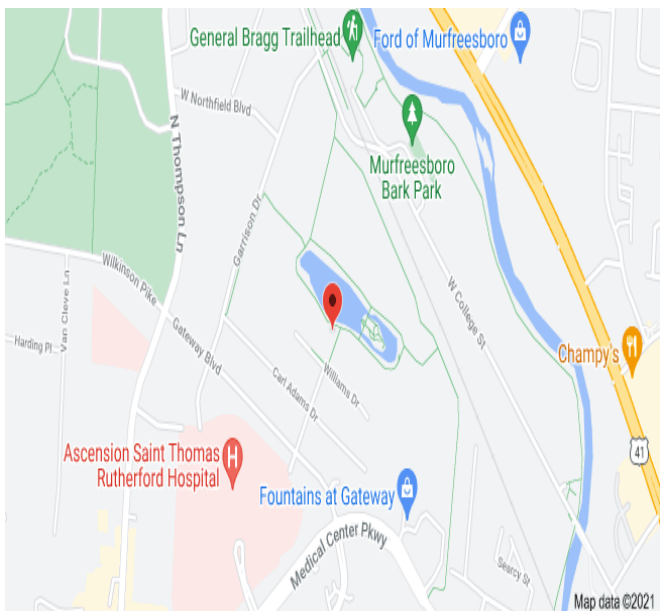




**1608 Williams Drive Suite 202 - MURFREESBORO, TN**

**2,367 Finished Medical Space For Sale or Lease**



### **DETAILS:**

- **PRICE: \$965,000**
- **Includes some possible fixtures, furniture & equipment**
- **2<sup>nd</sup> Floor Space**
- **Located in the Prestigious Gateway Business District**
- **Close to St Thomas Rutherford Hospital & Murfreesboro Medical Clinic Campus'**
- **Contact Broker for Lease Details**

**John Harney**  
AFFILIATE BROKER

**615.542.0715**  
john@parktrust.com  
TNLIC# 221569

**ParkTrust**  
COMMERCIAL

1224 Garrison Drive, Suite 202  
Murfreesboro, TN 37129

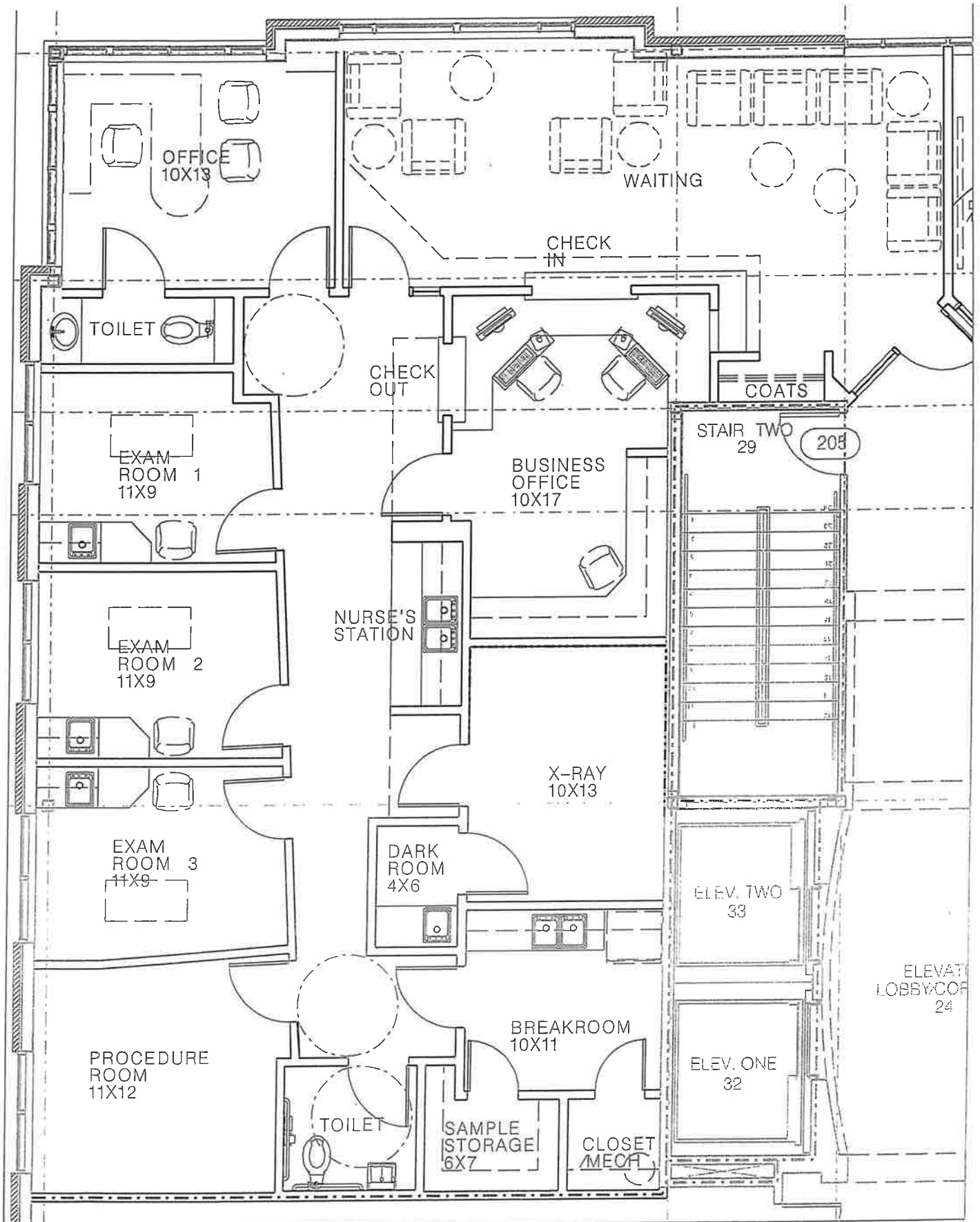
Office 615.234.5020  
www.parktrustcommercial.com

