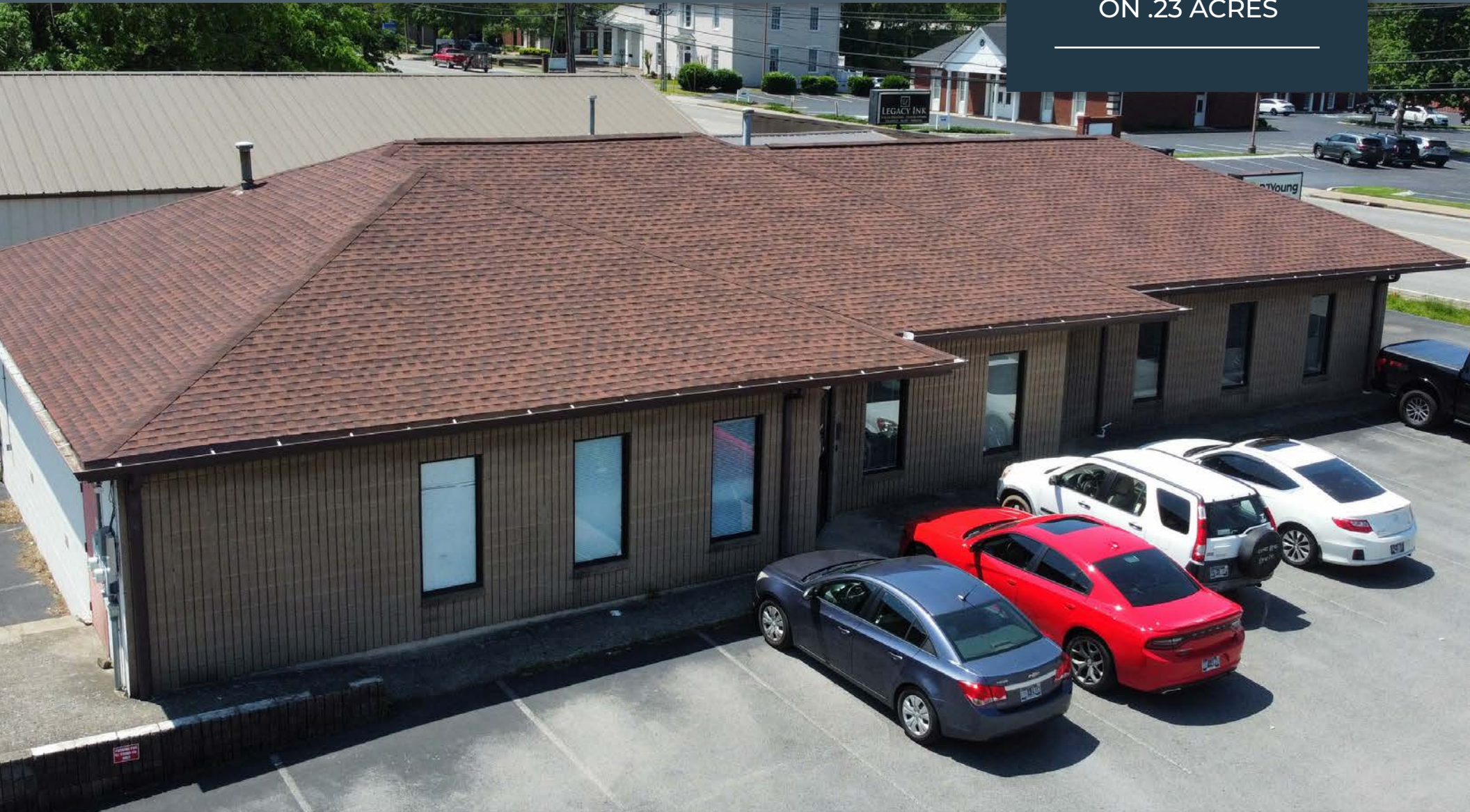


FOR SALE OR LEASE

725 S Church St | Murfreesboro, TN

3,450 SF
OFFICE
ON .23 ACRES



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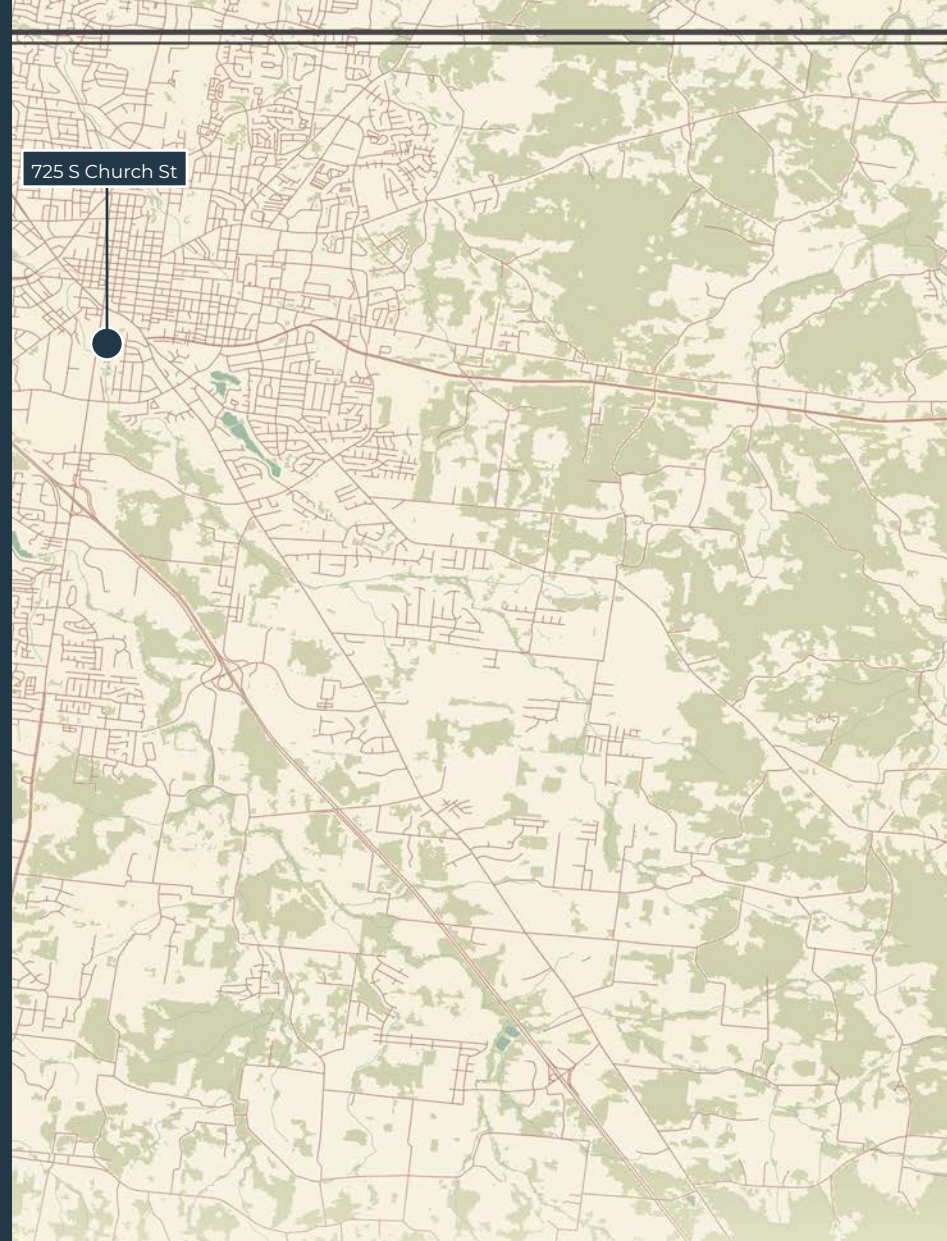


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725 S Church St

A map of Murfreesboro, Tennessee, showing a street grid and green spaces. A black dot with a vertical line pointing to it is located in the upper left quadrant of the map, indicating the location of 725 S Church St.

