

Offering Memorandum

# LEASED OFFICE INVESTMENT

527 N. Maple St, Murfreesboro, TN

CHARLES  
HAWKINS CO.

Charles Hawkins Co.

O: (615) 256 - 3189

[www.charleshawkinsco.com](http://www.charleshawkinsco.com)



# HOPEBRIDGE

## AUTISM THERAPY CENTERS

# EXECUTIVE SUMMARY

The Charles Hawkins Co. is pleased to offer for sale, 527 N. Maple Street, a ±5,784 SF stand-alone medical office building near the heart of Murfreesboro, TN. The asset is well-positioned in an active commercial corridor in one of Middle Tennessee's largest and fastest-growing counties. The offering presents investors with a rare opportunity to acquire a well-established medical office building with stabilized occupancy and the possibility to create value through future rental growth and appreciation.

## INVESTMENT OPPORTUNITY

527 N. Maple Street  
Murfreesboro, TN

## PROPERTY

### OVERVIEW

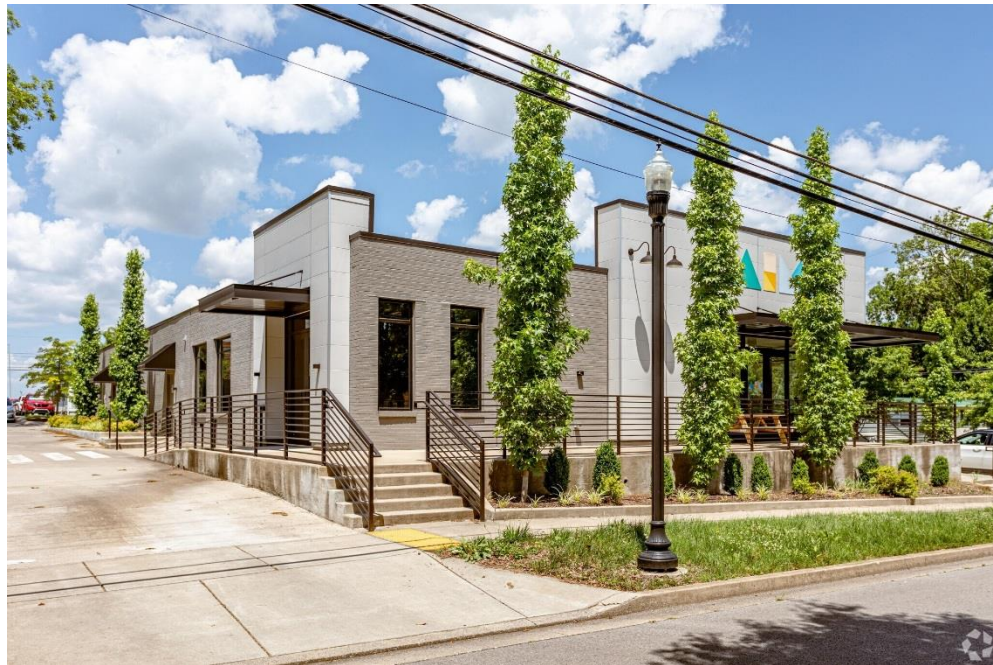
ADDRESS	527 N. Maple Street, Murfreesboro, TN
SIZE	±5,784 SF Medical Office Building
TYPE	Leased Investment Opportunity
ACREAGE	±0.58-Acre Site
LOCATION	The asset is well-positioned minutes from downtown Murfreesboro with convenient interstate access
TENANT	Hopebridge Autism Therapy Centers Tenant has Two (2), Five (5)-Year Renewal Options at 95% of Fair Market Value

### FINANCIAL INFORMATION

Sale Price	\$2,250,000
2024 NOI	\$137,265.76



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HAWKINS CO.





### Hopebridge Autism Therapy Centers

Hopebridge Autism Therapy Centers offers a wide range of outpatient services designed to meet the needs of children requiring behavioral diagnosis and applied behavioral analysis (ABA), occupational, feeding, and speech treatments in center, home and school settings.

### Mission

Hopebridge is a healthcare provider committed to providing personalized therapy for children and their families as they navigate behavioral, physical, social, communication and sensory differences, helping them live their best life possible.

### Locations

- |           |                |
|-----------|----------------|
| Tennessee | Georgia        |
| Alabama   | Indiana        |
| Arizona   | Kentucky       |
| Arkansas  | North Carolina |
| Colorado  | Ohio           |
| Florida   | Oklahoma       |

## SERVICES



### Autism Testing & Diagnosis\*

Early identification of autism is the first step to effective intervention. Hopebridge provides autism testing, as well as ABA, OT and speech evaluations to get the answers your family needs to set the stage at a young age.



### ABA Therapy

Applied Behavior Analysis is the basis of Hopebridge's comprehensive 1-on-1 therapy. By using these targeted techniques and principles of learning in collaboration with other therapies, we influence significant, positive change and independence.



### Occupational Therapy\*

The beauty of pediatric OT is that it teaches kids through what they love most - playtime! Hopebridge creates fun and supportive environments to address sensory, cognitive, perceptual and fine motor skills, including self-care and handwriting.



