RETAIL SPACE FOR LEASE | **1691 Memorial Blvd.**

PROPERTY FEATURES

- 2,000 – 20,000 SF Available
- Lease Rate: $8 - $14.50 PSF
- Landlord will provide TI allowance with long-term credit lease tenant
- Great, convenient location on the North Murfreesboro/ Memorial Blvd. corridor
- Daily Traffic Count: 32,094
- Good visibility and access on Memorial Blvd./ W. Northfield and Sulphur Springs Rd.

Northfield Court Shopping Center
Murfreesboro, TN

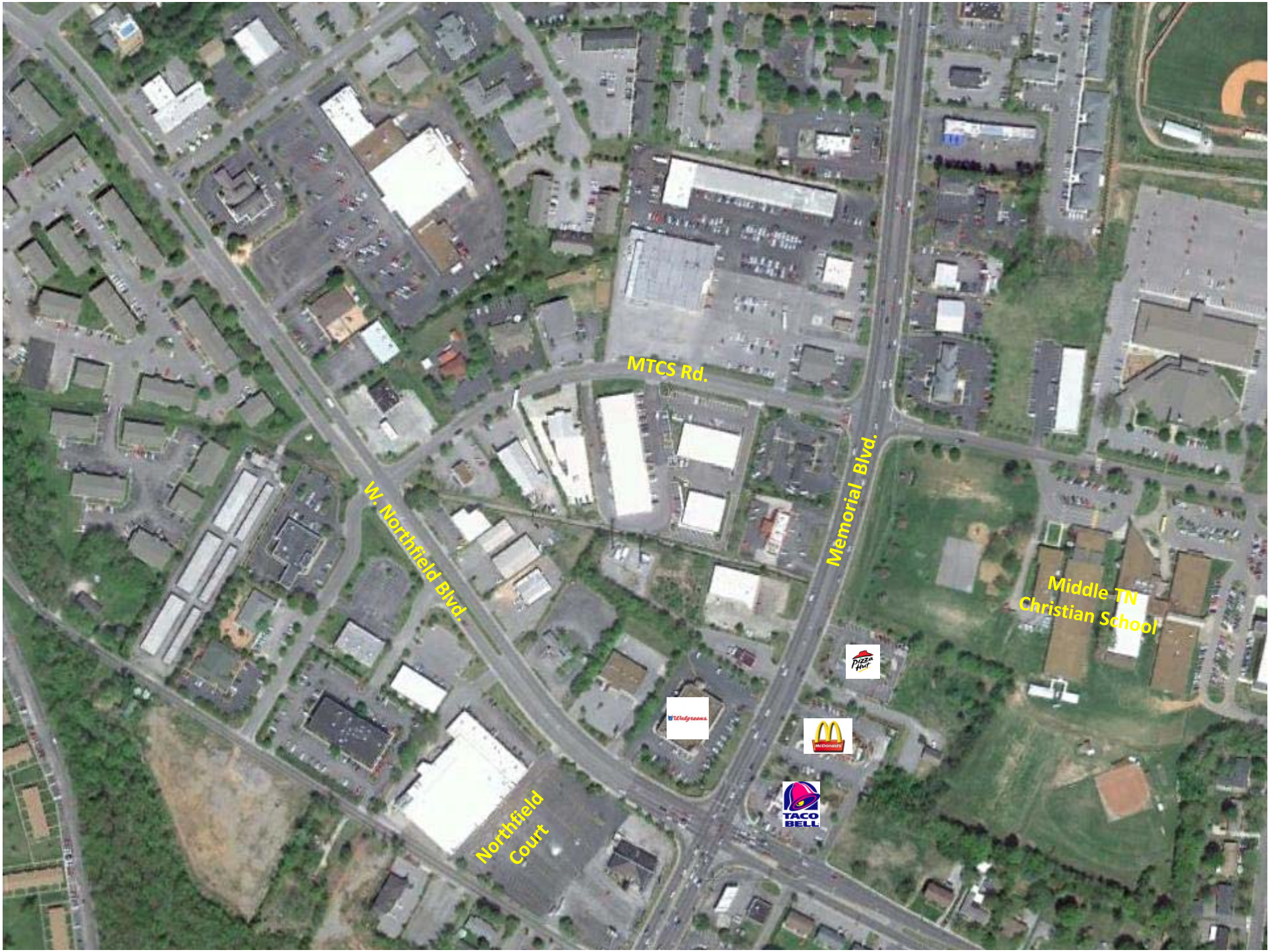
Contact: John Harney
(615) 542-0715 - cell
(615) 278-5029 office
jharney@theparksgroupcommercial . com
theparksgroupcommercial.com

