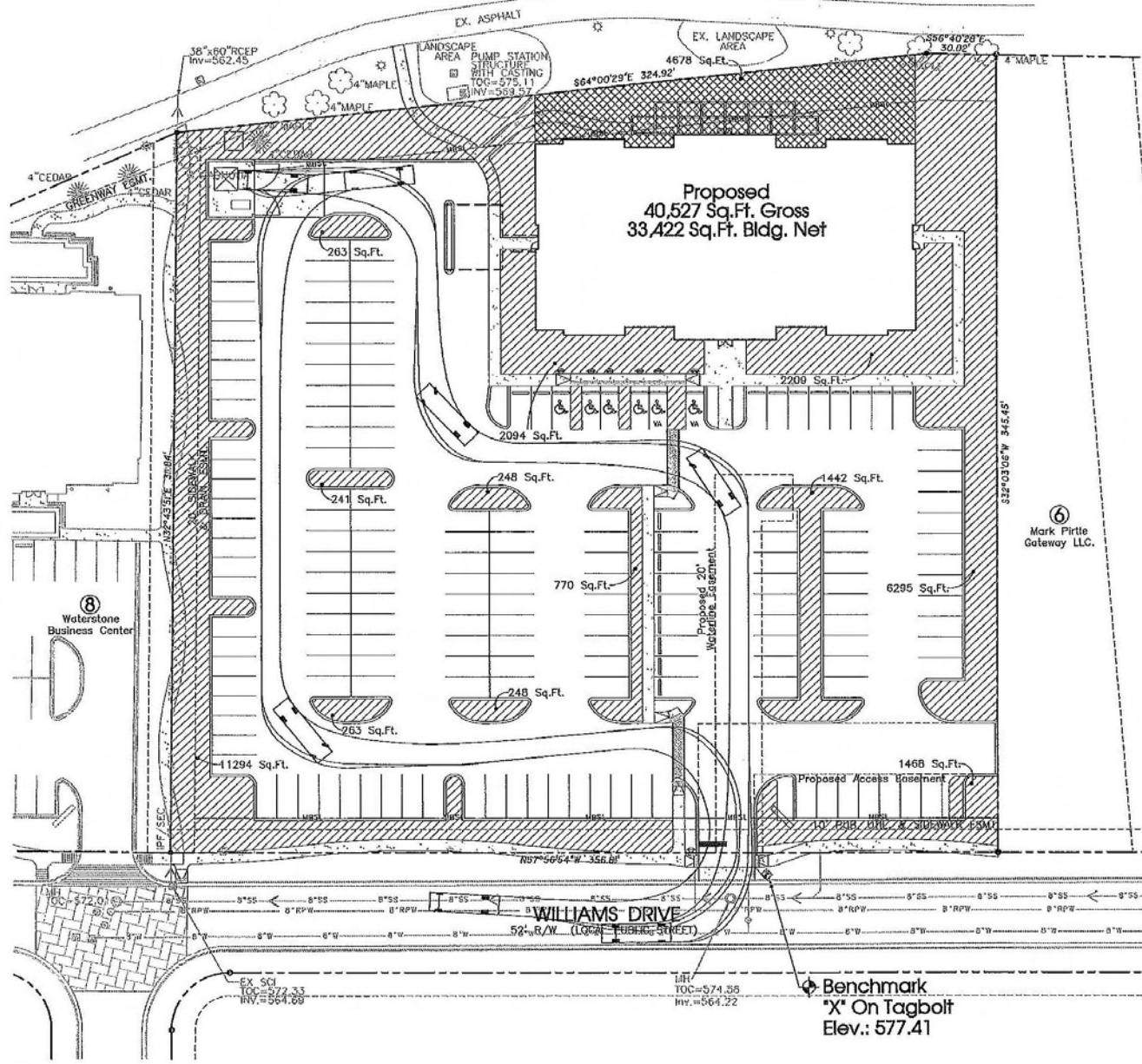
14.6% RENTABLE FACTOR



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





⑥  
Mark Pirtle  
Gateway LLC.

