

FOR SALE

±10,761 SF Available

Rare Opportunity to Purchase a Stand-Alone
Office Building in Downtown Murfreesboro

307 N Walnut Street, Murfreesboro, TN 37130

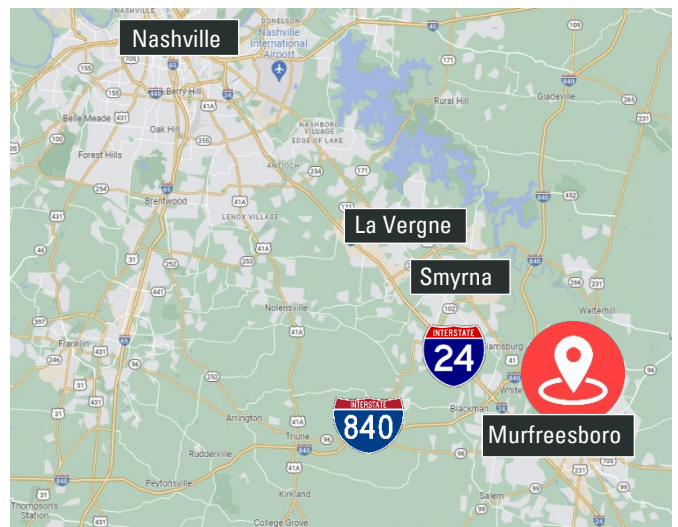


HIGHLIGHTS

- Type: Office
- Price: 1,990,000
- ±10,761 SF
- Main Floor: ±6,270 SF (57'x110')
- Lower Floor: ±4,491 SF (57'x78'9.5")
- Land Size: +/- 0.35 acre
- Parking: 25 spaces (2.5 space per 1000 SF)
- 1 Block from the new Court House
- 2 Blocks from the Murfreesboro Square
- City parking garage adjacent to the property
- Ideal for a law office, or other businesses needing to be near city and county government agencies

Main floor:

13 Offices
3 Conference Rooms
2 reception areas
Lobby
Open Workspace Area
Locker Room
Full Kitchen



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Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