MURFREESBORO
TENNESSEE

EXECUTIVE SUMMARY

Colliers International is pleased to present the exclusive offering of 725 S Church Street, a prime 3,450 SF office building located in the heart of Murfreesboro, Tennessee. Ideally positioned in one of the nation's fastest-growing cities, this property represents an exceptional investment opportunity, blending strategic location, physical asset quality and future growth potential.

The Property is located just south of Main St in Downtown Murfreesboro, and minutes from Stones River Mall and much of the new development activity along Broad Street and Medical Center Parkway. The Property is well-suited for an owner/user or redevelopment given its prominent location near downtown Murfreesboro and along Church Street.



INVESTMENT HIGHLIGHTS

PRIME LOCATION IN A HIGH-GROWTH MARKET

Situated in the heart of Murfreesboro—one of the fastest-growing cities in the U.S.—just south of Main Street and minutes from Stones River Mall and major development corridors.

VERSATILE PROPERTY USE

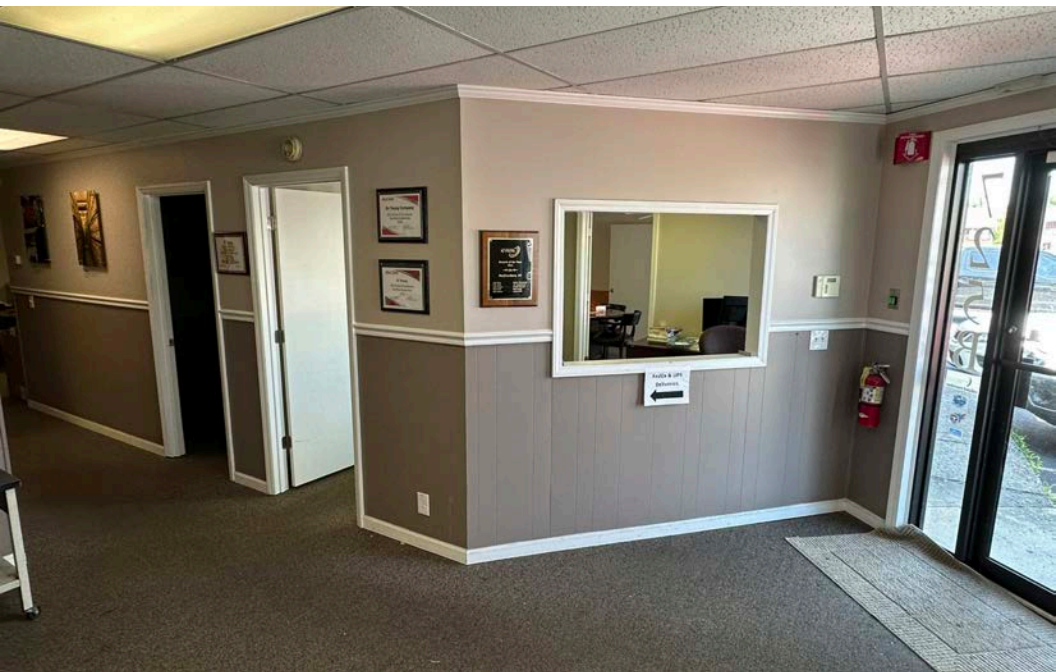
The 3,450 SF building offers flexibility for future use, ideally positioned for either office or retail conversion, with strong potential appeal for retail tenants.

STRONG VISIBILITY AND ACCESSIBILITY

Excellent frontage on S Church Street with easy access to downtown Murfreesboro, Broad Street, and Medical Center Parkway.