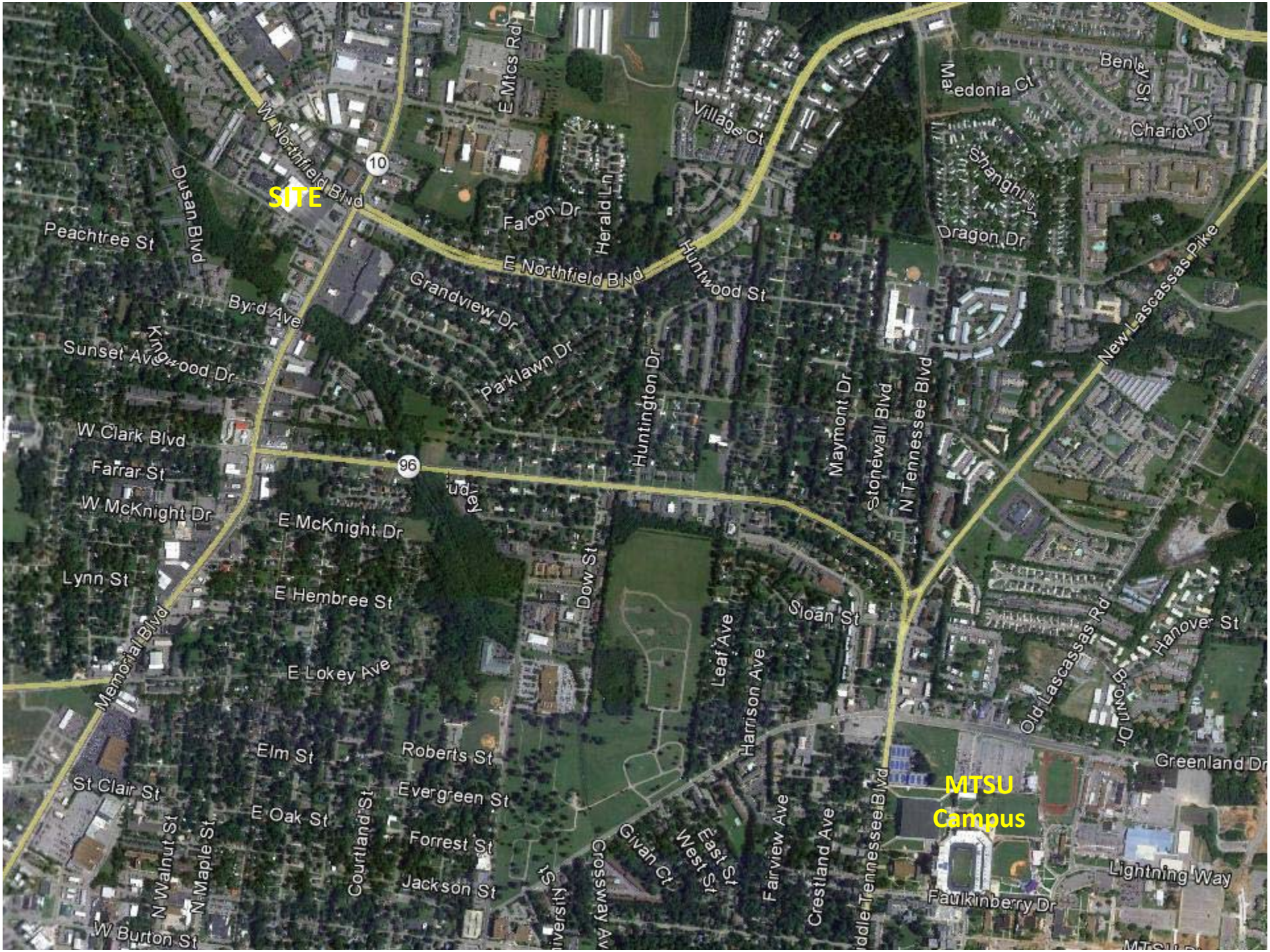
Contact: Bobby Kirby
(931) 607-8770 – cell
(931) 473-2200 – office
bobbykirby@blomand.net
investmentpartnersllc.com

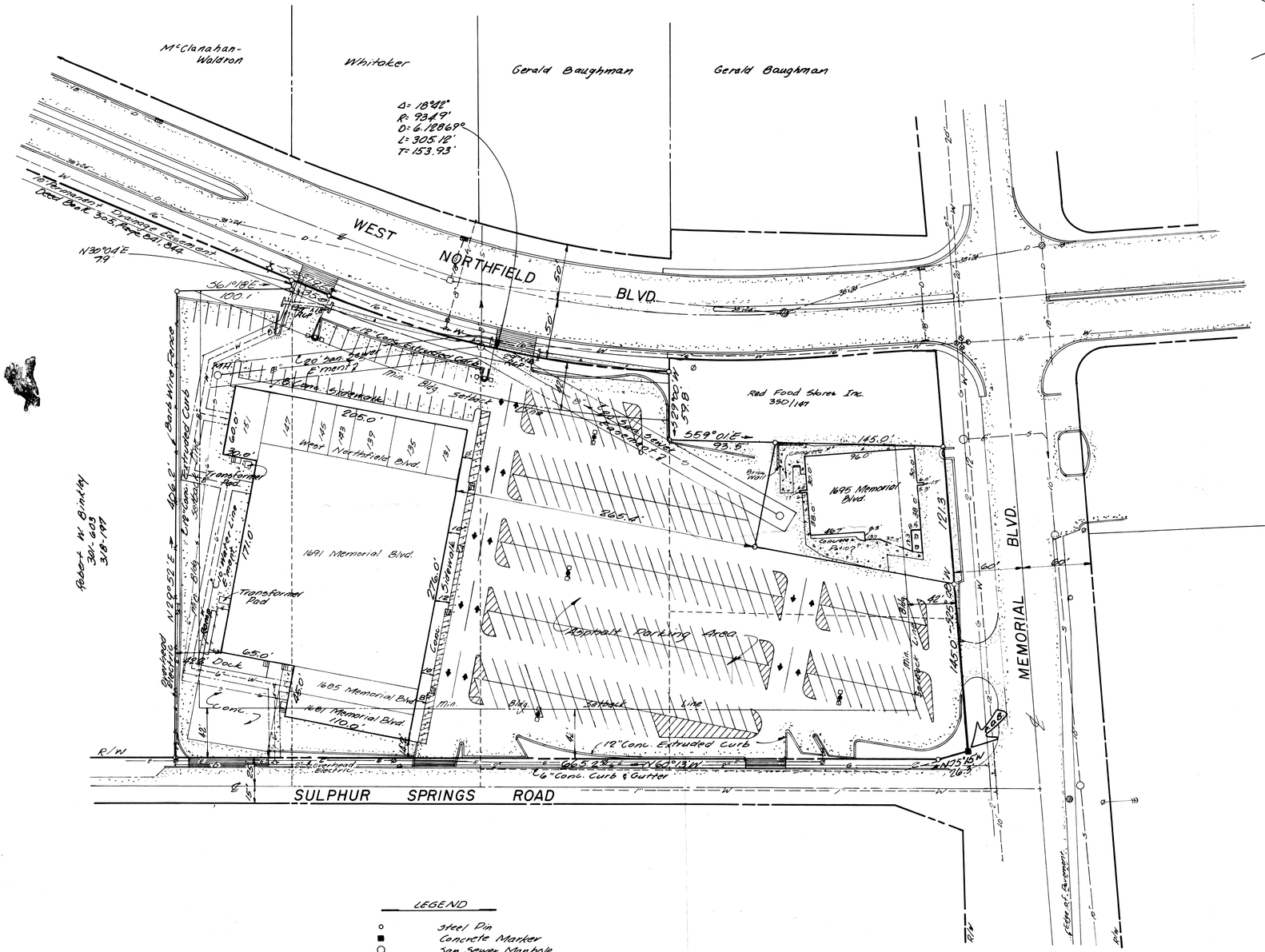
The Parks Group — Commercial Real Estate

