



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

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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

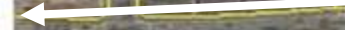
FOUNTAINS
AT GATEWAY

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

Watersone 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 OAKS
MURFREESBORO TENNESSEE

Franklin Synergy
Bank

Stonegate Corporate
Center

Old Fort Golf Course

Downtown

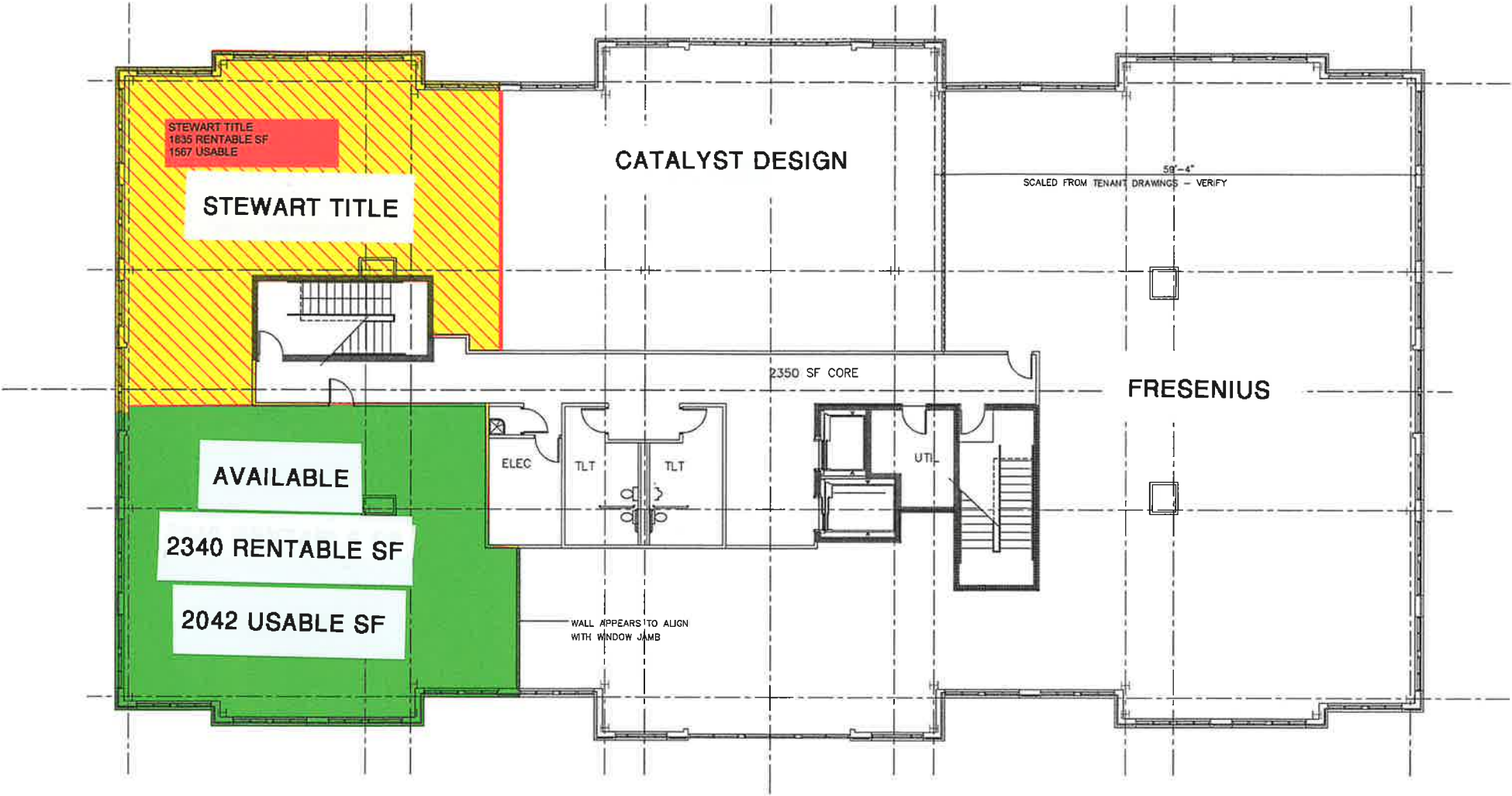
Fortress Rosecrans

THE AVENUE®
MURFREESBORO

I-24
rd County Agri Center

1524 WILLIAMS DR 2ND FLOOR PLAN

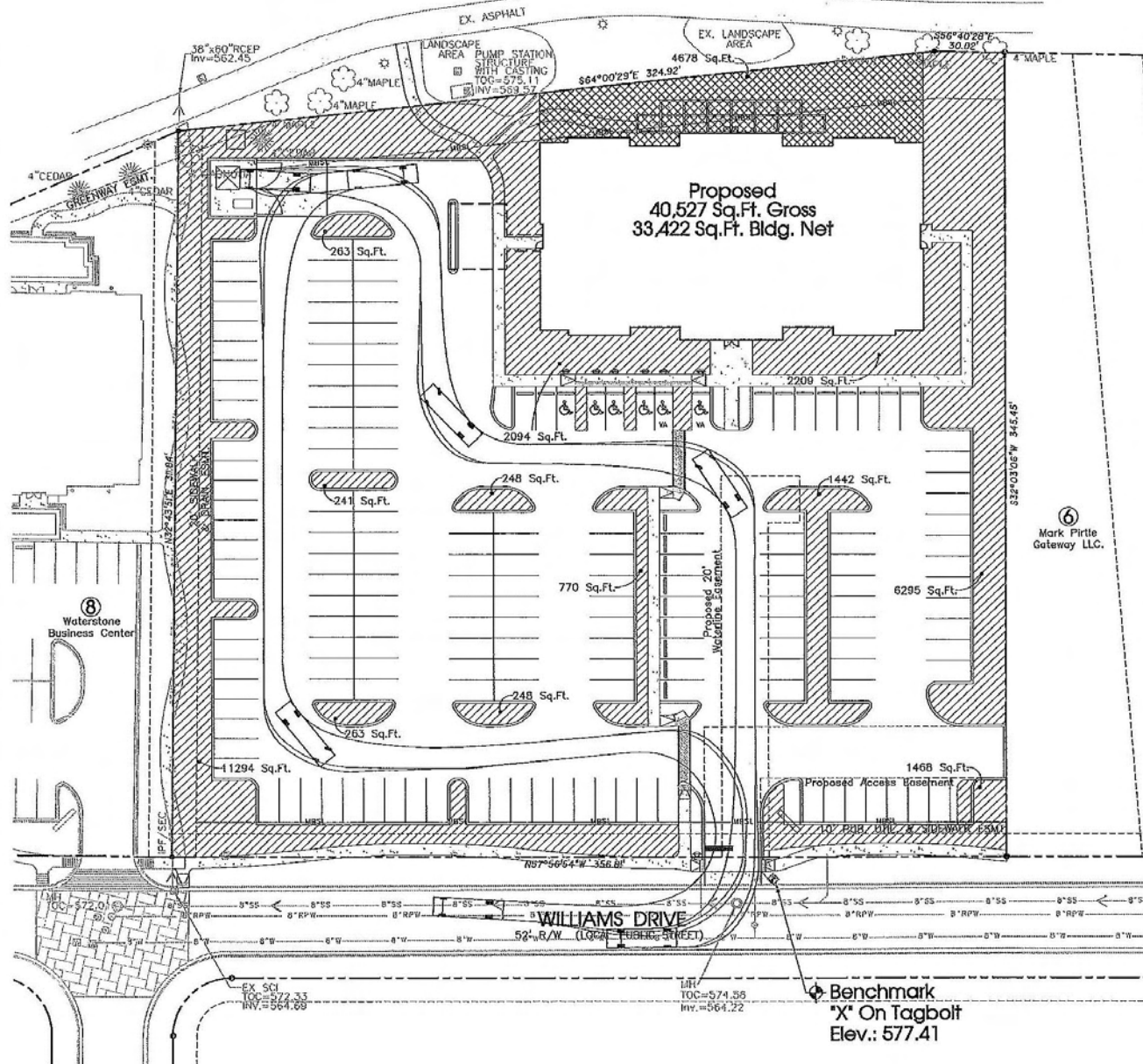
14.6% RENTABLE FACTOR



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



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: **2,340 SF**
 % Leased: **94.34%**
 Rent/SF/Yr: **Negotiable**



