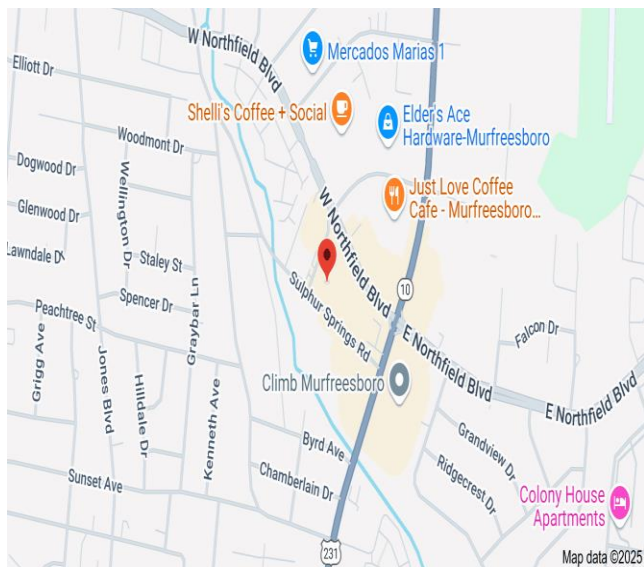


CLASS A OFFICE BUILDING



FIRST PLACE – OFFICE BUILDING FOR SALE

237 Northfield Blvd. – Murfreesboro, TN



DETAILS:

- PRICE: \$7,200,000
- 28,640 SF on 2.1 Ac
- 2-Story Class A Office Building
- Excellent Downtown Location with 2 road frontages
- 100% Leased
- Close to high traffic intersection @ Memorial & Northfield Blvd