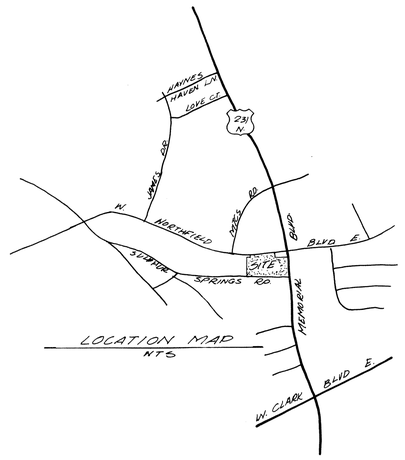
Investment Partners, LLC
commercial real estate / development

The Parks Group
Commercial Real Estate


MTCS Rd.
W. Northfield Blvd.
Memorial Blvd.
Middle TN Christian School
Northfield Court
Walgreens
Pizza Hut
McDonald's
TACO BELL


SITE
MTSU Campus
W Northfield Blvd
E Mics Rd
Village Ct
Macedonia Ct
Benly St
Chariot Dr
Shanghai
Dragon Dr
Dusan Blvd
Peachtree St
Falcon Dr
Herald Ln
E Northfield Blvd
Huntwood St
New Lascassas Pike
Byrd Ave
Grandview Dr
Kingswood Dr
Sunset Ave
Parklawn Dr
Huntington Dr
Maymont Dr
Stonewall Blvd
N Tennessee Blvd
W Clark Blvd
Farrar St
W McKnight Dr
E McKnight Dr
Dow St
Lynn St
E Hembree St
Memorial Blvd
Leaf Ave
Harrison Ave
Sloan St
Old Lascassas Rd
Hanover St
Dr
E Lokey Ave
Elm St
Roberts St
Greenland Dr
St Clair St
Evergreen St
E Oak St
Courtland St
N Walnut St
N Maple St
Forrest St
Jackson St
Givan Ct
East St
West St
Fairview Ave
Crestland Ave
Crossway Ave
Lightning Way
Faulkinberry Dr
W Burton St

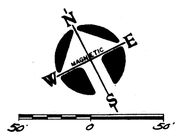




LOCATION MAP
NTS

LEGEND

- Steel Pin
- Concrete Marker
- San. Sewer Manhole
- Storm Manhole
- S — Sanitary Sewer
- D — Storm Sewer
- W — Water Line
- G — Gas Line
- E — Power Line (Overhead)
- PP W/ Anchor
- Fire Hydrant
- Single Inlet
- Power Pole
- Light Pole
- Former Property Line
- Right of Way Line
- Setback Line
- Easement Line



PRELIMINARY SURVEY INFORMATION

WILLIAM M. HUDDLESTON IV
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1868
STATE OF TENNESSEE

HUDDLESTON ENGINEERING INC.
2115 NW BROAD ST.
MURFREESBORO, TN. 37129
(615) 893-4084

W. HENRY HUDDLESTON III
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE

PROPERTY MAP

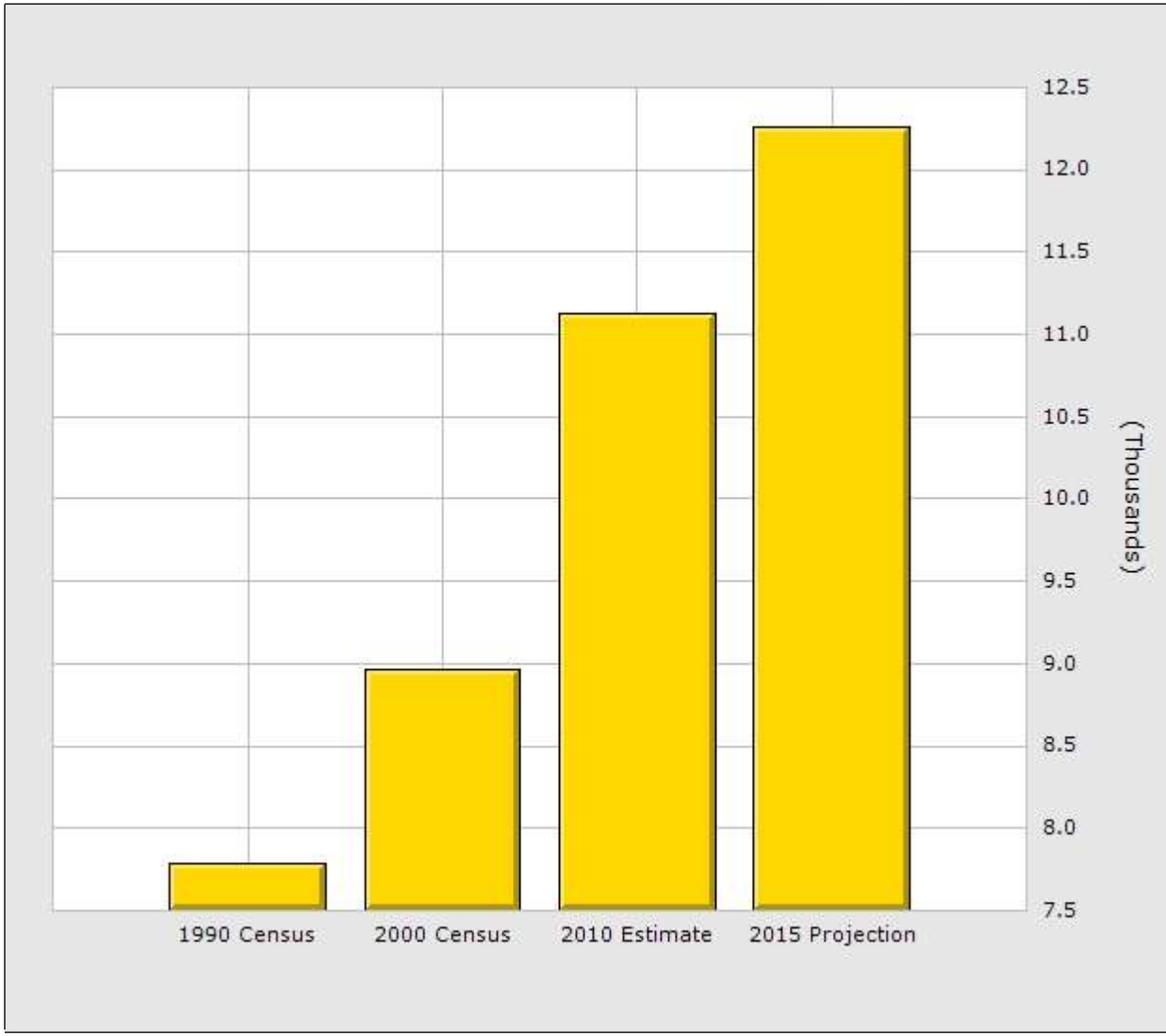
NORTHFIELD COURT SHPG. CTR.