PROXIMITY TO DEVELOPMENT ACTIVITY

Located near several major new developments, enhancing long-term value and positioning for increased foot traffic and visibility.



725 S CHURCH ST | MURFREESBORO, TN

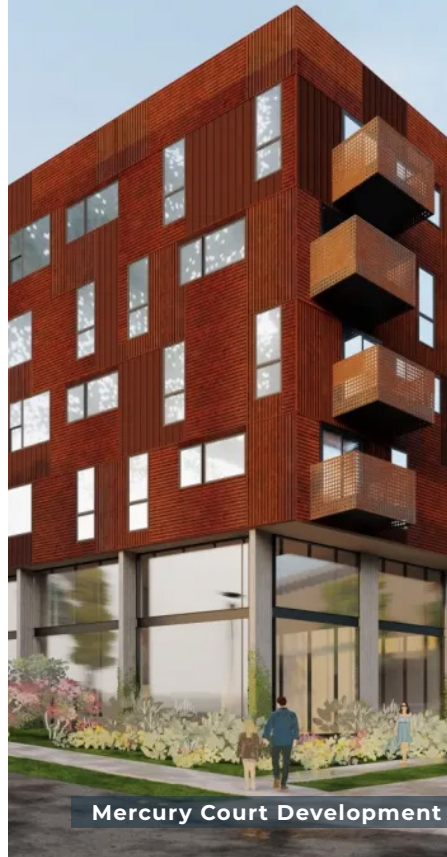
Address	725 S Church St Murfreesboro, TN 37130
Number of Buildings	1 Single-Story
Gross Building Area	3,450 SF
Year Built	1985
Parcel Size	0.23 Acres
Parking Ratio	4/1,000
County	Rutherford County
Parcel/Tax ID	102C-F-018.00-000
ADT S Church St & SW Broad St	45,978