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

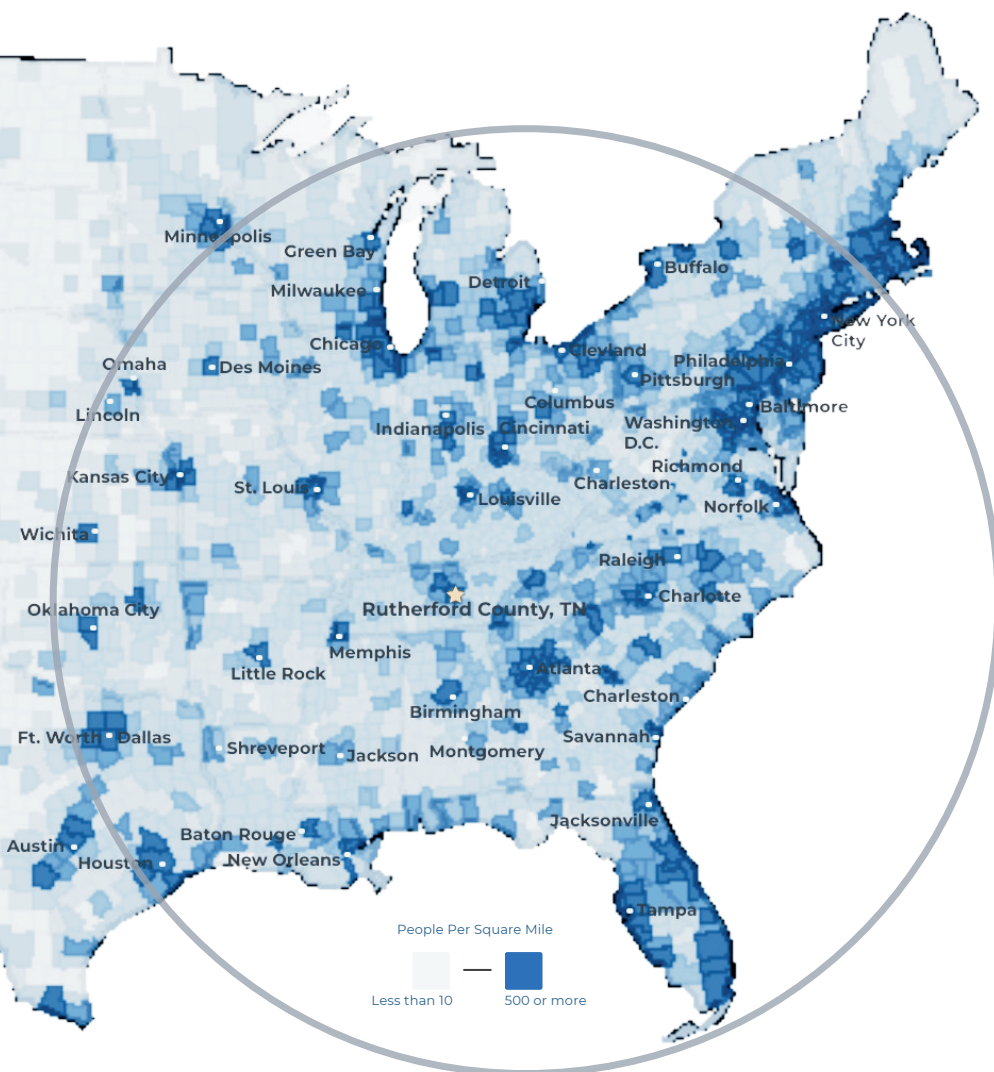
COMMUNITY SNAPSHOT

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	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



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



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.