Murfreesboro, Tennessee

DATE January, 1993 | SCALE 1" = 50' | SHEET 1 OF 1

Population for 1 Mile Radius

1691 Memorial Blvd, Murfreesboro, TN 37129



Population	1 Mile	3 Mile	5 Mile
2010 Total Population:	**11,125**	**62,699**	**108,209**
Pop Growth 2010-2015:	**10.20%**	**9.30%**	**13.10%**
Per Capita Income:	**$26,240**	**$25,858**	**$26,473**
Average Age:	**37.10**	**34.60**	**34.50**
Households			
2010 Total Households:	**5,024**	**25,564**	**42,664**
HH Growth 2010-2015:	**10.80%**	**10.70%**	**14.10%**
Median Household Inc:	**$46,835**	**$47,152**	**$56,700**
Avg Household Size:	**2.18**	**2.27**	**2.42**
Avg HH Vehicles:	**1.60**	**1.70**	**1.80**
Avg Travel Time - Wrk:	**23 min**	**24 min**	**25 min**
Housing			
Median Housing Value:	**$156,199**	**$184,327**	**$178,243**
Median Year Built:	**1981**	**1986**	**1992**

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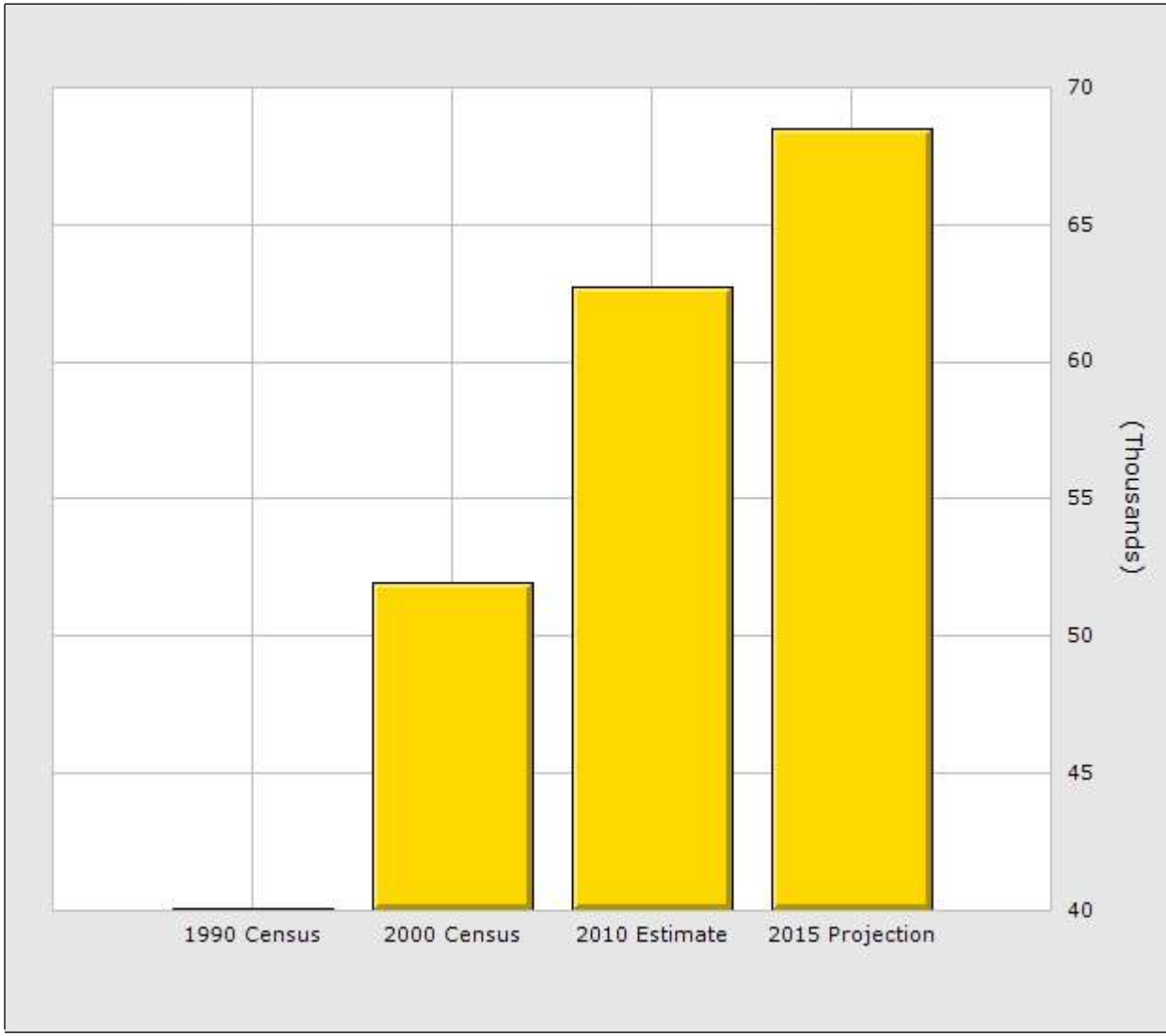
Population for 3 Mile Radius

1691 Memorial Blvd, Murfreesboro, TN 37129



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Housing			
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Median Year Built:	1981	1986	1992