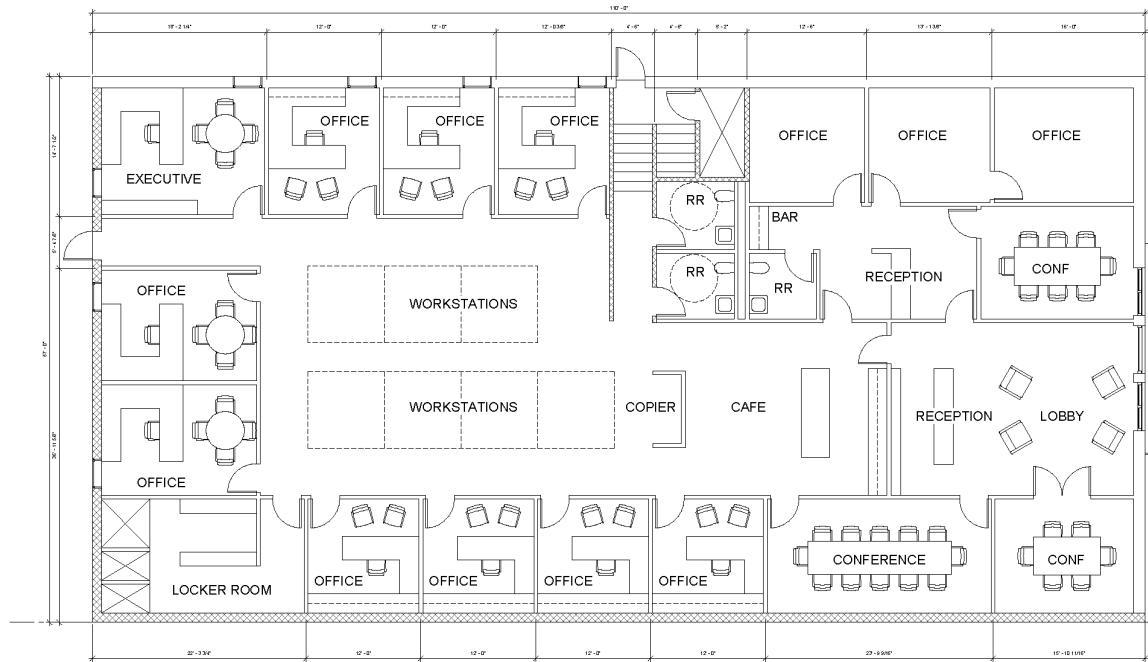
T: 615.256.3189

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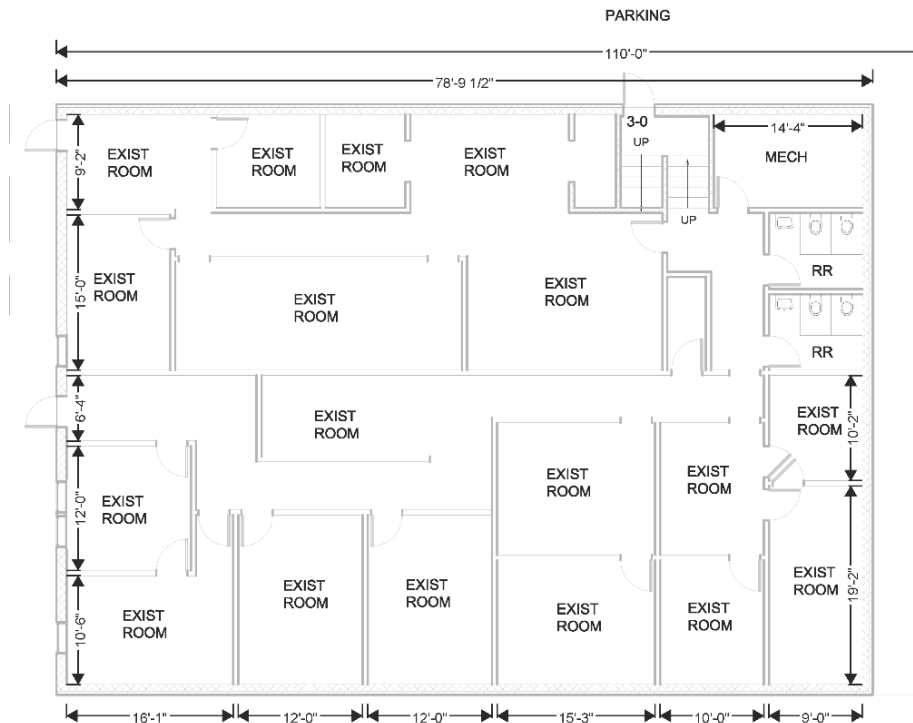
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FIRST FLOOR



① FIRST FLOOR
110' x 78'

LOWER LEVEL



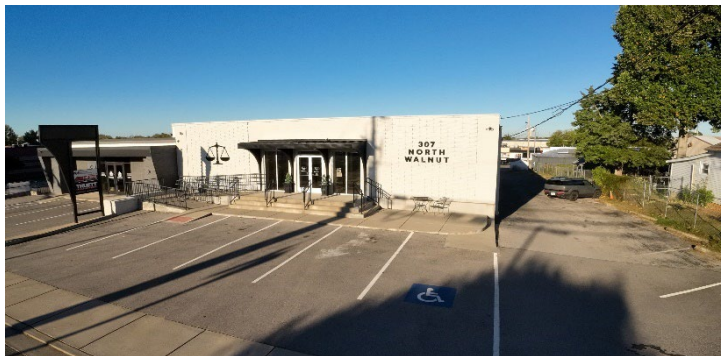
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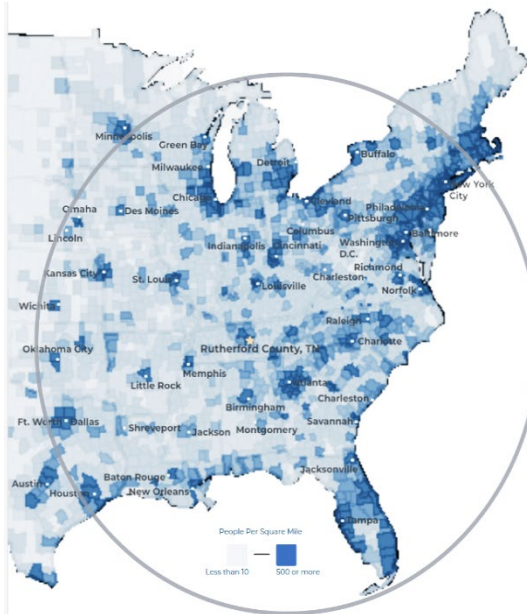
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RUTHERFORD CO. INFORMATION

