



## 22,613 SF FORMER BEAUTY SCHOOL LEASE SPACE

1691 Memorial Blvd  
Murfreesboro, TN

**ParkTrust**  
COMMERCIAL

John Harney  
615.542.0715 Cell  
615.234.5020 Office  
john@parktrust.com  
TNLIC# 221569

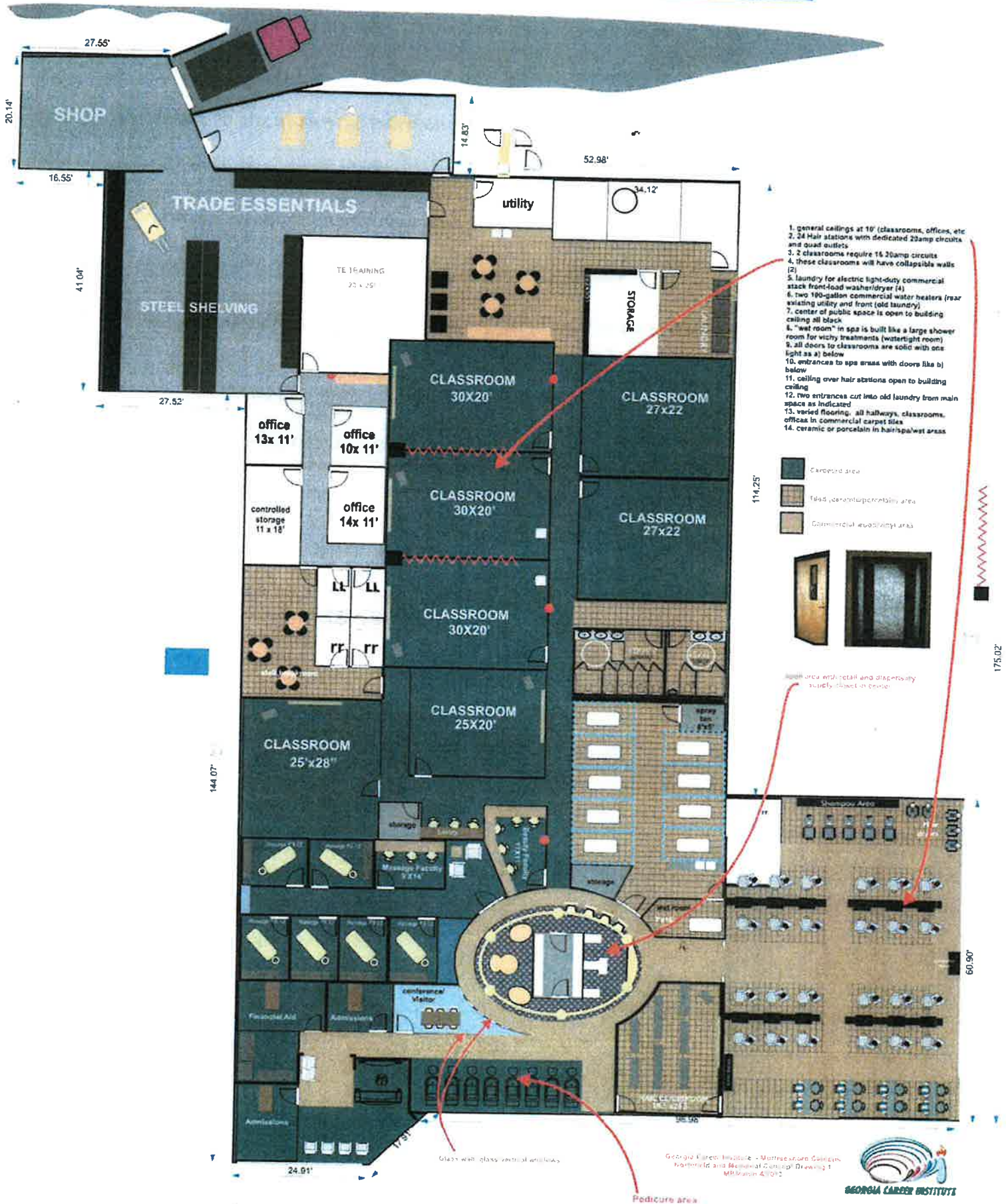
- Lease Rate: \$32 NNN
- Elaborate built-out training school with classrooms, 2 break rooms, private offices, esthetics classrooms, open salon space, front desk area, etc.
- Close to downtown Murfreesboro
- Adequate Parking
- Furniture and Fixtures to All Remain