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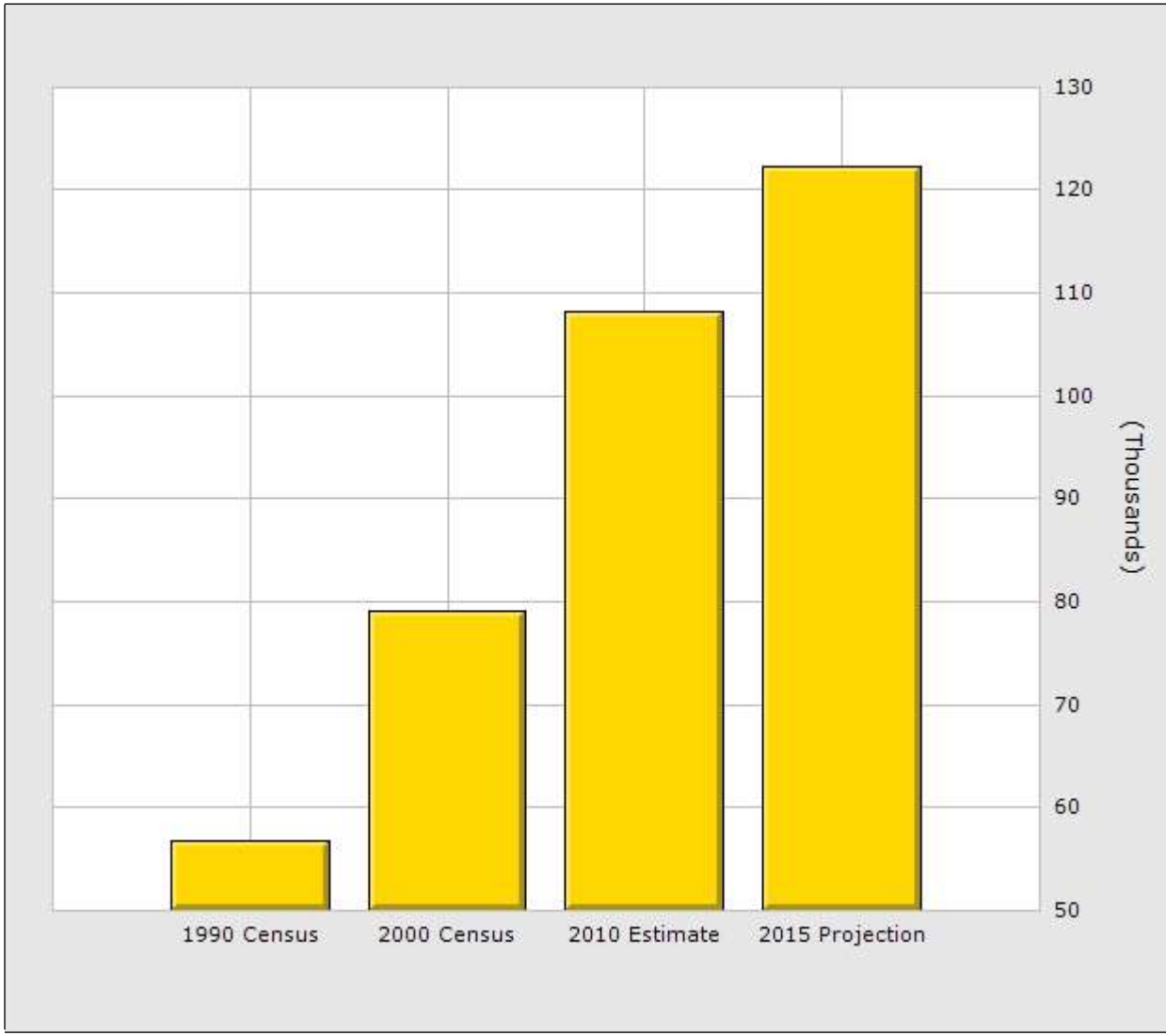
Population for 5 Mile Radius

1691 Memorial Blvd, Murfreesboro, TN 37129



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Pop Growth 2010-2015:	10.20%	9.30%	13.10%
Per Capita Income:	$26,240	$25,858	$26,473
Average Age:	37.10	34.60	34.50
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Avg HH Vehicles:	1.60	1.70	1.80
Avg Travel Time - Wrk:	23 min	24 min	25 min
Housing			
Median Housing Value:	$156,199	$184,327	$178,243
Median Year Built:	1981	1986	1992

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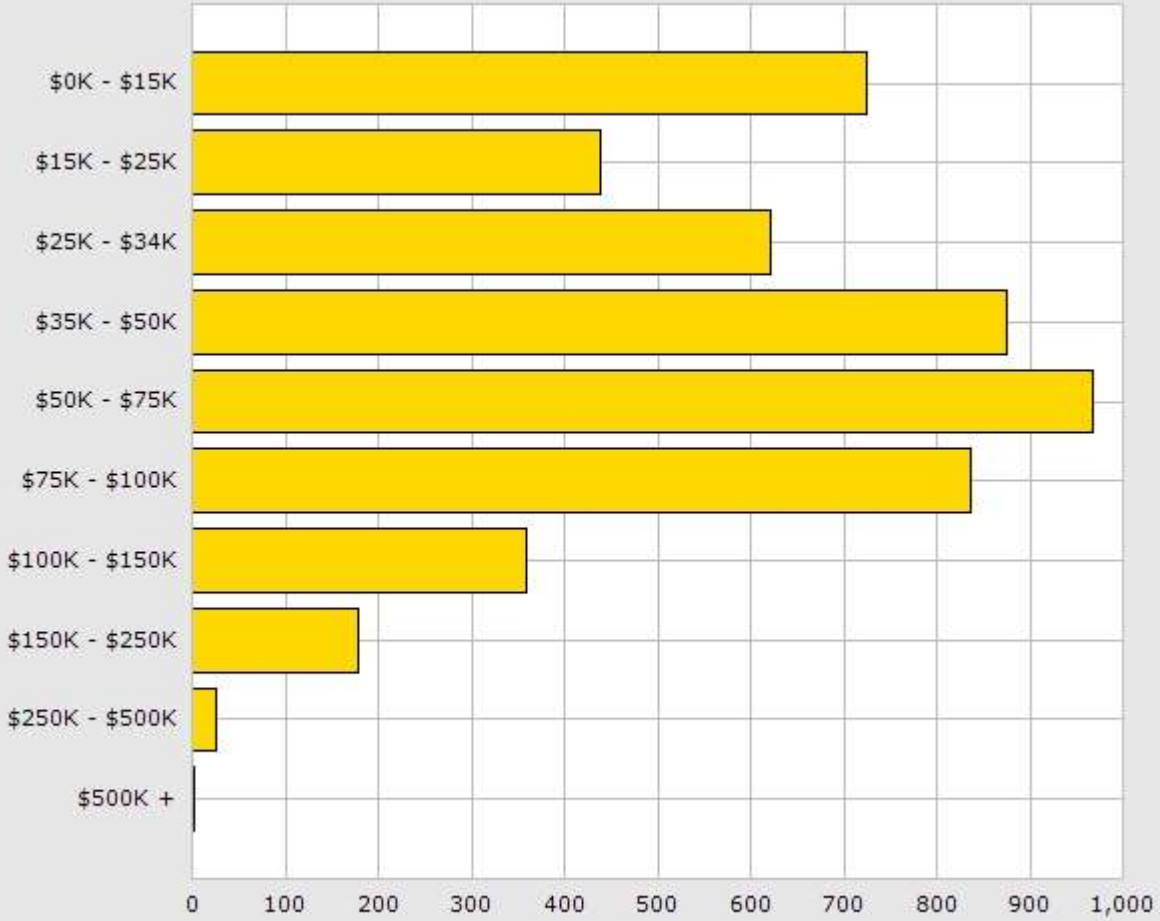
Households by Income for 1 Mile Radius