John Harney

AFFILIATE BROKER

615.542.0715

john@parktrust.com

TN LIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202

Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com





Northfield Elementary School

Murfreesboro Airport



SITE

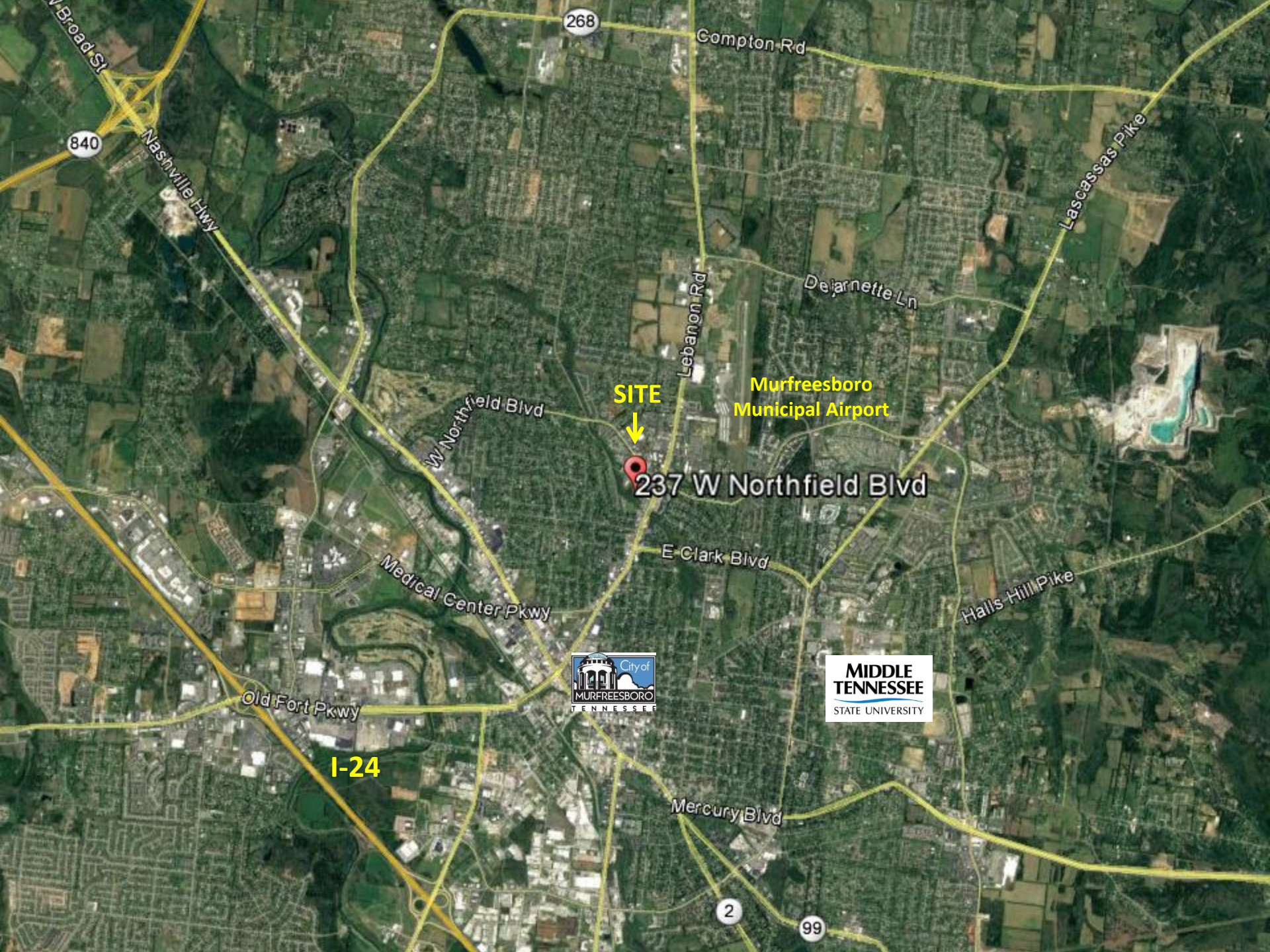


Walgreens



To Downtown Murfreesboro





SITE



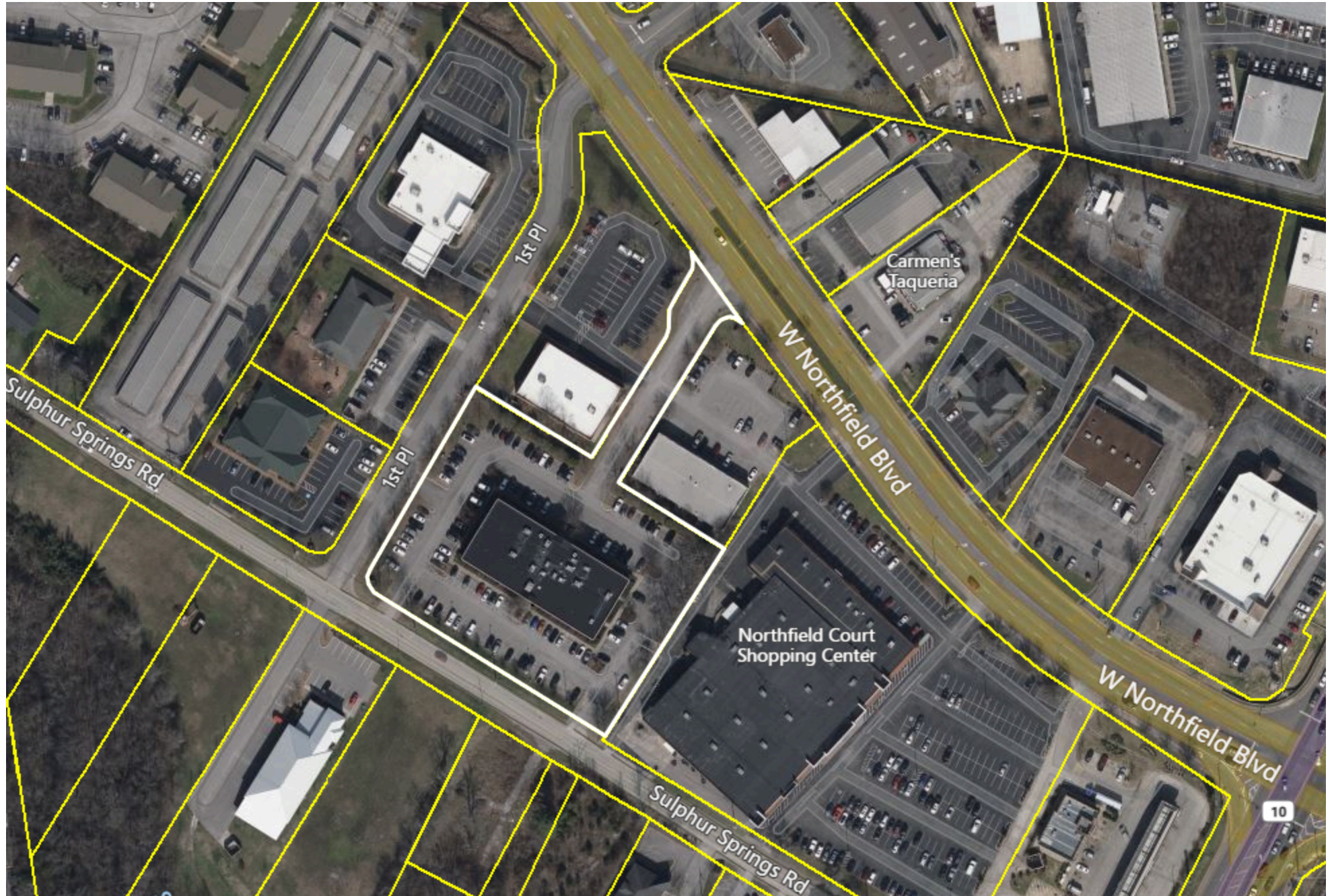
237 W Northfield Blvd

**Murfreesboro
Municipal Airport**



I-24

Map for Parcel Address: 237 W Northfield Blvd Murfreesboro, TN 37129-0531 Parcel ID: 080M A 009.00



Demographic Summary Report

First Place Office Bldg

237 W Northfield Blvd, Murfreesboro, TN 37129

Building Type: **Class B Office**

Class: **B**

RBA: **28,000 SF**

Typical Floor: **14,000 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	11,550	83,851	159,436
2024 Estimate	10,136	73,319	139,836
2020 Census	9,663	67,748	132,352
Growth 2024 - 2029	13.95%	14.36%	14.02%
Growth 2020 - 2024	4.89%	8.22%	5.65%
2024 Population by Hispanic Origin	823	6,350	11,828
2024 Population	10,136	73,319	139,836
White	6,819 67.28%	47,007 64.11%	91,237 65.25%
Black	1,877 18.52%	15,122 20.62%	26,361 18.85%
