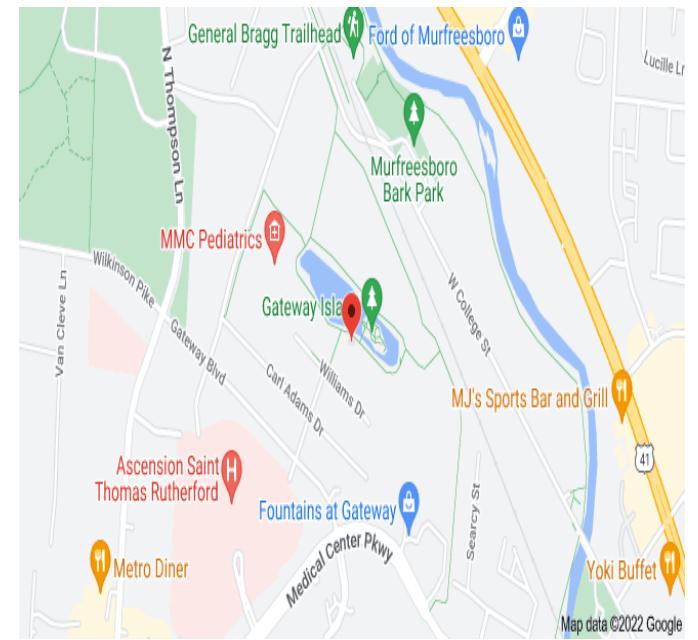




Waterstone III Office Building

1524 Williams Drive - Murfreesboro, TN

CLASS A OFFICE SPACE FOR LEASE



AMENITIES

- Office Space for Lease at \$29 PSF NNN w/ \$45-\$50 PSF Build-out allowance
- 2,340 SF Suite Available on 2nd 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