1691 Memorial Blvd, Murfreesboro, TN 37129



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Pop Growth 2010-2015:	10.20%	9.30%	13.10%
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Avg Travel Time - Wrk:	23 min	24 min	25 min
Housing			
Median Housing Value:	$156,199	$184,327	$178,243
Median Year Built:	1981	1986	1992

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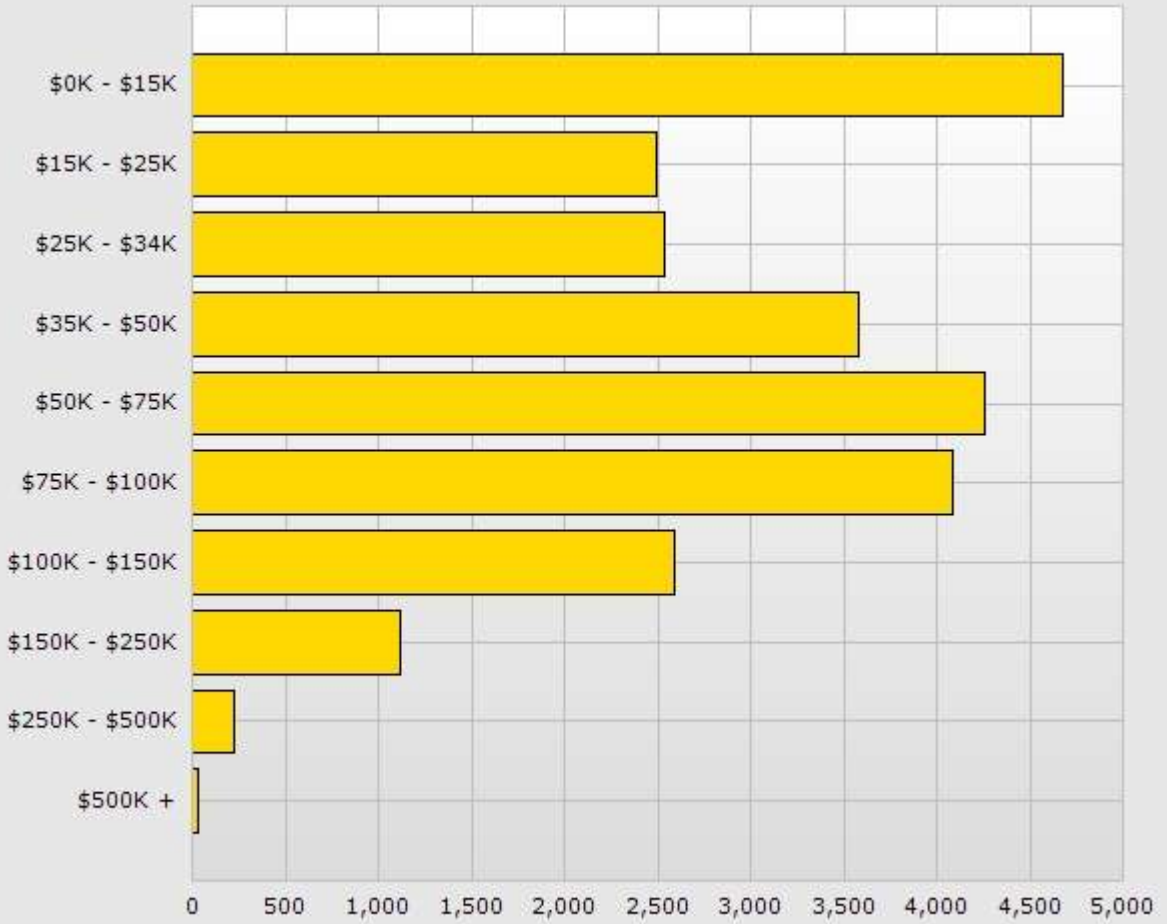
Households by Income for 3 Mile Radius

1691 Memorial Blvd, Murfreesboro, TN 37129



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Housing			
Median Housing Value:	$156,199	$184,327	$178,243
Median Year Built:	1981	1986	1992