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129





# Exhibit A-1 Tenant Space



Georgia Career Institute - Motherhood Solutions  
 Family and Business Concept Drawing 1  
 March 4/2012



# Demographic Summary Report

## Northfield Court

131-151 W Northfield Blvd, Murfreesboro, TN 37129

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **51,328 SF**  
 Year Built: **1984**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



| Radius                                    | 1 Mile          | 3 Mile          | 5 Mile          |
|-------------------------------------------|-----------------|-----------------|-----------------|
| <b>Population</b>                         |                 |                 |                 |
| 2030 Projection                           | 11,709          | 82,767          | 154,160         |
| 2025 Estimate                             | 10,889          | 76,709          | 143,160         |
| 2020 Census                               | 10,193          | 70,302          | 132,842         |
| Growth 2025 - 2030                        | 7.53%           | 7.90%           | 7.68%           |
| Growth 2020 - 2025                        | 6.83%           | 9.11%           | 7.77%           |
| <b>2025 Population by Hispanic Origin</b> | <b>1,181</b>    | <b>8,384</b>    | <b>15,310</b>   |
| <b>2025 Population</b>                    | <b>10,889</b>   | <b>76,709</b>   | <b>143,160</b>  |
| White                                     | 6,934 63.68%    | 46,980 61.24%   | 89,157 62.28%   |
| Black                                     | 1,886 17.32%    | 14,575 19.00%   | 24,980 17.45%   |
| Am. Indian & Alaskan                      | 20 0.18%        | 121 0.16%       | 209 0.15%       |
| Asian                                     | 189 1.74%       | 2,094 2.73%     | 5,105 3.57%     |
| Hawaiian & Pacific Island                 | 57 0.52%        | 310 0.40%       | 532 0.37%       |
| Other                                     | 1,802 16.55%    | 12,629 16.46%   | 23,178 16.19%   |
| U.S. Armed Forces                         | 0               | 22              | 128             |
| <b>Households</b>                         |                 |                 |                 |
| 2030 Projection                           | 5,279           | 33,117          | 60,788          |
| 2025 Estimate                             | 4,904           | 30,595          | 56,324          |
| 2020 Census                               | 4,574           | 27,713          | 51,862          |
| Growth 2025 - 2030                        | 7.65%           | 8.24%           | 7.93%           |
| Growth 2020 - 2025                        | 7.21%           | 10.40%          | 8.60%           |
| Owner Occupied                            | 1,959 39.95%    | 12,851 42.00%   | 26,336 46.76%   |
| Renter Occupied                           | 2,944 60.03%    | 17,744 58.00%   | 29,988 53.24%   |
| <b>2025 Households by HH Income</b>       | <b>4,904</b>    | <b>30,595</b>   | <b>56,326</b>   |
| Income: <\$25,000                         | 743 15.15%      | 4,937 16.14%    | 7,370 13.08%    |
| Income: \$25,000 - \$50,000               | 1,168 23.82%    | 6,023 19.69%    | 10,405 18.47%   |
| Income: \$50,000 - \$75,000               | 1,164 23.74%    | 6,002 19.62%    | 11,175 19.84%   |
| Income: \$75,000 - \$100,000              | 590 12.03%      | 3,729 12.19%    | 7,870 13.97%    |
| Income: \$100,000 - \$125,000             | 423 8.63%       | 2,579 8.43%     | 5,622 9.98%     |
| Income: \$125,000 - \$150,000             | 365 7.44%       | 2,088 6.82%     | 4,326 7.68%     |
| Income: \$150,000 - \$200,000             | 232 4.73%       | 2,431 7.95%     | 4,997 8.87%     |
| Income: \$200,000+                        | 219 4.47%       | 2,806 9.17%     | 4,561 8.10%     |
| <b>2025 Avg Household Income</b>          | <b>\$79,296</b> | <b>\$93,863</b> | <b>\$95,805</b> |
| <b>2025 Med Household Income</b>          | <b>\$62,456</b> | <b>\$66,357</b> | <b>\$72,670</b> |

