



5824 New Nashville Hwy, Murfreesboro, TN



COMMERCIAL®

OFFERING
MEMORANDUM

randybrown@kw.com



Executive Summary

Address: 5824 New Nashville Hwy, Murfreesboro, TN.

Asking Price: \$2,850,000

Building Size: 8,200 sq ft Class A Flex Showroom

Land Size: 0.5 acres (with optional 1.5 acres for purchase).

Condition: New Building will be completed in the next 60 days

Investment Highlights:

- Located at high- visibility commercial corridor.
- Priced slightly below market comparables
- One of few Class A spaces sub 10,000 sf in the metro market
- Strong ROI potential for investors or owner occupants



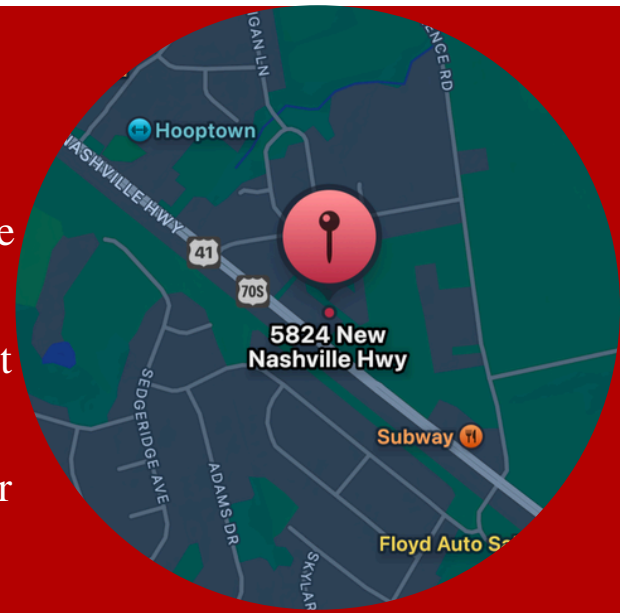
Property Highlights

Location: Positioned on New Nashville Hwy, a major commercial route with significant traffic counts.

Zoning: Commercial; ideal for showroom, retail, or service industries.

Current State: New Building will be completed in the next 60 days

Optional Land Purchase: Adjacent 1.5 acres available for future scalability or additional development.