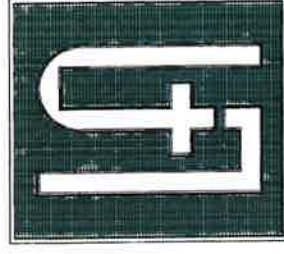












**LOWEN+ASSOCIATES, LLC**

2700 Belmont Boulevard, Suite A  
Nashville, Tennessee 37212  
www.Lowen-Associates.com  
www.JamesLowenPhotography.com  
p (615) 386-3357 f (615) 386-3329

PROFESSIONAL SEAL:  
Construction Documents

FUTURE LOCATION OF WALL MOUNTED  
FLAT PANEL TV-PROVIDE OUTLET AND  
CABLE CONNECTION FOR FUTURE TV

CENTERLINE  
OF WINDOW

A

B

B.5

B.7

ALL MOUNTED  
OUTLET AND  
FUTURE TV

OFFICE  
10X13

WAITING

NG WALL

LINE OF PAINTED GYP. BD.  
SOFFIT ABOVE

EXISTING 1-HOUR WALL

5'-2 1/2"

5'-6 1/2"

3'-6"

5'-8"

9'-8 3/4"

2'-0"

11'-8 3/4"

6'-4"

5'-4 1/2"

3'-3"

9'-8 3/4"

2'-1"

5'-4 1/2"

2'-1"

9'-8 3/4"

9'-8"

9'-8 3/4"

12'-10"

11'-4"

3'-6"

13'-2"

10'-2"

3'-4"

3'-4"

9'-8 3/4"

7'-1" +/-

6'-0"

5'-0"

12'-0"

7'-0"

31'-1" +/- V.I.F.

5'-0"

ALIGN

ALIGN

6" PLUMBING WALL

6" PLUMBING WALL

12'-0"

7'-1" +/-

7'-0"

7'-1" +/-

5'-0"

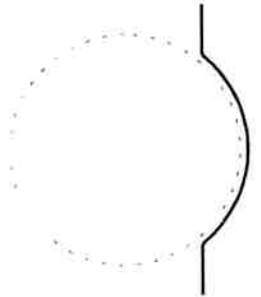
5'-0"

3'-1" +/- V.I.F.

3'-1" +/- V.I.F.

PROPOSED  
TENANT  
1,074 S.F.