Graphics Provided by Rutherford Co. Chamber of Commerce

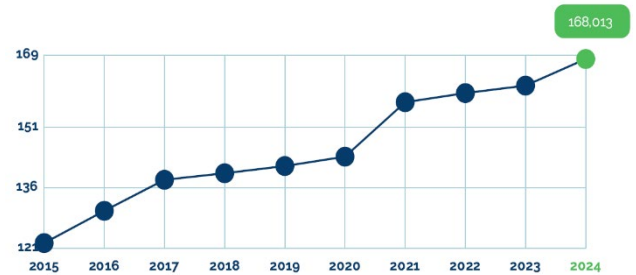


- #8** Best Midsize City Real Estate
- WalletHub 2025
- #1** largest suburb of Nashville, TN
- #1** largest university in Middle Tennessee
- Nashville Business Journal
- #3** metro for economic strength
- Policom 2024
- 4th** most populous county in Tennessee
- WGNS Radio 2025
- 5th** U.S. City on an Economic Upswing
- CoworkingCafe 2025
- 50%** of U.S. Population lives with 650 mile radius

RUTHERFORD COUNTY QUICK FACTS

Population 383,258	Median Home Price \$435,000	3 Colleges 25,000 students
Median Age 34	Median HH Income \$83,871	College Degrees 43% hold Associate or above

Population Growth (in thousands)



LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	7,000	Asurion	1,250
Amazon	2,700	The Kroger Co	1,216
Ascension Saint Thomas	2,326	General Mills	1,000
Ingram	1,822	Schneider Electric	979
Taylor Farms	1,700	Murfreesboro Medical Clinic	924
Vantiva Supply Chain Solutions	1,300	National HealthCare Corp.	820

1

Retail



6,674
Jobs

865
Establishments

2

Health Care and Social Services



6,493
Jobs

662
Establishments

11,558

8,448

8,674

6,086

6,674

2020

2021

2022

2023

2024

3

Education



5,643
Jobs

130
Establishments

4

Accommodation and Food Services



5,356
Jobs

473
Establishments

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Labor Force

Murfreesboro has a labor force of 99,158 people, with an unemployment rate of 3.1%.

99,158

Labor Force

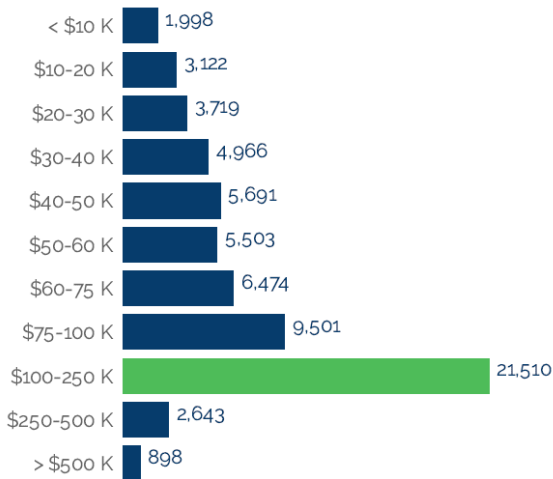
3.1%

Unemployment Rate

▲ 0.6%

Unemployment Rate
Change (1 year)

Income Distribution



\$79,051

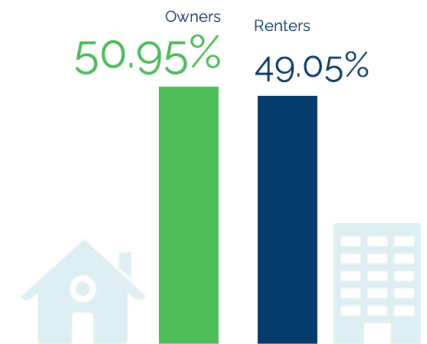
Median Household Income

6% less than the county

14% more than the state

1% less than the nation

Owners vs. Renters



Transportation

Residents spend an average of 25 minutes commuting to work. Murfreesboro is served by 17 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.