Demographics

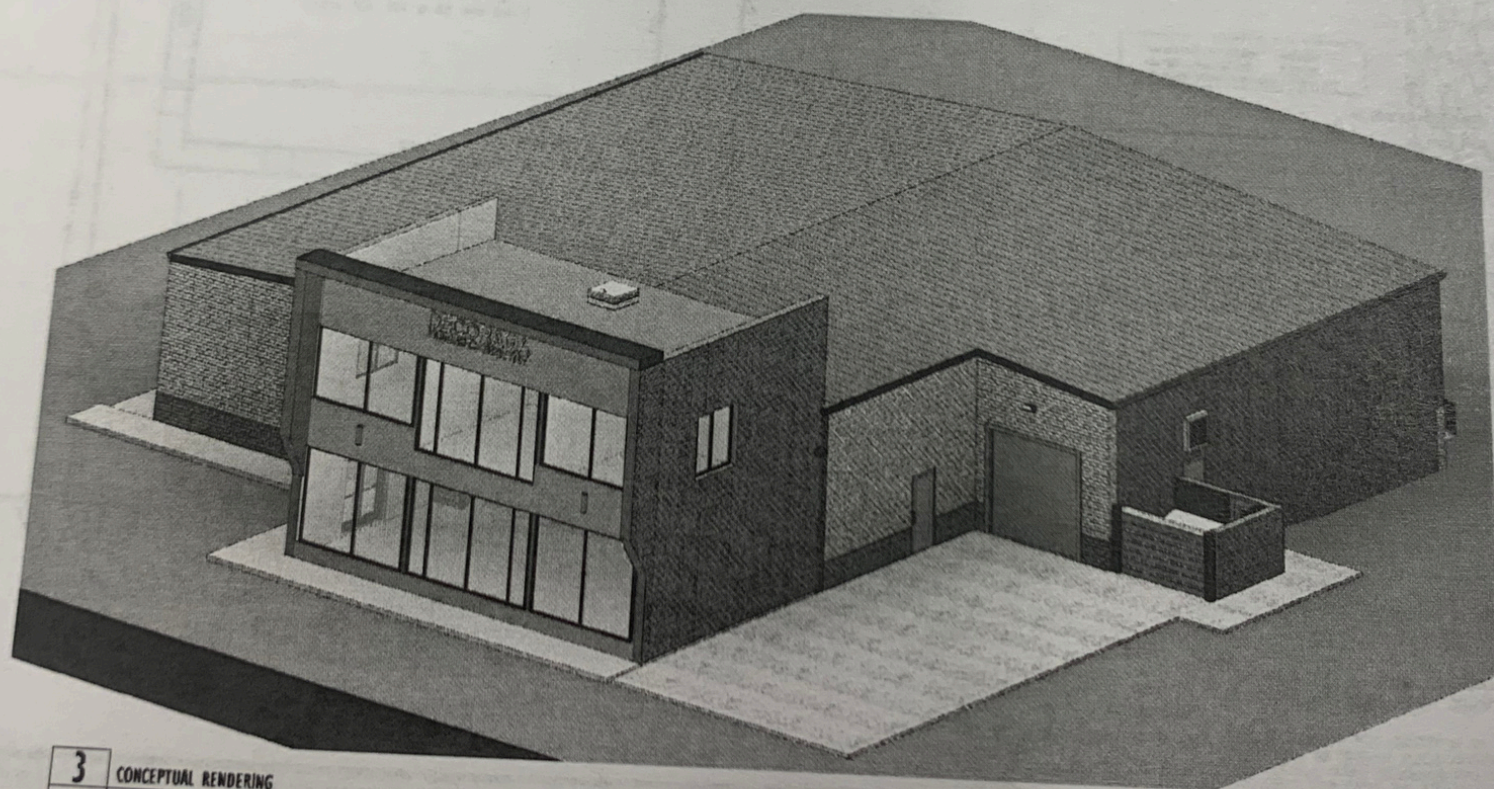
Economy

Total working population age 16 years+, 2019-2023	73.1%
Total working female population age 16 years+, 2019-2023	65.6%
Total food services sales, 2017 (\$1,000)(c).	168,278
Total health care and social assistance revenue, 2017 (\$1,000)(c).	316,802
Total transportation and warehousing revenue, 2017 (\$1,000)(c).	202,529
Total retail sales, 2017 (\$1,000)(c).	609,846
Total retail sales per capita, 2017(c).	\$12,204



Comparable Market Analysis

Property Address	Building Size	Year Built	Price	Price per Sq Ft
231 W Rutherford Blvd	5,000 sq ft	3 Yrs	\$1,389,000	\$277.80
2206 Dortch Ave	9,260 sq ft	5 Yrs	\$2,350,000	\$253.78
111 SE Parkway Ct	8,416 sq ft	19 Yrs	\$3,000,000	\$356.46
5824 New Nashville Hwy	8,200 sw ft	NEW	\$2,850,000	\$299



MARKET TRENDS

- **Population Growth:** Murfreesboro is one of the fastest growing cities in Tennessee, with a robust commercial real estate market
- **Demand for Flex Space:** Rising demand for multi- use properties catering to automotive, retail, and service industries.
- **Comparable Properties:** Flex and showroom spaces in the area command higher rental rates, ensuring strong cash flow potential

INVESTMENT OPPORTUNITY

- **High ROI Potential:** Annual ROI estimated at 25.89% based on conservative financing and operational assumptions.
- **Flexibility:** Suitable for owner-occupants or investors seeking leasing opportunities.
- **Future Scalability:** Optional adjacent 1.5 acres for additional development.