Am. Indian & Alaskan	20 0.20%	119 0.16%	215 0.15%
Asian	185 1.83%	2,083 2.84%	5,214 3.73%
Hawaiian & Pacific Island	11 0.11%	63 0.09%	109 0.08%
Other	1,223 12.07%	8,924 12.17%	16,701 11.94%
U.S. Armed Forces	0	37	214
Households			
2029 Projection	5,206	33,706	62,646
2024 Estimate	4,587	29,529	55,112
2020 Census	4,367	27,093	52,029
Growth 2024 - 2029	13.49%	14.15%	13.67%
Growth 2020 - 2024	5.04%	8.99%	5.93%
Owner Occupied	1,803 39.31%	12,271 41.56%	25,712 46.65%
Renter Occupied	2,784 60.69%	17,258 58.44%	29,400 53.35%
2024 Households by HH Income	4,588	29,530	55,110
Income: <\$25,000	605 13.19%	4,802 16.26%	7,560 13.72%
Income: \$25,000 - \$50,000	1,248 27.20%	6,261 21.20%	11,373 20.64%
Income: \$50,000 - \$75,000	1,114 24.28%	6,086 20.61%	10,821 19.64%
Income: \$75,000 - \$100,000	749 16.33%	4,138 14.01%	8,828 16.02%
Income: \$100,000 - \$125,000	347 7.56%	2,152 7.29%	5,095 9.25%
Income: \$125,000 - \$150,000	227 4.95%	1,528 5.17%	3,649 6.62%
Income: \$150,000 - \$200,000	151 3.29%	2,337 7.91%	4,302 7.81%
Income: \$200,000+	147 3.20%	2,226 7.54%	3,482 6.32%
2024 Avg Household Income	\$71,748	\$87,535	\$88,564
2024 Med Household Income	\$57,682	\$63,310	\$69,100