25min

Commute Travel Time



1 + 17(+50 miles)

Airports in Community



Interstate

In Community



Freight Rail

In Community

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
TENNESSEE

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

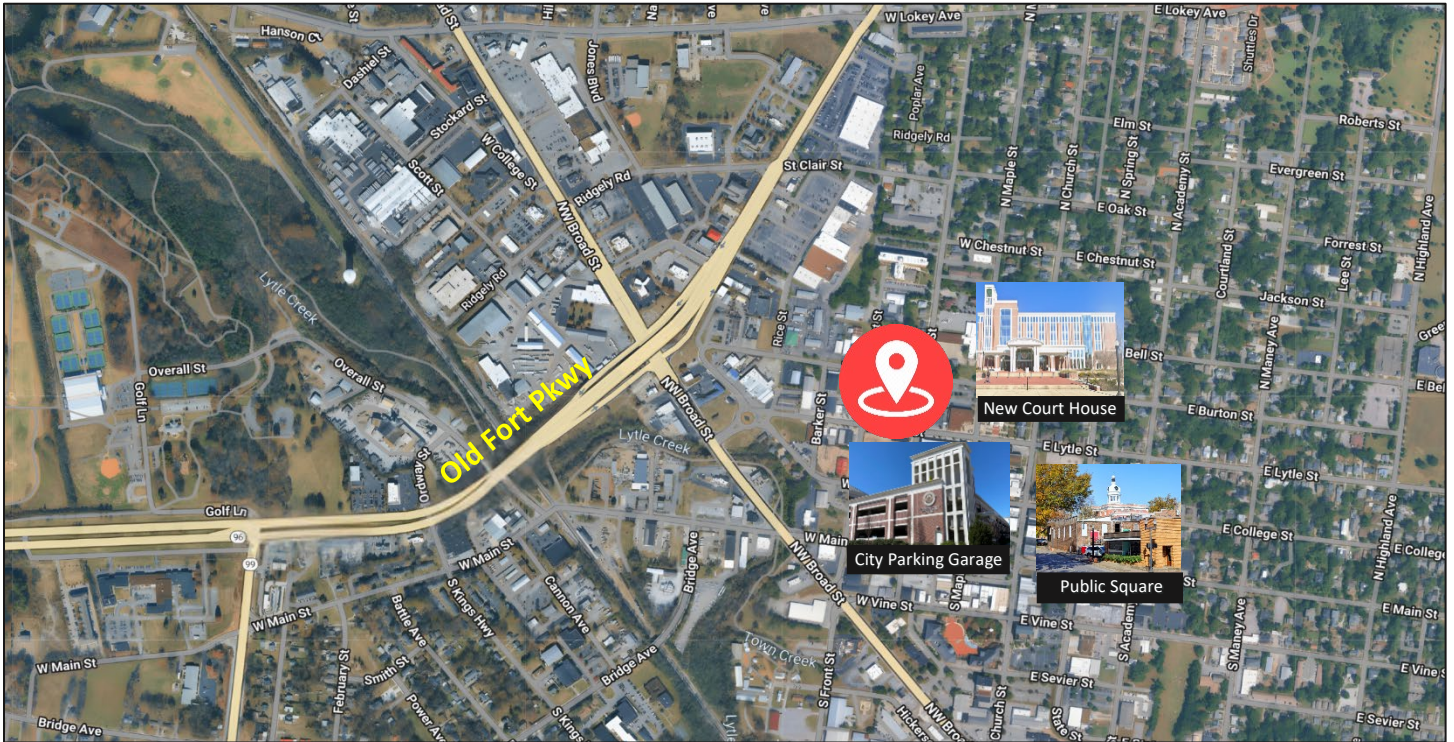
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