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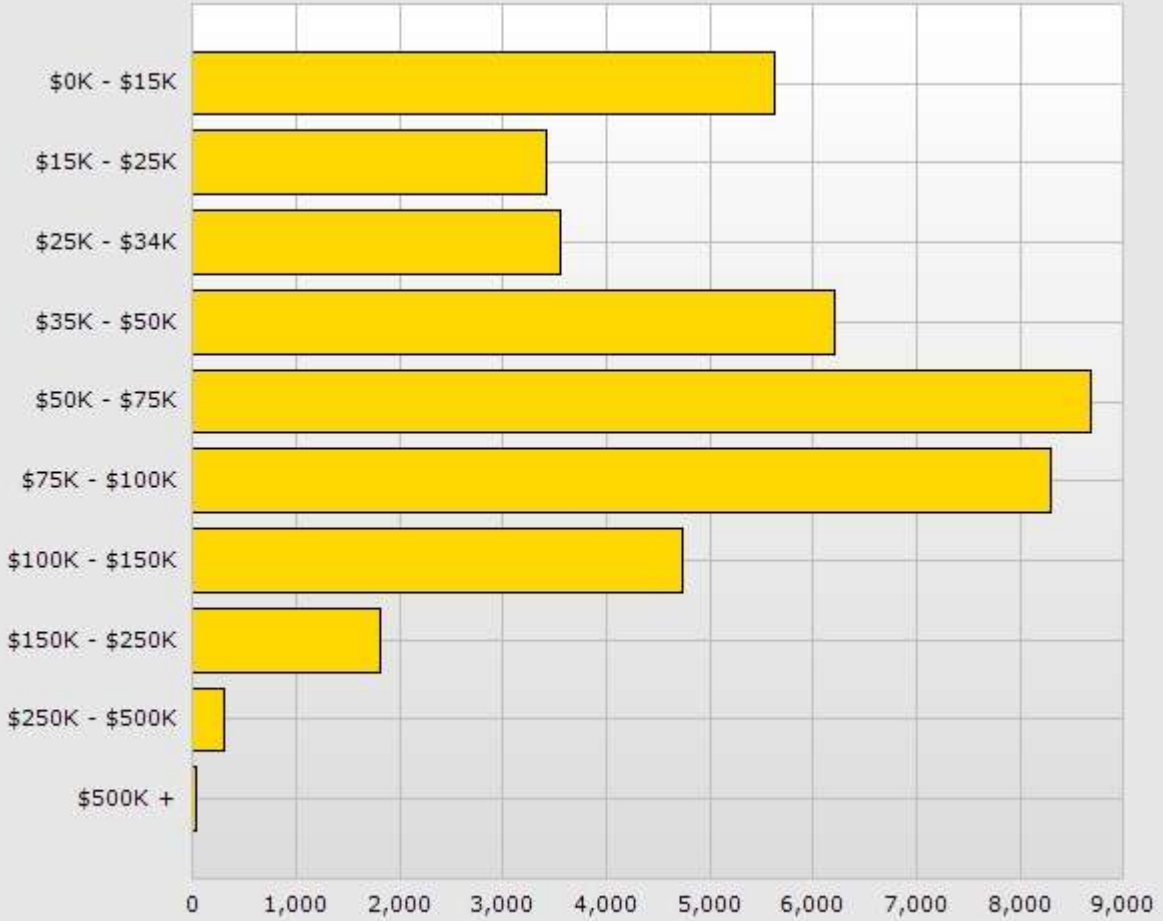
Households by Income for 5 Mile Radius

1691 Memorial Blvd, Murfreesboro, TN 37129



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Avg Travel Time - Wrk:	23 min	24 min	25 min
Housing			
Median Housing Value:	$156,199	$184,327	$178,243
Median Year Built:	1981	1986	1992

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Middle Tennessee State University

Are you interested in this school?

Currently attending or alumni? Review this school!

In Summary
- School Home
- Statistics
  - Basic Statistics
  - Financial Aid Statistics
  - Admissions Statistics
- Inside Scoop
- Rankings
- Videos & Photos
- Reviews
- Best Of
- Worst Of
- Scholarships
- Admissions
- Majors

About the School
- Academics
- Athletics
- Campus Dining
- Campus Housing
- Campus Strictness
- Computers
- Facilities
- Health & Safety
- Parking
- Transportation

About the Students
- Diversity
- Drug Safety
- Greek Life
- Guys & Girls
- Student Organizations

About the Location
- Local Atmosphere

Basic Statistics

School Contact

Middle Tennessee
1301 E. Main St.
Murfreesboro, TN 37132
(615) 898-2300
www.mtsu.edu

Cost Statistics

In-State Tuition:	$6,298
Out-of-State Tuition:	$17,916
Room & Board:	$7,415
Books & Supplies:	$1,000

General Statistics

Founded:	1911
Coed:	Yes
Control:	Public
Setting:	Mid-sized city
Academic Calendar:	Semester
General Religion:	None
Specific Religion:	None

Student Body Statistics

Full-Time Undergrads:	18,912
Part-Time Undergrads:	3,387
Male Undergrads:	11,871
Female Undergrads:	12,939
Total Grad Students:	2,889
Full-Time Grad Students:	916
Part-Time Grad Students:	1,973

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Name
Rachelle Morvant

Murfreesboro, TN

2011 RETAIL PROFILE

rutherford county chamber of commerce
The Heart of Tennessee

City of Murfreesboro

Population: 108,755*
Growth 2000-2010: 58.0%*
2016 Projection: 119,253
Median Age: 29*
Households: 41,940*
2016 Projection: 46,873
Avg. HH Income: $57,003
Med. HH Income: $44,845
Per Capita Income: $22,851
Property Tax Rate:
$1.2703 per $100 assessed value

Rutherford County

Population: 262,604*
Growth 2000-2010: 44.3%*
2016 Projection: 305,081
Median Age: 32*
Households: 96,232*
2016 Projection: 114,762
Avg. HH Income: $61,212
Med. HH Income: $51,722
Per Capita Income: $23,289
Property Tax Rate:
$2.4652 per $100 assessed value

Source: 2011 Claritas Estimate
**2010 Census Data*

Murfreesboro ranks as the 12th fastest-growing city in the United States, based on Census data.
(Released October 2010)

Murfreesboro is home to Middle Tennessee State University, which had a Fall 2010 enrollment of over 26,000 students. The Princeton Review rated MTSU as one of the "Best in the Southeast" in its website feature, "2011 Best Colleges Region by Region."
(Released August 2010)

MIDDLE TENNESSEE STATE UNIVERSITY

Murfreesboro, the sixth largest and one of the fastest growing cities in Tennessee, has seen tremendous growth in the last twenty years. From 1990-2000, Murfreesboro's population grew from 47,905 to 68,816—a 44% increase. From 2000-2010, Murfreesboro's population grew another 58% giving the city a current population of 108,755.

This phenomenal growth is due in part to the accessibility of Rutherford County via major interstates. I-24 runs directly through Murfreesboro, and I-65, I-40 and SR-840 are all within 15 miles of the city limit.

