

# FOR LEASE

±4,500 SF Space Remaining

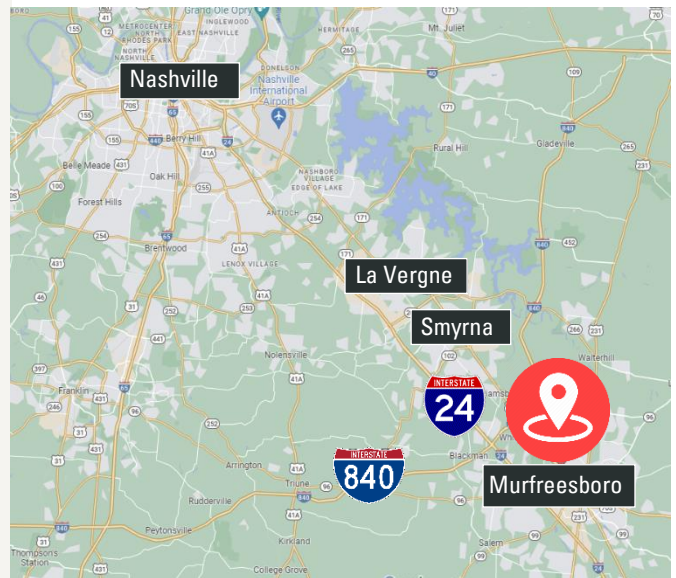
Freshly Remodeled Retail/Industrial Building  
in a High Traffic Corridor

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: \$24.50 /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!



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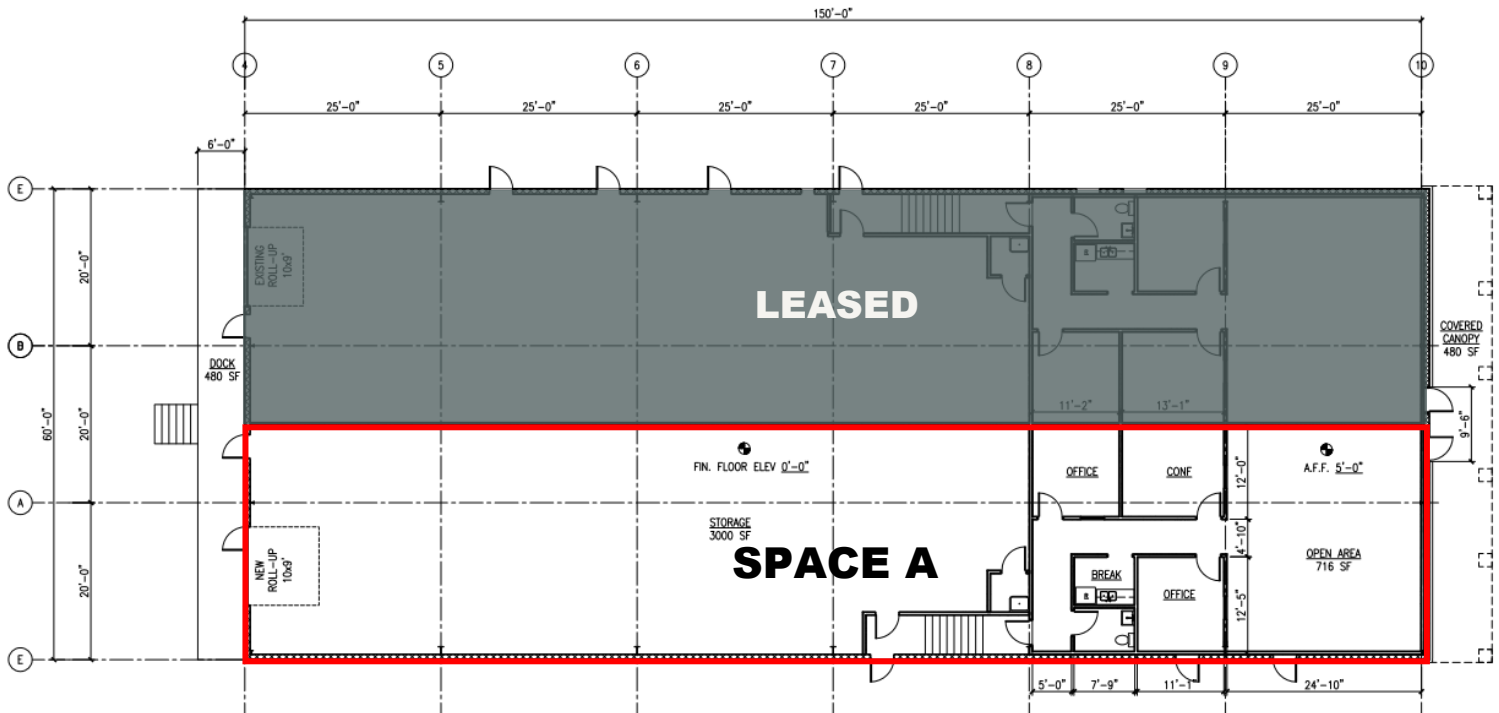
Exclusively listed by:

Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

**For Lease**  
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Retail or Industrial Storage

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Rutherford County

**CHARLES  
HAWKINS CO.**



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## Key Site Information

802 S Church St, Murfreesboro, Tennessee,

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

Total Population Trend (2010-2022)