### Speech & Language Therapy\*

All children communicate in some form, even if nonverbal. It's our job teach them how to communicate their wants in a way that is understood by others. This ranges from developing oral motor control to make sounds, to using words to create meaningful relationships.



### Feeding & Swallowing Therapy\*

Our team mixes therapies for children having challenges with food. From mechanical concerns to sensory aversions, we cover it to lead your kiddo to the nutrition he or she needs, and the smoother functioning mealtimes you desire.



### Family Training

At Hopebridge, therapy doesn't stop at the center doors. To achieve success, it's imperative parents and caregivers are involved to pursue new skills. Hopebridge offers training and support opportunities to help you bring these practices into the home.



## FOUNDER

Kim Strunk has more than 20 years' experience working in pediatrics as an occupational therapist focused on early intervention. Kim now serves as the Chief of Clinical Strategy for Hopebridge and what started out as just an idea and a dream, now spans across a number of states helping thousands of children on the autism spectrum and their families build a bridge to help them live their best lives.



## LEASE SYNOPSIS

**Current Term:** June 1, 2020 – May 31, 2030

**Annual Bumps:** 2.5% annual rent bumps

**Current Rent:** \$23.73/SF NNN

**Landlord** is responsible for **roof** and **exterior walls**  
**Tenant** reimburses **Landlord** for **Taxes and Insurance**

## RENT SCHEDULE

6/1/24 – 5/31/25: \$137,265.76 annually

6/1/25 – 5/31/26: \$140,724.72 annually

6/1/26 – 5/31/27: \$144,242.83 annually

6/1/27 – 5/31/28: \$147,848.91 annually

6/1/28 – 5/31/29: \$151,545.13 annually





# LOCATION OVERVIEW

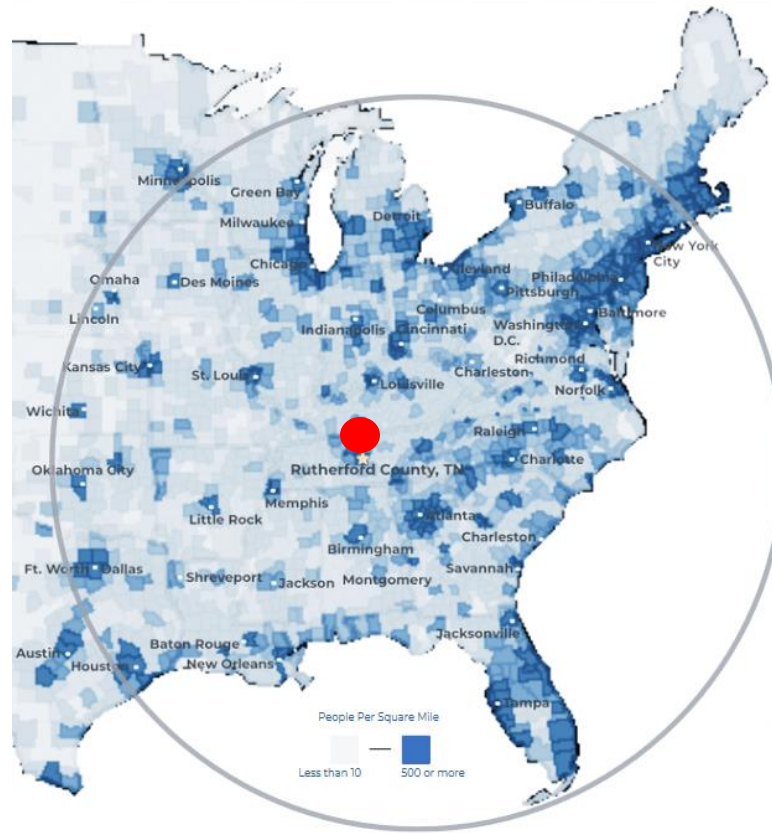
## Rutherford County

Immediately southeast of Nashville on the I-24 corridor, Rutherford County is one of Middle Tennessee's fastest-growing counties. An average of 20 people a day are moving here. Fortune 500s like Amazon, Verizon, Nissan North America, General Mills, Bridgestone and more call Rutherford County home.

Rutherford County is growing nearly two times faster than the state of Tennessee as a whole, according to the Boyd Center for Business and Economic Research at the University of Tennessee.

According to data from UT Knoxville, Rutherford County is expected to gain more than 30,000 new residents in the next four years and 100,000 more in the next 10 years.

The growth has led to expanding road networks, more schools being built, and more housing development throughout the county.



- #3** Boomtown in America - SmartAsset 2022
- #1** largest suburb of Nashville, TN
- #1** largest university in Middle Tennessee - Nashville Business Journal
- #3** metro for economic strength - Policom 2024
- 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

## Murfreesboro

POPULATION **167,795**

MEDIAN AGE **32.16**

MEDIAN HOUSEHOLD INCOME **\$78,783**

### 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

### RUTHERFORD COUNTY QUICK FACTS

<b>Population</b> 370,338	<b>Median Home Price</b> \$424,895	<b>3 Colleges</b> 25,000 students
<b>Median Age</b> 34	<b>Median HH Income</b> \$83,534	<b>College Degrees</b> 43% hold Associate or above

### 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.

# 527

N. Maple Street, Murfreesboro, TN

## CONTACT US

EXCLUSIVELY LISTED BY

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