



345 GARFIELD ST

MCMINNVILLE, TN

Offering Memorandum

Assisted Living Facility



MONICA MORALES

Affiliate Broker

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COMMERCIAL

Property Profile



ADDRESS

345 Garfield St McMinnville, TN 37110

COUNTY

Warren

YEAR BUILT

1962

COUNTY USE

Group Quarters

GROSS BUILDING SQFT

6,846

LAND AREA (SQFT)

37,461

Rent Roll

UNIT	VBH	CHOICES	PRIVATE	TOTAL
1	\$1,946.80		\$750	\$2,696.80
2		\$1,497.77	\$1,300	\$2,797.77
3		\$1,497.77	\$1,650	\$3,147.77
4	\$1,946.80		\$815	\$2,761.80
5A	\$1,946.80		\$754	\$2,700.80
5B		\$1,497.77	\$1,000	\$2,497.77
6A	TBD		\$775	\$775
6B	OPEN			
7A			\$2,700	\$2,700
7B	OPEN			
8A		\$1,497.77	\$750	\$2,247.77
8B	\$1,946.80		\$821	\$2,767.80
9A			\$2,600	\$2,600
9B			\$2,700	\$2,700
10A	OPEN			
10B	OPEN			
10C	OPEN			
11A		\$1,497.77	\$950	\$2,447.77
11B		\$1,497.77	\$820	\$2,317.77
12A	\$1,946.80		\$821	\$2,767.80
12B	OPEN			
13A		\$1,497.77	\$1,100	\$2,597.77
13B		\$1,497.77	\$1,100	\$2,597.77
14A	OPEN			
14B			\$2,600	\$2,600

Rent Roll

UNIT	VBH	CHOICES	PRIVATE	TOTAL
15A			\$2,400	\$2,400
15B		\$1,497.77	\$1,100	\$2,597.77
16A	\$1,946.80		\$755	\$2,701.80
16B	\$1,946.80		\$838	\$2,784.80
17A	\$1,946.80		\$396	\$2,342.80
17B		\$1,497.77	\$1,050	\$2,547.77
18A			\$2,400	\$2,400
18B			\$2,400	\$2,400

MONTHLY	\$65,897.10
ANNUAL	\$790,765.20

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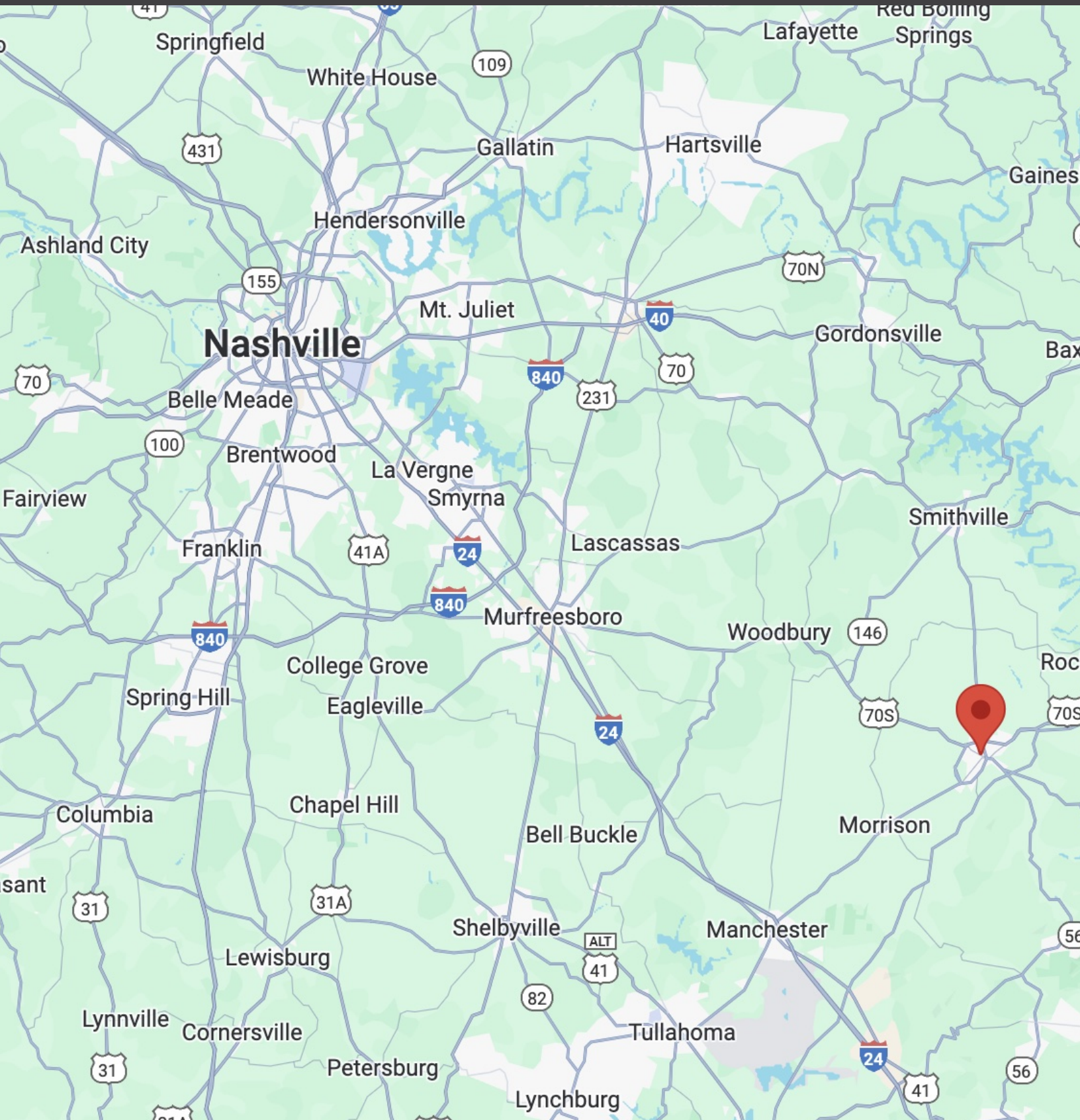
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Map



McMinnville Overview

McMinnville, located near Murfreesboro and just over an hour from Nashville, has experienced notable growth and economic momentum since the 2023 demographic snapshot. Traditionally a blue-collar manufacturing community, the city is now evolving as developers pursue new multifamily projects and major employers invest in the area, including a multimillion-dollar packaging facility slated to open in 2025. These shifts highlight McMinnville's transition from a quiet industrial town to a dynamic, expanding market with increasing residential and commercial development activity.



Demographics

YEAR POPULATION

13K

YEAR HOUSEHOLDS

6K

YEAR MEDIAN AGE

38.2

YEAR INCOME

43.3K

GROWTH YEAR-YEAR

0.1%

GROWTH YEAR-YEAR

0.5%

US MEDIAN

39.1

US MEDIAN

83.7K



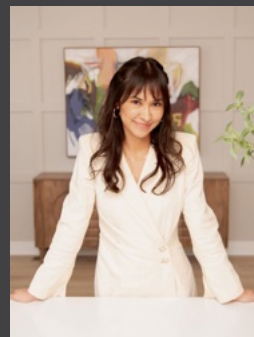
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