⑧  
Waterstone  
Business Center

WILLIAMS DRIVE  
52'-R/W (LOCAL TIERING STREET)

Benchmark  
"X" On Tagbolt  
Elev.: 577.41



---

# COMMUNITY SNAPSHOT

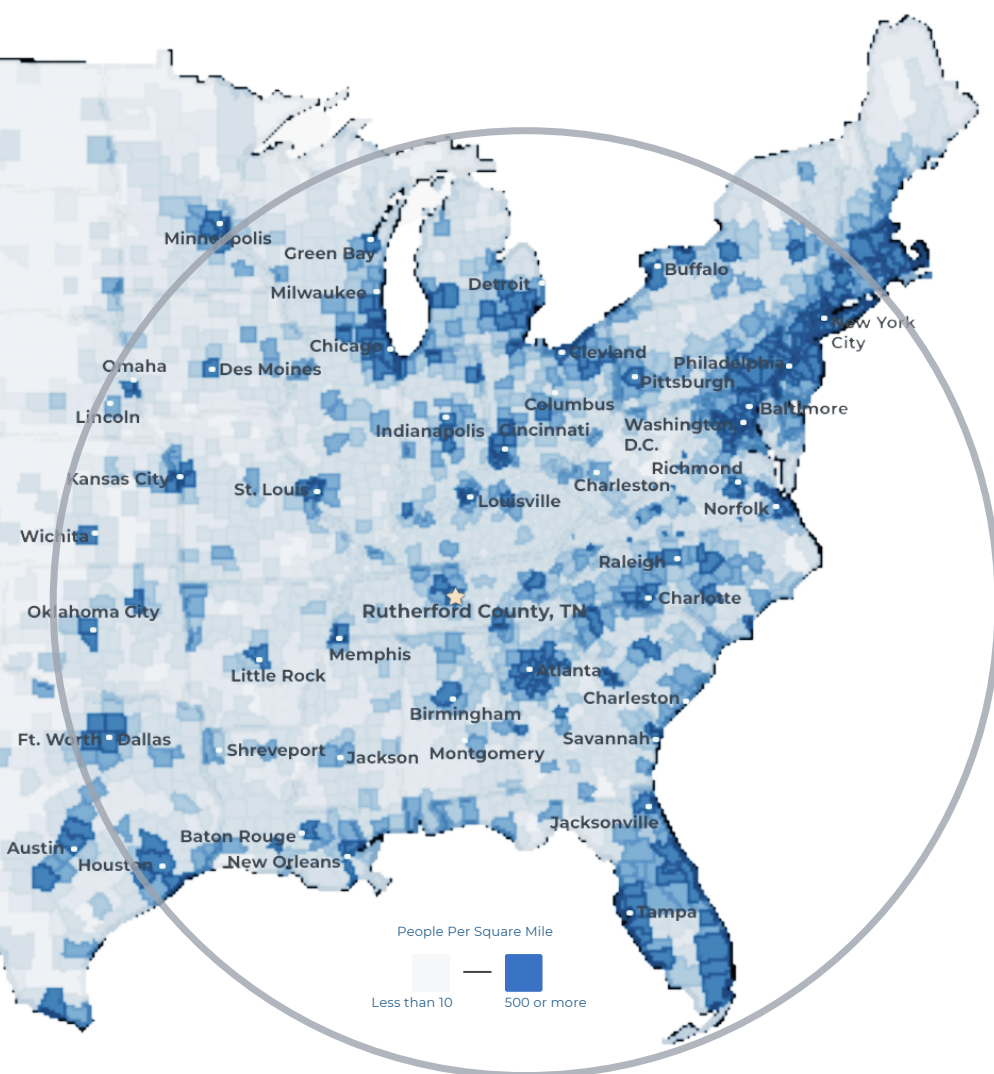
Rutherford County, TN

---

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



**#3** Boomtown in America  
- SmartAsset 2022

**#1** largest suburb  
of Nashville, TN

**#1** largest university in  
Middle Tennessee  
- Nashville Business Journal

**#4** metro for economic  
strength  
- Policom 2022

**4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021

**8<sup>th</sup>** fastest growing  
midsize city in the U.S.  
- Census 2020

**50%** of U.S. Population lives  
with 650 mile radius

## RUTHERFORD COUNTY INSIGHTS

**3** major  
interstates

**1.6** million residents  
within a 45 min  
drive

**12** million people  
within a 2.5 hour  
drive

**#1** elementary, middle  
and high schools in  
Tennessee

**30** minutes to Nashville  
attractions

**5** hospital expansions  
since 2018 serving  
infants to seniors

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

<b>Population</b> 369,868	<b>Median Home Price</b> \$415,000	<b>3 Colleges</b> 25,000 students
<b>Median Age</b> 34	<b>Median HH Income</b> \$81,505	<b>College Degrees</b> 43% hold Associate or above

LABOR FORCE DATA	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

RECENT ANNOUNCEMENTS



Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos



