

CHARLES HAWKINS CO.

REDUCED RATE

FOR LEASE

±4,500 SF Space Remaining

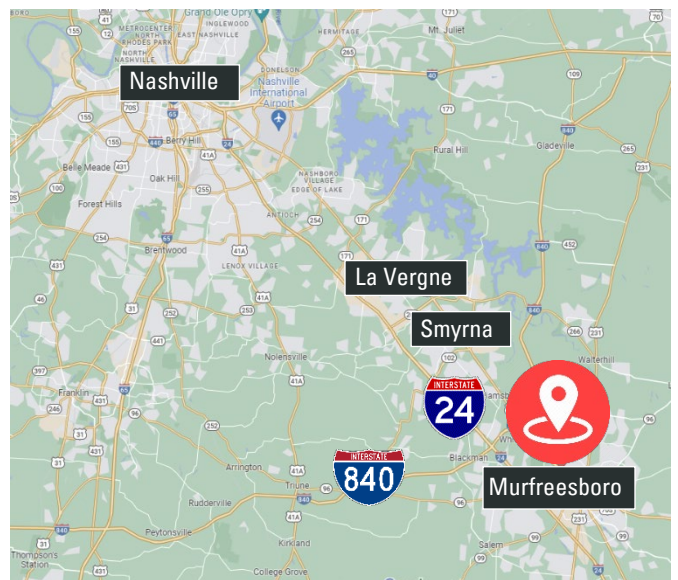
Freshly Remodeled Retail/Industrial Building in a High Traffic Corridor

802 S. Church Street, Murfreesboro, TN 37130



HIGHLIGHTS

- Freshly Remodeled
- ±4,500 SF Space Remaining
- ±1,500 SF of Office
- ±3,000 SF of Warehouse
- Rate: \$19.50 /SF NNN
 - Operating Expenses: \$2.25 /SF
- Type Retail and or Industrial Storage
- Land Size: ± 0.8 acres
- Dock Door: 1 dock door
- Clear Height Minimum: 18' – 22'
- Brand-new office space
- Daily Traffic: ±25,000 Cars daily
- Available now!



THE MYERS TEAM

Paul M. Myers, CCIM, SIOR
Senior Vice President
C: 615.598.4848
pmyers@charleshawkinsco.com

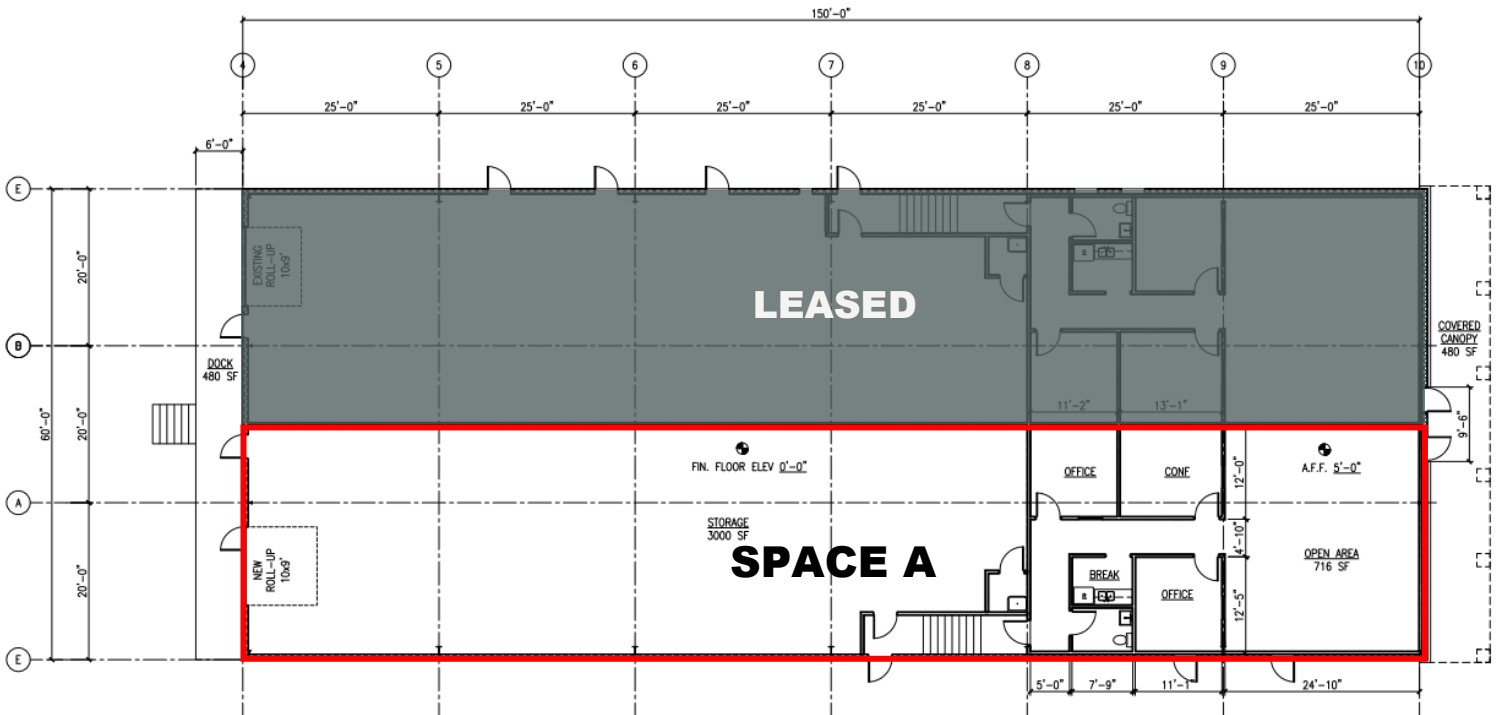
Exclusively listed by:

Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026
charleshawkinsco.com

For Lease
 ±4,500 SF
 Retail or Industrial Storage

802 S. Church Street
 Murfreesboro, TN 37230
 Rutherford County

CHARLES
 HAWKINS CO.



Paul M. Myers, CCIM, SIOR
 Senior Vice President
 C: 615.598.4848
 pmyers@charleshawkinsco.com

Exclusively listed by:
 Charles Hawkins Co.
 760 Melrose Avenue
 Nashville, TN 37211
 T: 615.256.3189 / F: 615.254.4026

For Lease
±4,500 SF
Retail or Industrial Storage

802 S. Church Street
Murfreesboro, TN 37230
Rutherford County

CHARLES
HAWKINS CO.

Key Site Information

802 S Church St, Murfreesboro, Tennessee,

802 S Church St, Murfreesboro, Tennessee, 37130

Population Growth
1.62% the population is expected to reach 176,161 by 2028. In 2010 the population was 114,439.



Age Profile
127,661 people aged over 18. Of the total population 21.5% are under 18, 67.0% 18-65 and 11.6% 65 or older.

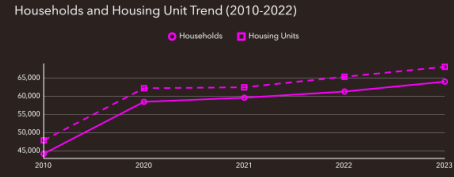


33.2
Median Age

Home Ownership
Renters account for 48.7% homes compared to 51.3% that are owner occupied. A total of 6.0% are vacant.



32,860
Owner Occupied



162,581
Total Population



Family Landscapes
Diverse Property

\$76,092
Median HH Income

64,009
Total Households

Household Growth
68,077 housing units giving a HH to HU ratio of 1.06. In 2010 there were 44,288 households and 47,964 housing units.



\$396,316
Median Home Value



Household Income
Household expenditure is \$85,336 per year, with \$3,399 spent eating out, \$9,881 on transport and \$27,683 on retail.

Home Value
2.2% of homes are valued under \$100,000 and 1.4% are valued over \$1,000,000. The median year homes were built is 1997.



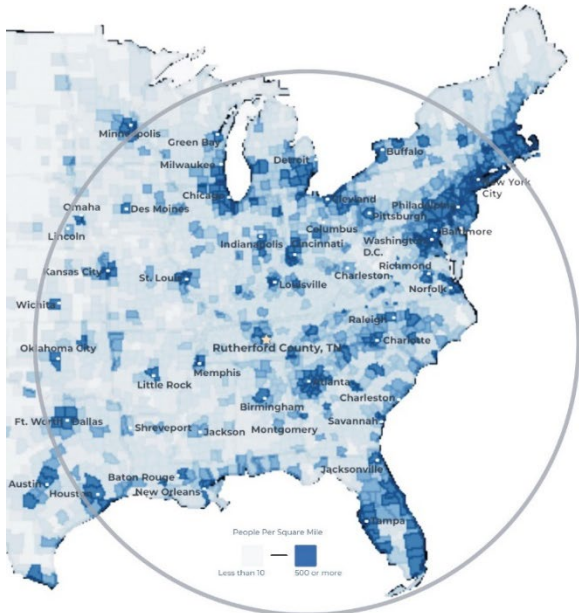
Site Details	
Price:	N/A
Size:	N/A
Spaces Available:	N/A
Status:	N/A
Year Built:	N/A



Source: This infographic contains data provided by Esri (2024, 2029), ACS (2018-2022), U.S. Census (2010, 2020), Esri-U.S. BLS (2024).

RUTHERFORD CO. INFORMATION

Graphics Provided by Rutherford Co. Chamber of Commerce



- #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

RECENT ANNOUNCEMENTS

Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.

McNeilus

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

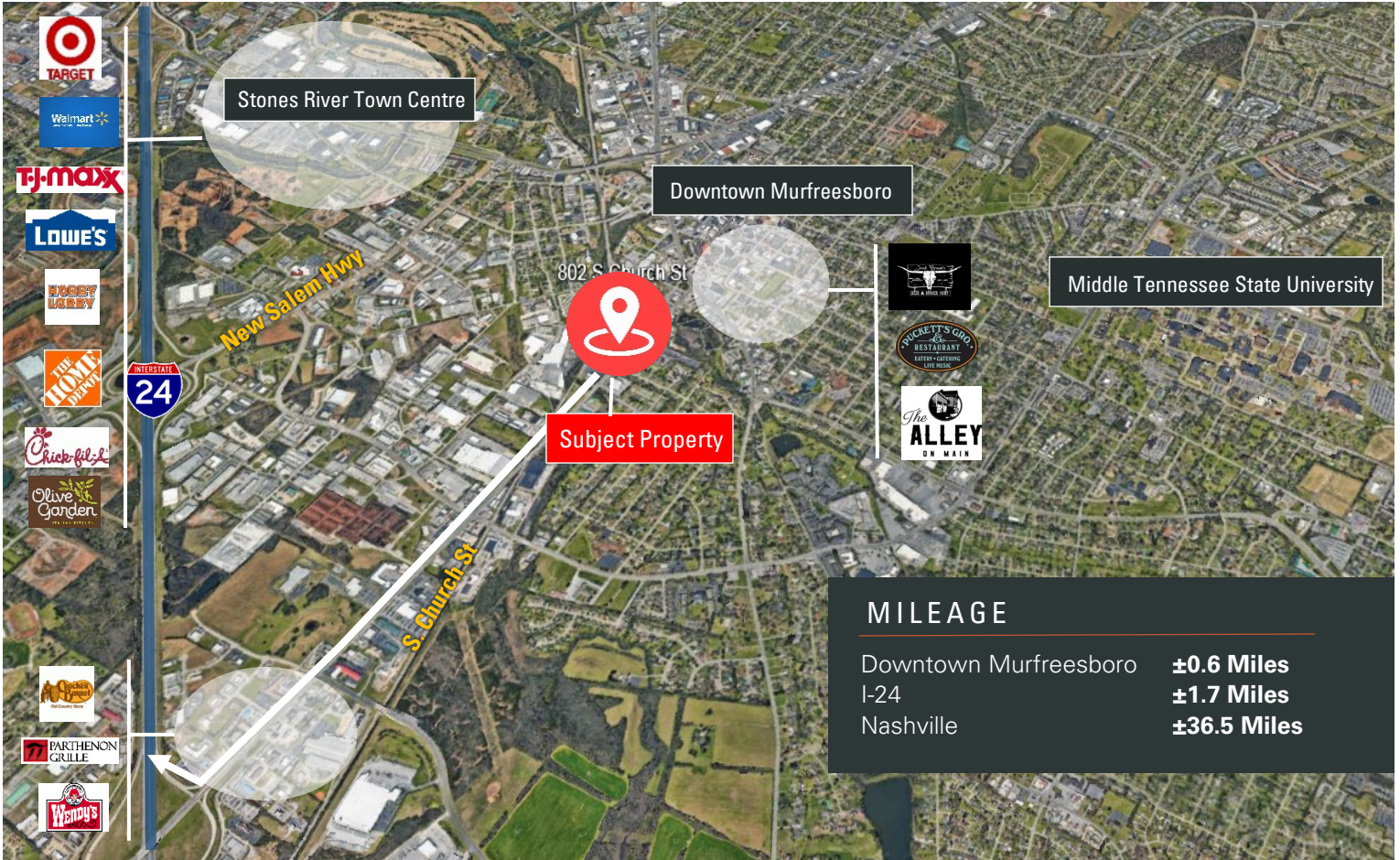
Paul M. Myers, CCIM, SIOR
Senior Vice President
C: 615.598.4848
pmyers@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026

For Lease
±4,500 SF
Retail or Industrial Storage

802 S. Church Street
Murfreesboro, TN 37230
Rutherford County

CHARLES
HAWKINS CO.



Paul M. Myers, CCIM, SIOR
Senior Vice President
C: 615.598.4848
pmyers@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026