john@parktrust.com

TNLIC# 221569

1225 Garrison Drive, Suite 202

Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com

ParkTrust
C O M M E R C I A L

**Investment
Partners, LLC**

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

Investmentpartnersllc.com







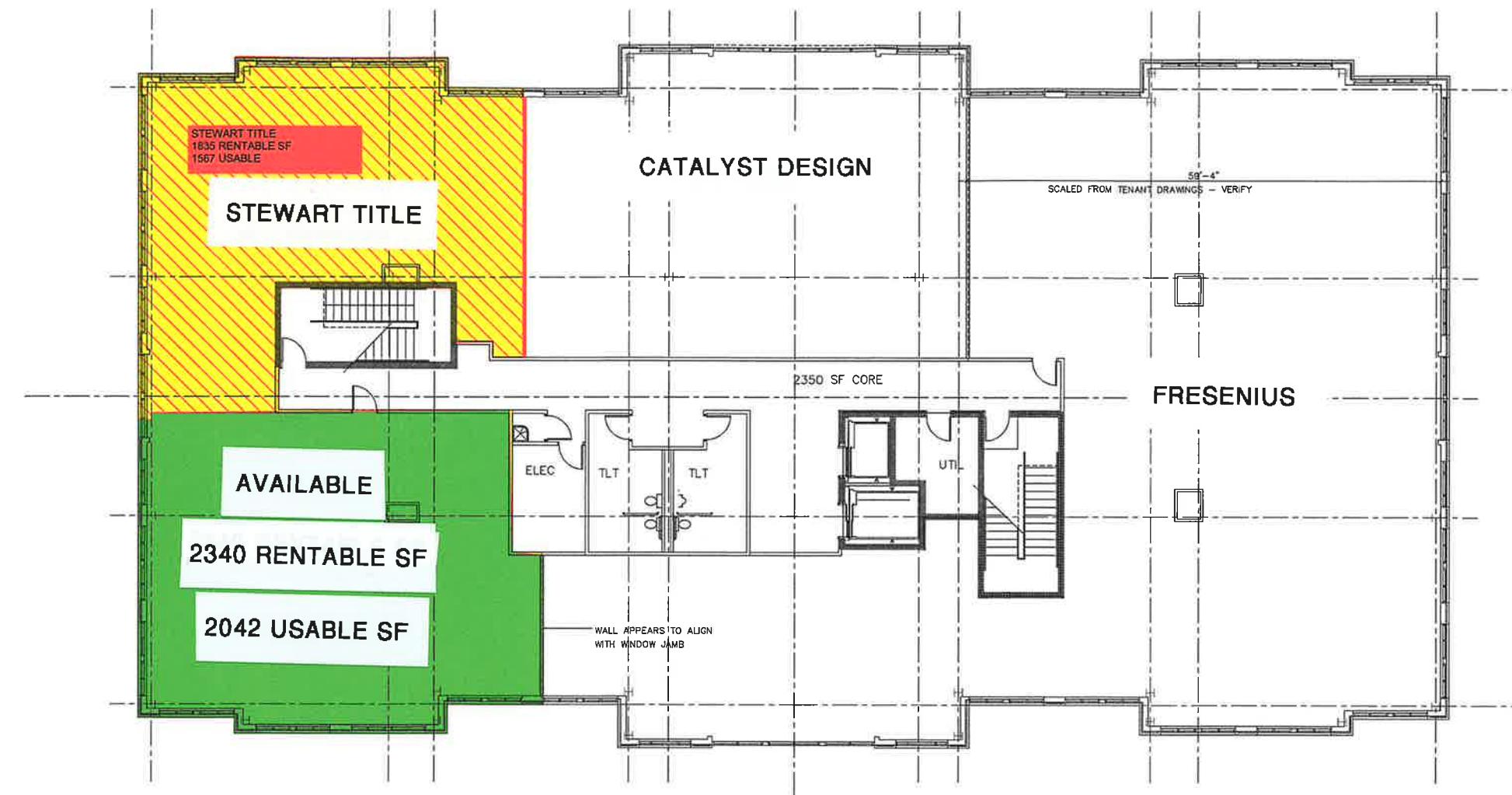






1524 WILLIAMS DR 2ND FLOOR PLAN

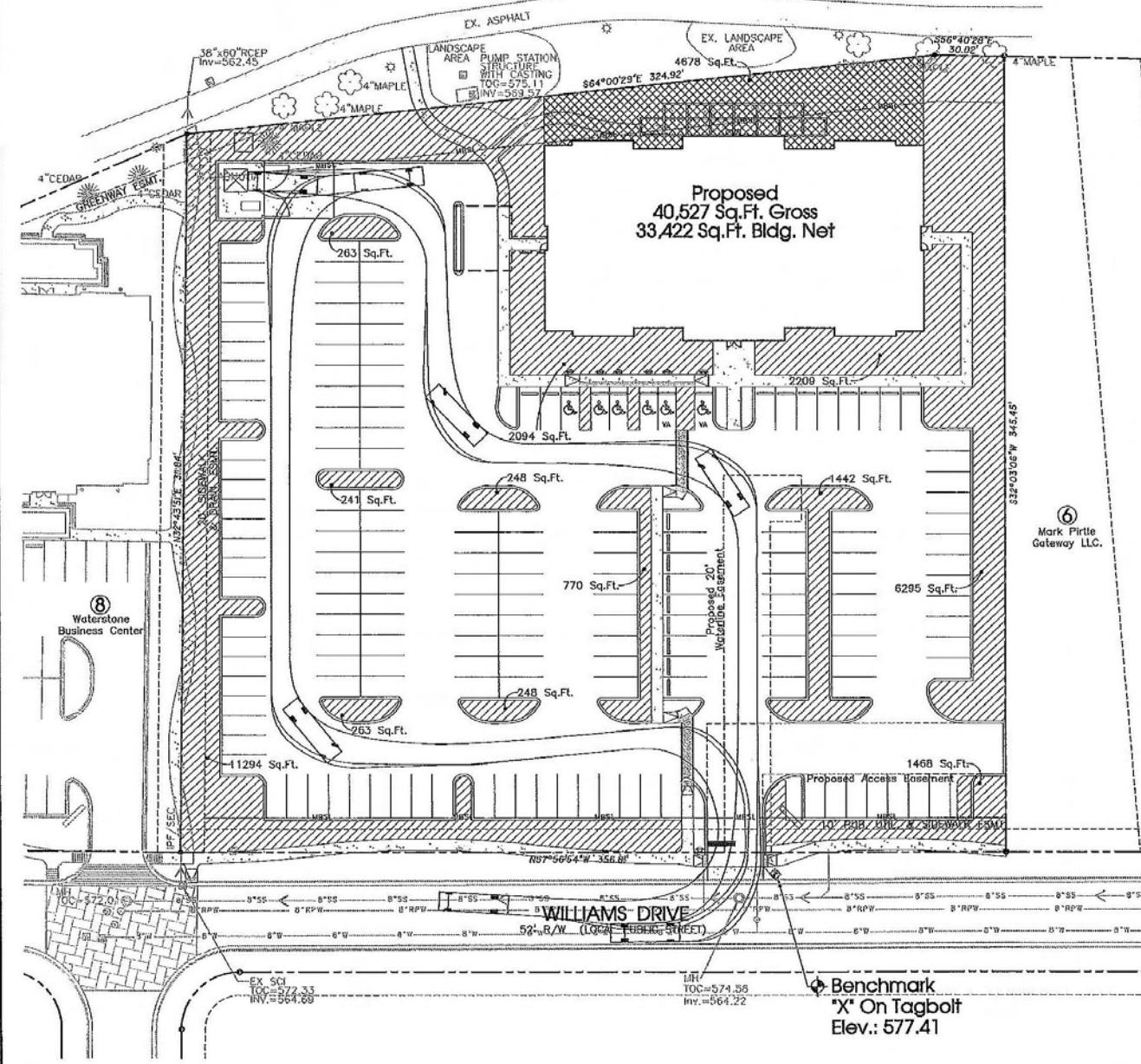
14.6% RENTABLE FACTOR



SECOND FLOOR PLAN

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





Benchmark
"X" On Tagbolt
Elev.: 577.41

-30' 0

Demographic Summary Report

1524 Williams Dr, Murfreesboro, TN 37129

Building Type: Class B Office	Total Available: 2,340 SF		
Class: B	% Leased: 94.34%		
RBA: 41,358 SF	Rent/SF/Yr: Negotiable		
Typical Floor: 13,786 SF			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,813	71,918	189,061
2024 Estimate	3,305	63,204	165,339
2020 Census	2,890	60,862	153,542
Growth 2024 - 2029	15.37%	13.79%	14.35%
Growth 2020 - 2024	14.36%	3.85%	7.68%
2024 Population by Hispanic Origin	322	5,645	13,309
2024 Population	3,305	63,204	165,339
White	2,285 69.14%	41,407 65.51%	110,104 66.59%
Black	431 13.04%	11,270 17.83%	29,324 17.74%
Am. Indian & Alaskan	5 0.15%	101 0.16%	239 0.14%
Asian	139 4.21%	2,437 3.86%	6,408 3.88%
Hawaiian & Pacific Island	4 0.12%	52 0.08%	118 0.07%
Other	440 13.31%	7,937 12.56%	19,147 11.58%
U.S. Armed Forces	4	81	461
Households			
2029 Projection	1,690	29,642	73,055
2024 Estimate	1,470	26,143	64,116
2020 Census	1,282	25,081	59,573
Growth 2024 - 2029	14.97%	13.38%	13.94%