2 Dimension Plan  
Scale: 1/4" = 1'-0"



DR. CHARLES T. WOLOHON, MD

NEW MEDICAL OFFICES FOR:

TENANT NO. THREE-SECOND LEVEL  
WATERSTONE I  
LOT 8 - WATERSTONE OFFICE PARK, TN  
1608 WILLIAMS DRIVE MURFREESBORO, TN

PHASE:

Construction Documents

PROJECT NUMBER:

09-12

ISSUE DATE:

January 18, 2011

REVISIONS:

△ OWNER REQUESTED REVISION

△

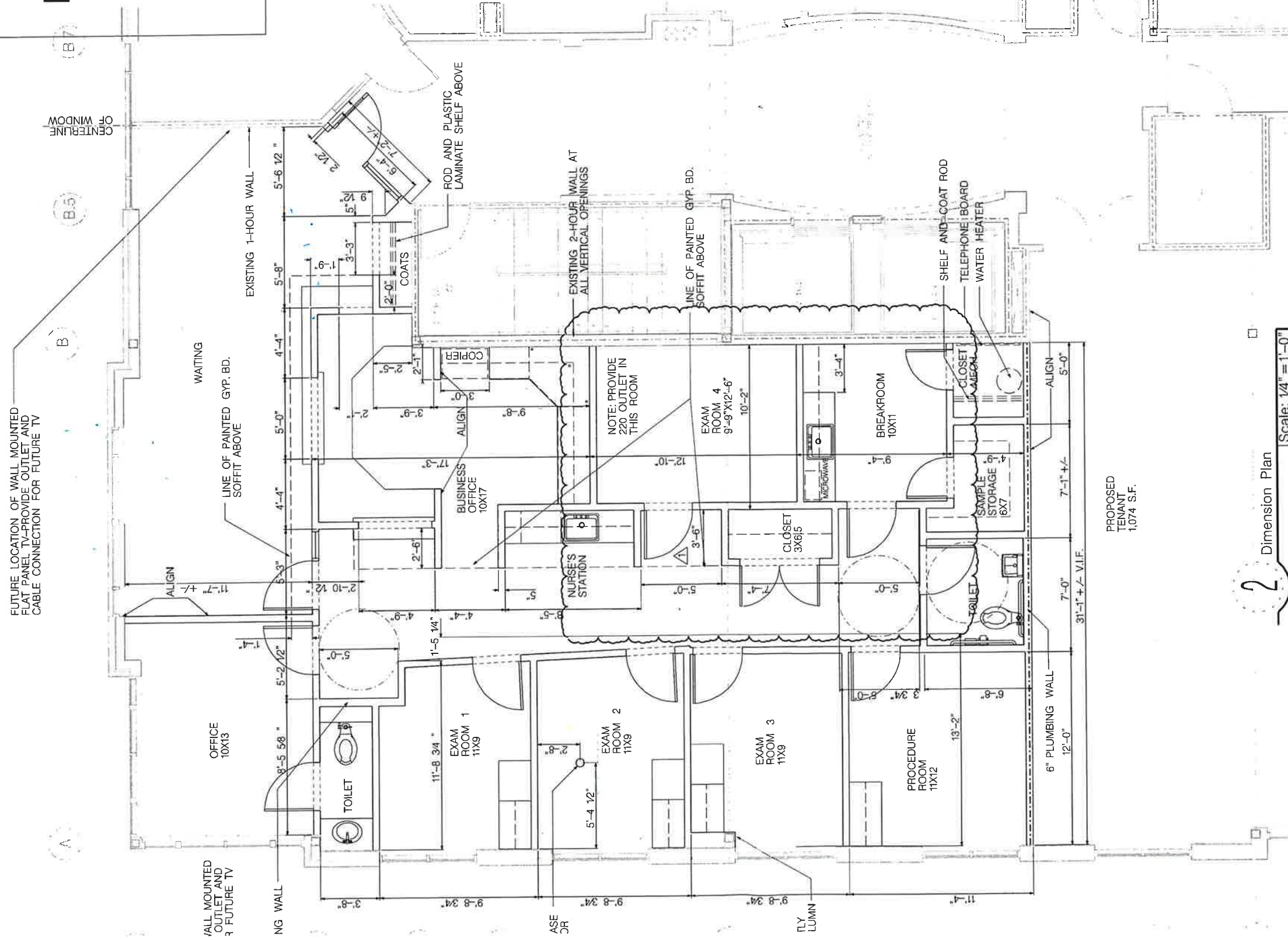
△

△

Floor and  
Dimension Plan

ASD#01

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Stones River National Battlefield Park

New Vision Church

Coming Vanderbilt Pediatric Center

M-Tek Corp Office

Bark Park

TrustPoint HOSPITAL

MMC MURFREESBORO MEDICAL CLINIC & SURGICENTER

★ SITE

Gateway Park, Lake & Greenway

First National Bank

Tenn Pediatrics

Consumer Ins.

