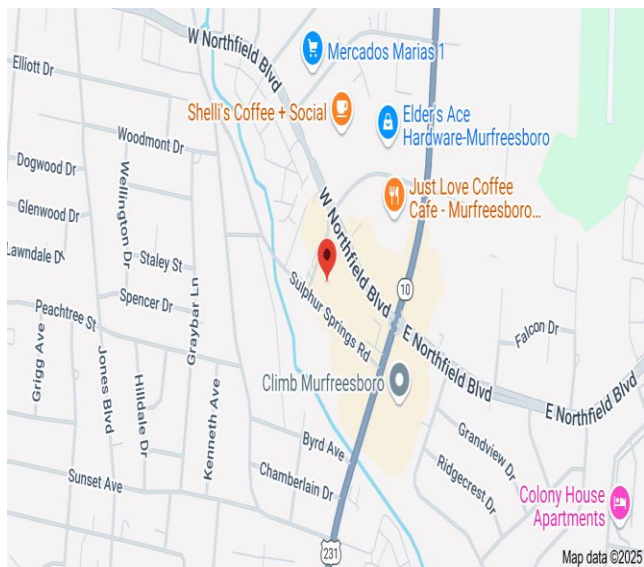


CLASS A OFFICE BUILDING



FIRST PLACE – OFFICE BUILDING FOR SALE

237 Northfield Blvd. – Murfreesboro, TN



DETAILS:

- Lease Rate: \$26 PSF Full Service (less janitorial)
- First Floor: 2,800 to 8,000 SF Available
- Nice medical office layout
- Close to high traffic intersection @ Memorial & Northfield Blvd
- Monument Sign Availability