Growth 2020 - 2024	14.66%	4.23%	7.63%
Owner Occupied	563 38.30%	11,154 42.67%	32,592 50.83%
Renter Occupied	907 61.70%	14,989 57.33%	31,524 49.17%
2024 Households by HH Income	1,470	26,143	64,115
Income: <\$25,000	170 11.56%	3,338 12.77%	8,003 12.48%
Income: \$25,000 - \$50,000	260 17.69%	5,327 20.38%	12,037 18.77%
Income: \$50,000 - \$75,000	455 30.95%	5,541 21.19%	12,551 19.58%
Income: \$75,000 - \$100,000	232 15.78%	4,600 17.60%	10,261 16.00%
Income: \$100,000 - \$125,000	125 8.50%	2,477 9.47%	6,748 10.52%
Income: \$125,000 - \$150,000	78 5.31%	1,592 6.09%	4,541 7.08%
Income: \$150,000 - \$200,000	91 6.19%	1,939 7.42%	5,700 8.89%
Income: \$200,000+	59 4.01%	1,329 5.08%	4,274 6.67%
2024 Avg Household Income	\$80,848	\$85,670	\$92,740
2024 Med Household Income	\$59,999	\$68,729	\$73,759



RUTHERFORD COUNTY, TN

COMMUNITY SNAPSHOT

Rutherford County, TN

Rutherford County Chamber of Commerce & Visitors Center

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	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

2023 RUTHERFORD COUNTY QUICK FACTS

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

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.2%	3.3%	3.9%
Labor Force Participation Rate	69.5%	59.2%	62.2%

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

RECENT ANNOUNCEMENTS

McNeilus

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

Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.



La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.