NEIGHBORHOOD HIGHLIGHTS

3,800+
HOTEL ROOMS

400+
RETAIL | RESTAURANTS

200+
MULTIFAMILY UNITS



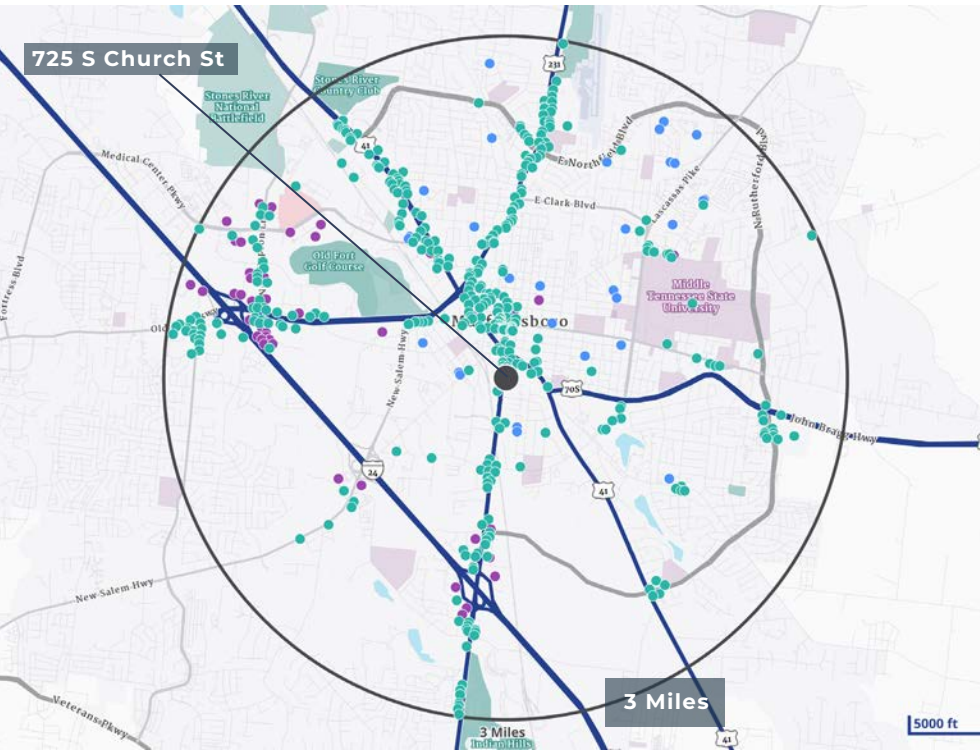
Mercury Court Development



Broad Street Development



Clari Park Development



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Total Population	7,501	66,837	161,265
2030 Total Population	8,216	71,901	176,263
2025 - 2030 Population Change	1.84%	1.47%	1.79%
HOUSEHOLDS			
2025 Households	3,291	27,365	64,217
2030 Households	3,688	29,909	71,048
2025 - 2030 Household Change	2.30%	1.79%	2.04%
2025 INCOME			
Average Household Income	\$71,395	\$79,063	\$101,169
Median Household Income	\$56,520	\$58,846	\$78,657
Per Capita Income	\$32,022	\$32,862	\$40,388

LOCATION

HIGHLIGHTS

MURFREESBORO, TENNESSEE



Murfreesboro, TN is a thriving city located in the heart of Middle Tennessee, about 35 miles southeast of Nashville. As the county seat of Rutherford County, it's one of the fastest-growing cities in the state, known for its blend of rich history and modern development.

Home to Middle Tennessee State University (MTSU)—the largest undergraduate university in Tennessee—Murfreesboro has a youthful energy, vibrant arts scene, and strong emphasis on education.

With a mix of suburban comfort, a revitalized downtown, and access to scenic outdoor spaces like the Greenway trail system, Murfreesboro is popular among families and professionals alike. Its growth continues to be driven by a strong local economy, a welcoming community, and its proximity to Nashville.

ECONOMIC DEVELOPMENT

- **MCNEILUS TRUCK AND MANUFACTURING EXPANSION:** In July 2023, McNeilus, a subsidiary of Oshkosh Corporation, announced a \$25.2 million expansion of its manufacturing operations in Murfreesboro. This project is expected to create 100 new jobs, enhancing the company's production capacity and infrastructure.
- **STONEMONT COMMERCE PARK 840:** Stonemont Financial Group unveiled plans for a 1.4-million-square-foot industrial development on a 157-acre site in Murfreesboro. The project includes two buildings and is anticipated to generate hundreds of jobs, catering to the growing demand from e-commerce and logistics providers.

MIXED-USE, RETAIL, AND HOUSING DEVELOPMENTS

- **CLARI PARK:** Located along Medical Center Parkway, Clari Park is a mixed-use community featuring 300 apartment units, townhomes, a 50,000-square-foot entertainment center, and various retail and restaurant establishments. Construction began in late 2023, with initial apartments expected to be ready by 2025.
- **MARKETPLACE AT SAVANNAH RIDGE:** This development offers over 10,000 square feet of retail and restaurant space, with an Aldi grocery store as its first tenant. It aims to serve the growing population on Murfreesboro's south side.
- **BUC-EE'S OPENING:** The Texas-based convenience store chain Buc-ee's opened a new location in Murfreesboro in September 2024, creating over 100 jobs and contributing to the local economy.
- **BROAD STREET DEVELOPMENT:** Plans are underway for a major redevelopment along Broad Street, including 239 apartments, up to 100 condos, a boutique hotel with up to 150 rooms, and 40,000 square feet of retail space. This project aims to enhance the vibrancy of downtown Murfreesboro.
- **MERCURY COURT REDEVELOPMENT:** The Murfreesboro Housing Authority is leading a \$15 million redevelopment of the Mercury Court housing complex, originally built in 1959-1960. The project will provide 34 modern affordable housing units for low-income families, with completion anticipated by December 2025.

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OFFICE



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