John Harney

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

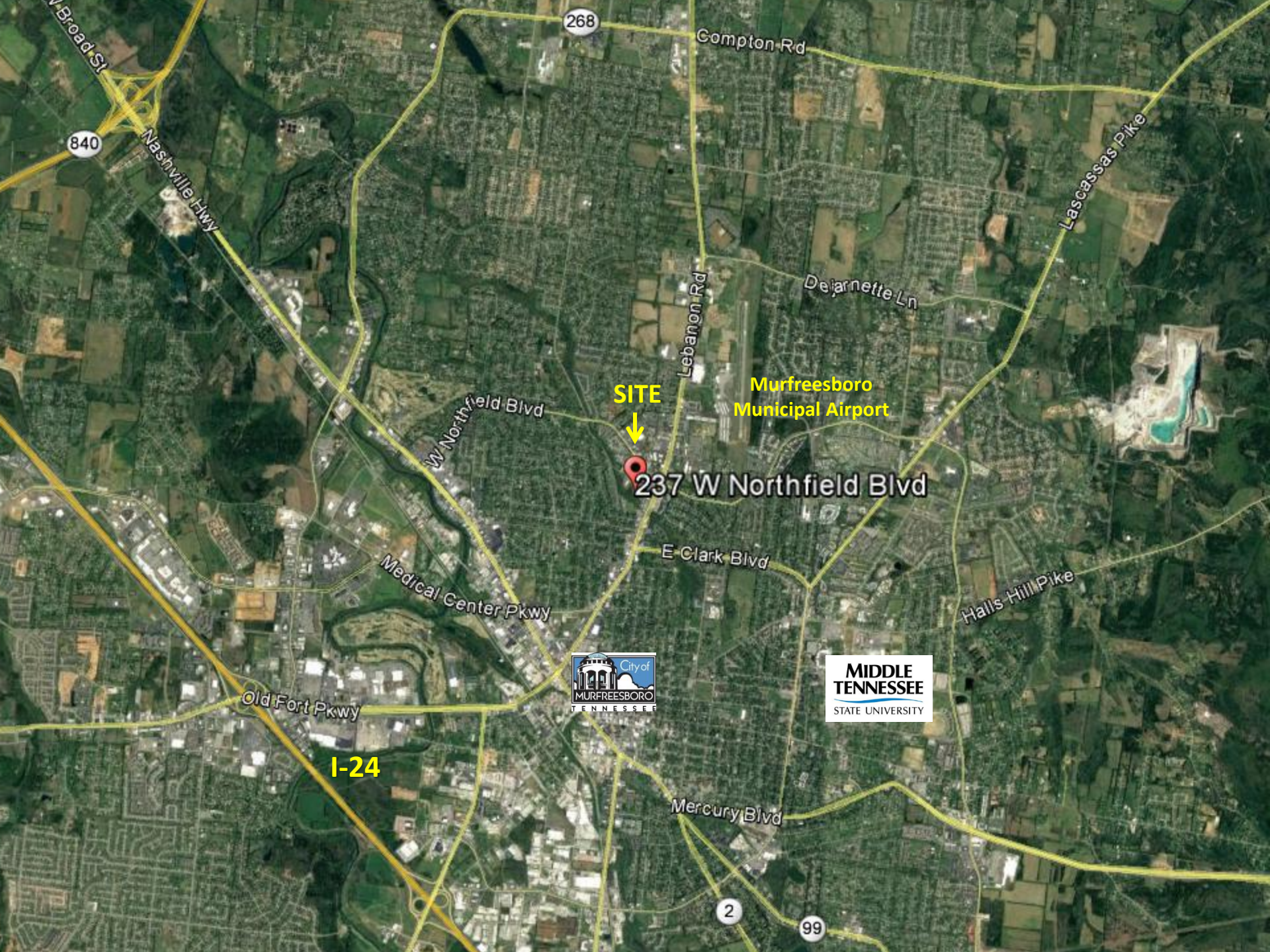


Walgreens



To Downtown Murfreesboro





SITE

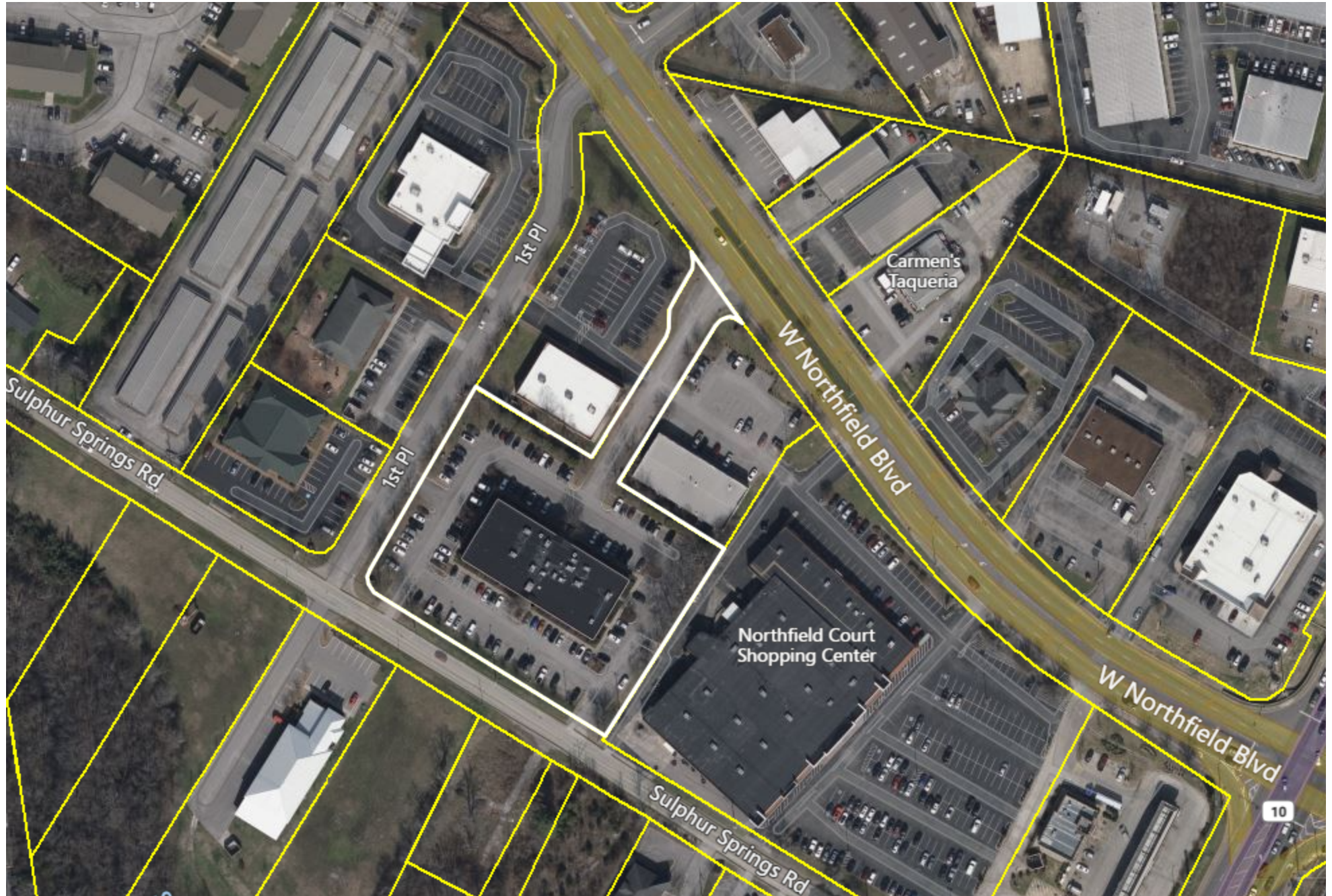
237 W Northfield Blvd

