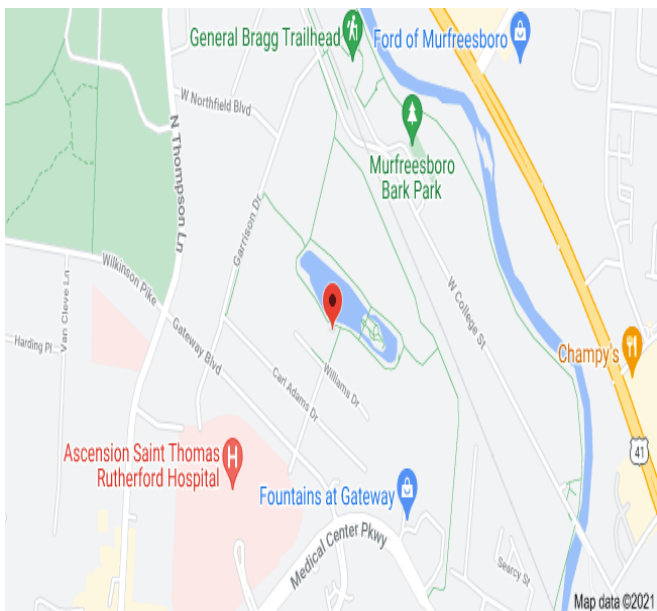




1608 Williams Drive Suite 202 - MURFREESBORO, TN

2,367 Finished Medical Space For Sale



DETAILS:

- **PRICE: \$1,065,000**
- **Presently leased with \$78,000 annual income**
- **2nd Floor Space**
- **Located in the Prestigious Gateway Business District**
- **Close to St Thomas Rutherford Hospital & Murfreesboro Medical Clinic Campus'**

John Harney
BROKER

615.542.0715
john@parktrust.com
TN LIC# 221569

ParkTrust
COMMERCIAL

1224 Garrison Drive, Suite 202
Murfreesboro, TN 37129

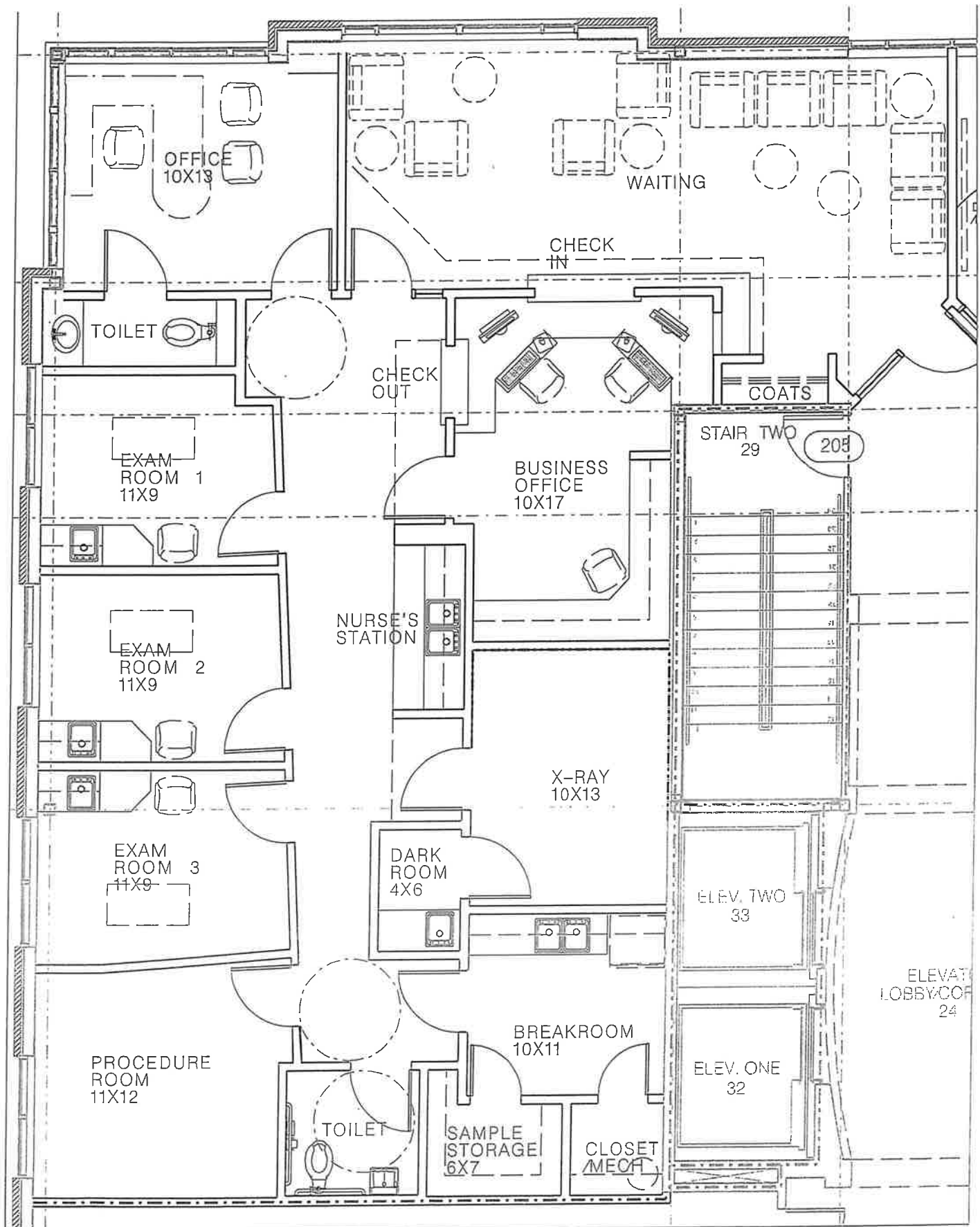
Office 615.234.5020
www.parktrustcommercial.com