Waterstone 2 Medical

LC Community Apartments

Saint Thomas Health

ASCENSION

Red Realty/Walk in Clinic

FOUNTAINS AT GATEWAY

Thompson Lane

THE GATEWAY VILLAGE

Franklin Synergy Bank

Stonegate Corporate Center

Medical Center Pkwy

THE AVENUE MURFREESBORO

THE OAKS MURFREESBORO TENNESSEE

Gateway Medical Centers

41

Downtown

Old Fort Golf Course

rd County Agri Center

Fortress Rosecrans

# Demographic Summary Report

1608 Williams Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **31,095 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **10,365 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2025 Population by Hispanic Origin</b>	546	7,326	17,360
<b>2025 Population</b>	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
<b>Households</b>			
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%
<b>2025 Households by HH Income</b>	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%
<b>2025 Avg Household Income</b>	\$88,824	\$92,581	\$100,429
<b>2025 Med Household Income</b>	\$70,964	\$71,949	\$77,108

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COMMUNITY  
SNAPSHOT

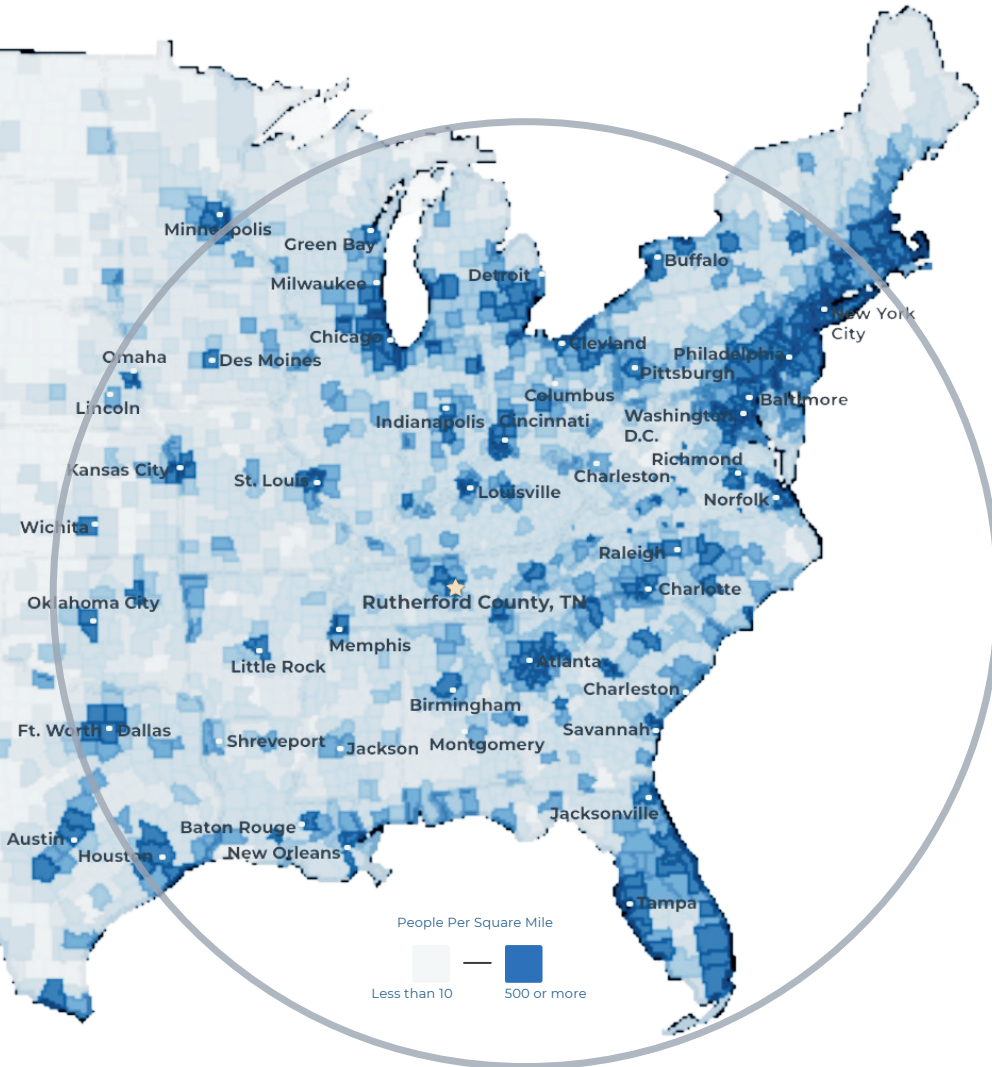
Rutherford County, TN

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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

### 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

### McNeilus

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

### 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.



La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.

Patrick Cammack  
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pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org