**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	

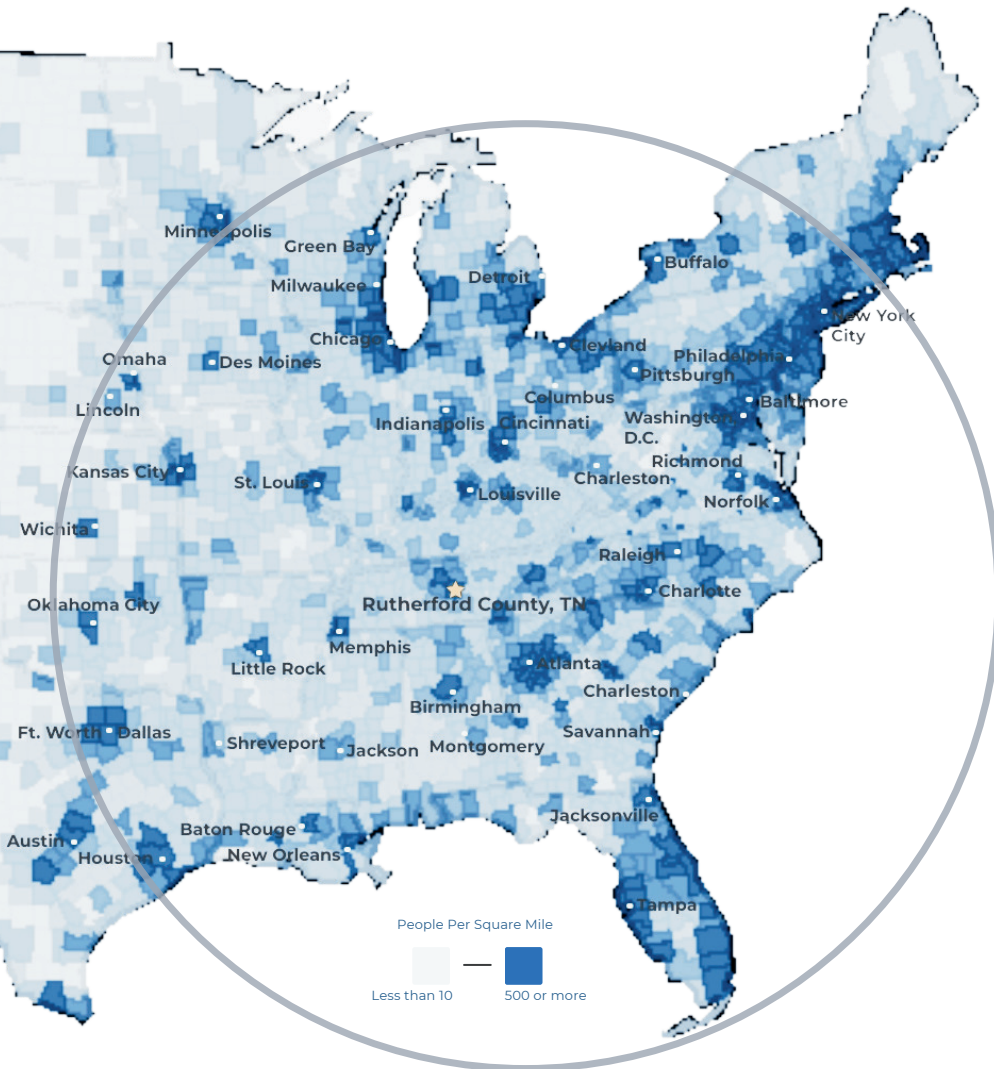
COMMUNITY SNAPSHOT

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	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.