Demographic Summary Report

1608 Williams Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**
 Class: **B**
 RBA: **31,095 SF**
 Typical Floor: **10,365 SF**

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	4,712		70,141		183,960	
2025 Estimate	4,303		65,174		170,215	
2020 Census	3,619		60,742		154,756	
Growth 2025 - 2030	9.50%		7.62%		8.08%	
Growth 2020 - 2025	18.90%		7.30%		9.99%	
2025 Population by Hispanic Origin	546		7,326		17,360	
2025 Population	4,303		65,174		170,215	
White	2,763	64.21%	40,665	62.39%	108,434	63.70%
Black	510	11.85%	10,672	16.37%	27,898	16.39%
Am. Indian & Alaskan	6	0.14%	98	0.15%	236	0.14%
Asian	197	4.58%	2,412	3.70%	6,337	3.72%
Hawaiian & Pacific Island	26	0.60%	269	0.41%	575	0.34%
Other	801	18.61%	11,059	16.97%	26,735	15.71%
U.S. Armed Forces	0		28		183	
Households						
2030 Projection	2,130		29,066		71,313	
2025 Estimate	1,940		26,952		65,877	
2020 Census	1,616		24,924		59,614	
Growth 2025 - 2030	9.79%		7.84%		8.25%	
Growth 2020 - 2025	20.05%		8.14%		10.51%	
Owner Occupied	674	34.74%	11,662	43.27%	33,660	51.10%
Renter Occupied	1,266	65.26%	15,290	56.73%	32,217	48.90%
2025 Households by HH Income	1,940		26,950		65,876	
Income: <\$25,000	200	10.31%	3,530	13.10%	7,595	11.53%
Income: \$25,000 - \$50,000	307	15.82%	4,498	16.69%	11,373	17.26%
Income: \$50,000 - \$75,000	509	26.24%	5,995	22.24%	13,216	20.06%
Income: \$75,000 - \$100,000	268	13.81%	3,921	14.55%	8,940	13.57%
Income: \$100,000 - \$125,000	241	12.42%	3,085	11.45%	6,700	10.17%
Income: \$125,000 - \$150,000	239	12.32%	1,959	7.27%	5,752	8.73%
Income: \$150,000 - \$200,000	77	3.97%	2,088	7.75%	6,528	9.91%
Income: \$200,000+	99	5.10%	1,874	6.95%	5,772	8.76%
2025 Avg Household Income	\$88,824		\$92,581		\$100,429	
2025 Med Household Income	\$70,964		\$71,949		\$77,108	