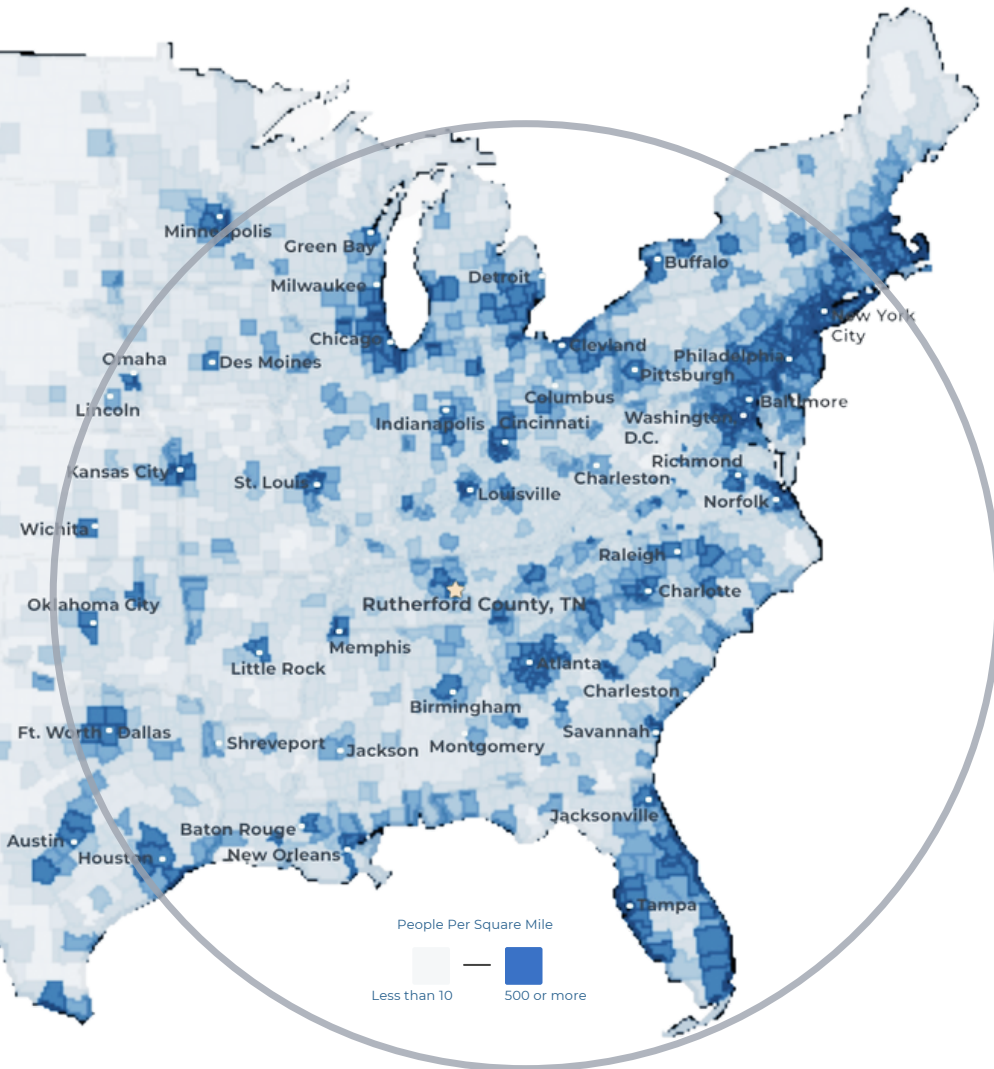
COMMUNITY SNAPSHOT

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

4th best small city to buy
a home in the U.S.
- WalletHub 2021

8th 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

Population

357,835

Median Home Price

\$402,875

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABOR FORCE DATA

Labor Force

Unemployment Rate

Labor Force Participation Rate

County

Tennessee

United States

199,377

3,359,776

166,818,000

2.8%

3.3%

3.7%

69.1%

59.2%

62.4%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of June 2023

RECENT ANNOUNCEMENTS



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



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



Divisional HQ, R&D & Manufacturing Operation Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