**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.

162,581  
Total Population

\$76,092  
Median HH Income

33.2  
Median Age

Family  
Landscapes

\$396,316  
Median Home Value

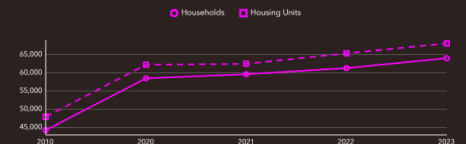
32,860  
Owner Occupied

64,009  
Total Households

**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.

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

Households and Housing Unit Trend (2010-2022)



**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.



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

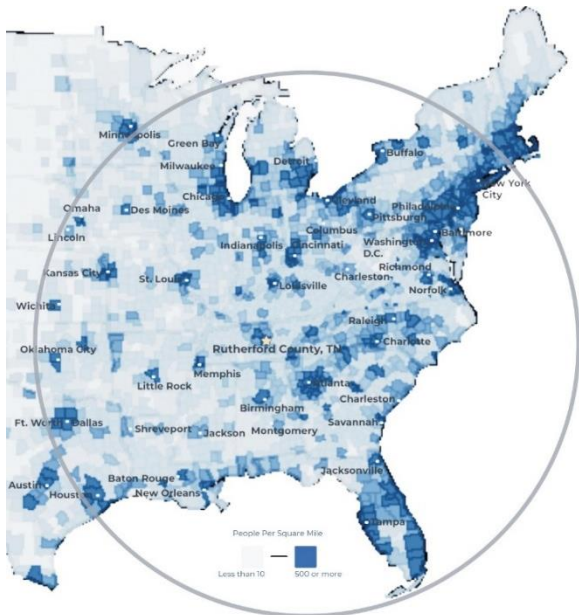


Price: N/A  
Size: N/A  
Spaces Available: N/A  
Status: N/A  
Year Built:

Site Details

## 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.

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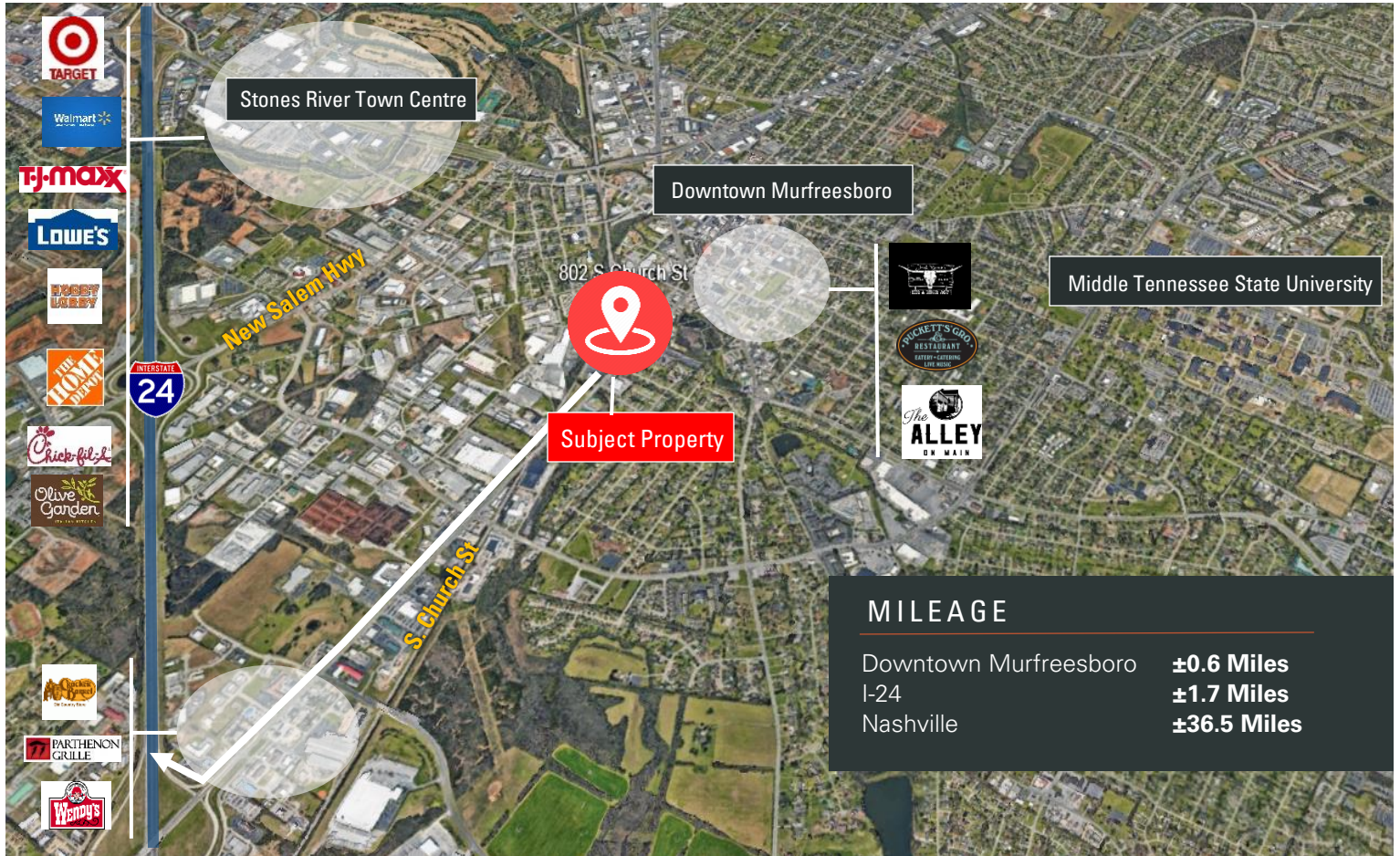
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