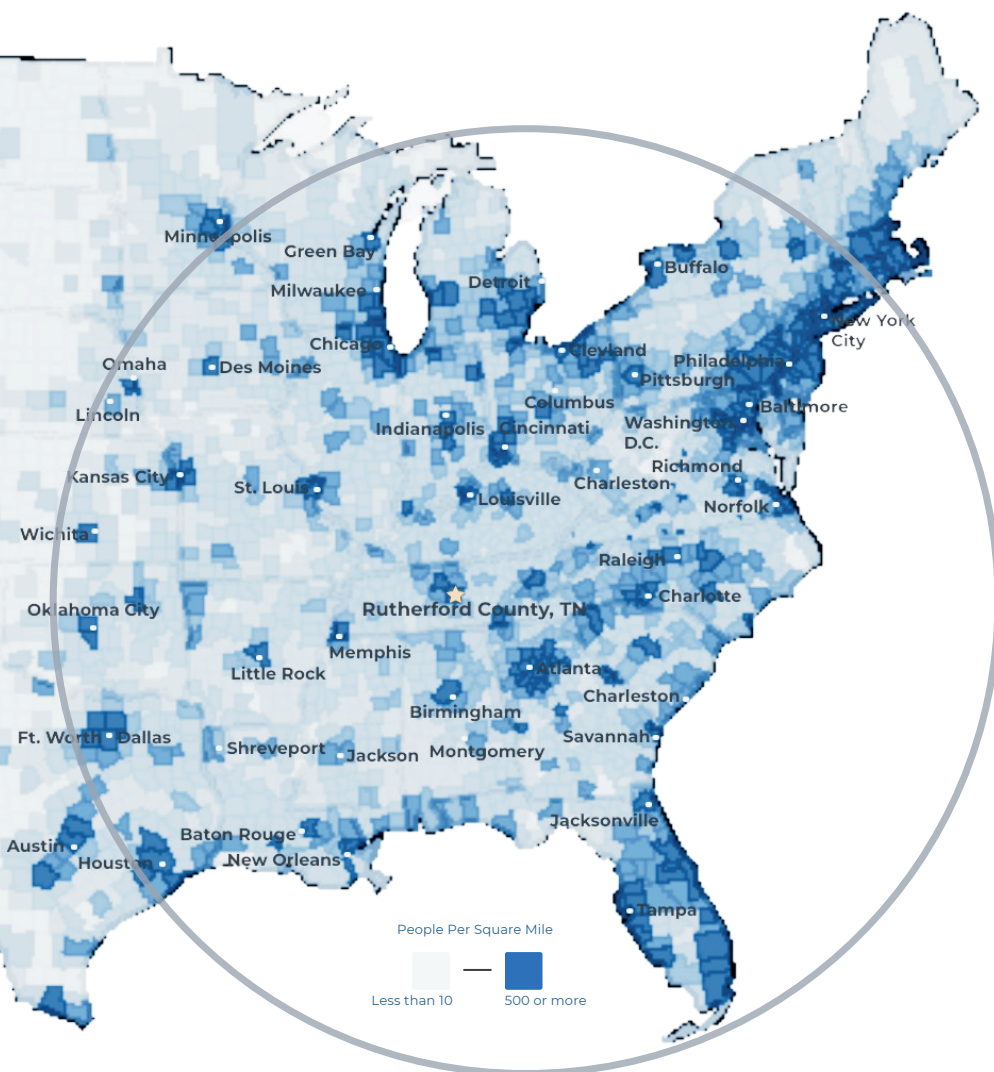
COMMUNITY SNAPSHOT

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.