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# COMMUNITY SNAPSHOT

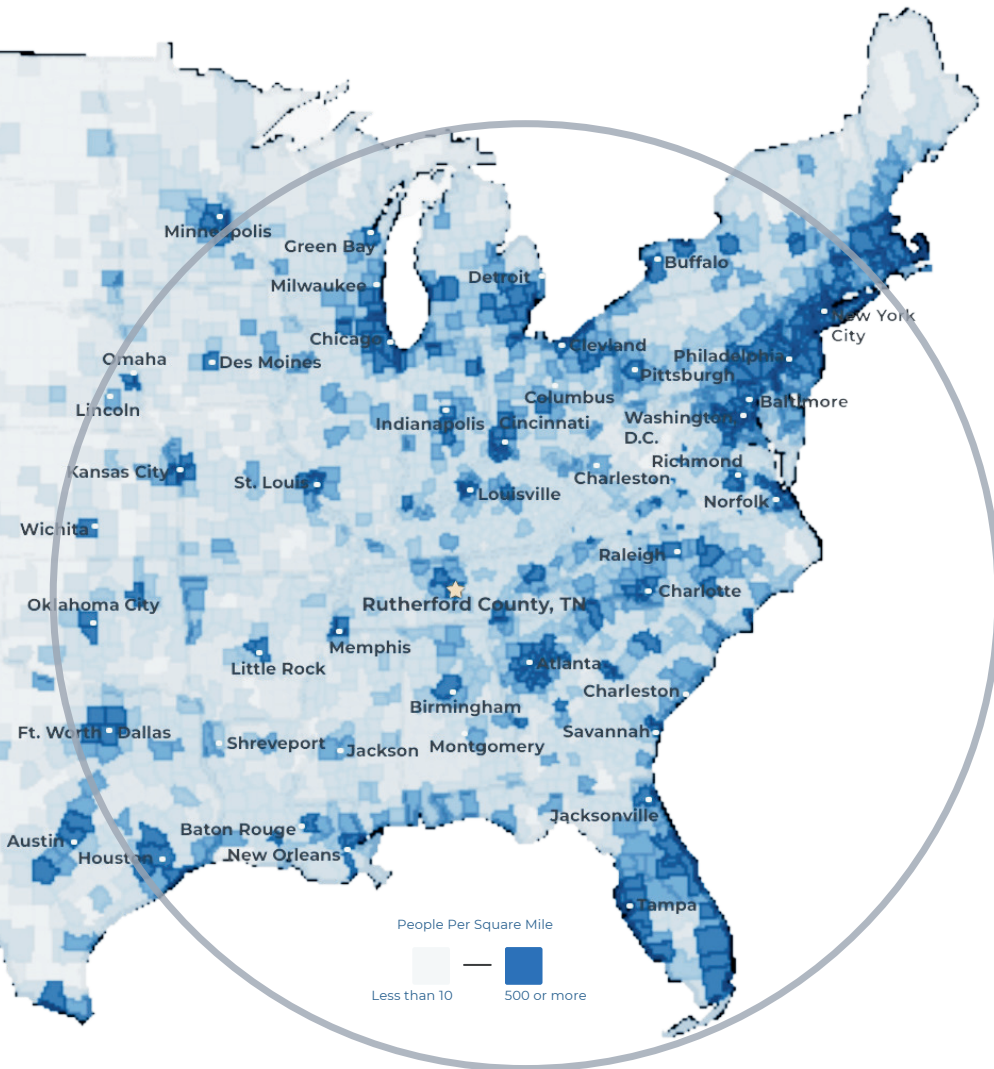
Rutherford County, TN

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

2023 RUTHERFORD COUNTY QUICK FACTS

|                              |                                       |                                                       |
|------------------------------|---------------------------------------|-------------------------------------------------------|
| <b>Population</b><br>369,868 | <b>Median Home Price</b><br>\$415,000 | <b>3 Colleges</b><br>25,000 students                  |
| <b>Median Age</b><br>34      | <b>Median HH Income</b><br>\$81,505   | <b>College Degrees</b><br>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.