Murfreesboro's location at the geographic center of Tennessee, its low city property tax and its proximity to Nashville has made it one of the fastest growing residential and retail areas in the state.

Yet another unique characteristic of Murfreesboro is that a number of colleges and universities are located close-by, including Middle Tennessee State University (26,000+ enrollment), Motlow State Community College, Tennessee Technology Center, Daymar Institute and University of Phoenix.

Stones River Mall in Murfreesboro completed a multi-million dollar expansion/renovation in 2008 and The Avenue-Murfreesboro opened its 1,000,000 SF development in 2007. The Oaks, also located in Murfreesboro, offers 300,000 SF of retail. With an ideal location and a wide array of retailers, Rutherford County is attracting shoppers from a 10-county region. Come see for yourself!

There are over 262,600 people in Rutherford County and over 1.2 million people within 25 miles of Murfreesboro.

Major Retailers

Apparel: Goody's, Kohl's, Marshalls, Ross Dress for Less, SteinMart, T.J. Maxx

Discount Stores: Big Lots, Dollar General, Dollar Tree, Kmart, Sam's Club, Target, Wal-Mart SuperCenter (2)

Grocery: Aldi, Food Lion, Kroger, Publix

Home Improvement: Home Depot, Lowe's

Housewares: Bed Bath & Beyond, Hobby Lobby, Linens & More for Less, Old Time Pottery, Parmida Home, Pier 1 Imports, Tuesday Morning

Restaurants: Blue Coast Burrito, Bonefish Grill, The Boulevard Bar & Grill, Buffalo Wild Wings, Carrabba's Italian Grill, Cathay, Chili's (2), The Chop House, Chuy's, Cracker Barrel (2), Culver's, Demo's, Five Guys Burgers & Fries, Five Senses, Fulin's, Genghis Grill, Jason's Deli, Jet's Pizza (2), Jim 'N Nick's BBQ, Jimmy John's (2), Longhorn Steakhouse, Macaroni Grill, Mimi's Café, Moe's Southwest Grill, Newk's, O'Charleys (2), Old Chicago, Olive Garden, Outback Steakhouse, Panda Express, Parthenon Grille, Puelo's Grille, Red Lobster, Red Robin, Ruby Tuesday, Salsarita's Fresh Cantina, Samurai's, Starbucks, Sweet CeCe's Frozen Yogurt, TGI Friday's, Toot's (2), WhichWich, Yogurt Oasis and many more.

Stones River Mall: Aeropostale, A'GACI, Bath & Bodyworks, Bink's Outfitters, Books-A-Million, Buckle, Charlotte Russe, Christopher & Banks, Chuck E Cheese's, Claire's, CJ Banks, Dillard's, Finish Line, Forever 21, GameStop, GAP, GNC, Hot Topic, JCPenney, Journeys, Kay Jewelers, Naticakes, Pacific Sunwear, Radio Shack, Rue 21, Sears, Shoe Carnival, Spencer Gifts, Vanity, Victoria's Secret

The Murfreesboro Avenue: Aerie, Alumni Hall, American Eagle, Barnes & Noble, Bath & Bodyworks, Belk, Best Buy, Carla & Co, Carter's, Champs Sports, Charming Charlie, Chico's, Coldwater Creek, David's Bridal, Delia's, Dick's Sporting Goods, Dress Barn, e.Allen, Epiphany, Express, Francesca's Collections, GNC, Gymboree, Hat World, Haverty's, Hollister Co., Jared the Galleria of Jewelry, Jos. A. Bank, Kay Jewelers, Kirkland's, Lane Bryant, Linens & More for Less, LOFT, Men's Warehouse, Merle Norman, Michael's, Murfreesboro Toy Company, New York & Co., Off Broadway Shoes, Old Navy, Origins, Oshkosh B'gosh, PetCo, Sports Clips, Stride Rite, Talbots, The Children's Place, Titans Locker Room, Toodles, Ulta, Victoria's Secret, White House Black Market, World Market, Yankee Candle

2010 Total Retail Sales

Rutherford County:
$6,286,959,167

Source: TN Dept. of Revenue

2009 Travel Related Expenditures

Rutherford County:
$216,670,000

Source: U.S. Travel Data Center

Demographics

I-24 & Medical Center Parkway
(Within a 5 mile radius)
Population: 87,056
Households: 33,869
Average HH Income: $61,203
Median HH Income: $51,761

I-24 & Old Fort Parkway
(Within a 5 mile radius)
Population: 119,735
Households: 46,730
Average HH Income: $58,095
Median HH Income: $47,366

I-24 & New Salem Road
(Within a 5 mile radius)
Population: 119,149
Households: 46,659
Average HH Income: $56,807
Median HH Income: $46,065

I-24 & Church Street
(Within a 5 mile radius)
Population: 105,852
Households: 41,717
Average HH Income: $54,271
Median HH Income: $43,692

Source: 2011 Claritas Estimate

rutherford county chamber of commerce
The Heart of Tennessee

Rutherford County in the News

- Murfreesboro ranks as the 20th most business-friendly city in the state.
  – *Tennessee Center for Policy Research, Nov 2010*
- Murfreesboro is the 12th fastest growing city in the U.S.
  – *The U.S. Census Bureau, Oct 2010*
- Murfreesboro ranks 20th in nation in "most affordable homes" category of Money's 2010 Best Places to Live list for the nation's small cities.
  – *Money Magazine , Jul 2010*
- Tennessee named "Co-State of the Year" in economic development.
  – *Southern Business & Development Magazine, Jul 2010*
- Rutherford County is the second fastest growing county in Tennessee.
  – *The U.S. Census Bureau, Jun 2010*
- Rutherford County is the 30th fastest growing county in the U.S.
  – *The U.S. Census Bureau, Jun 2010*
- Tennessee ranks 3rd in nation for "Best States for Business."
  – *Chief Executive Magazine, May 2010*

Largest Employers

Company Name	Number of Employees
Rutherford County Government	5,537
Middle Tennessee State University	2,151
State Farm Operations Center	1,708
Alvin C. York VA Medical Center	1,563
Middle Tennessee Medical Center	1,300
Verizon Wireless	1,068
City of Murfreesboro	960
General Mills/Pillsbury	865
National HealthCare Corporation	700
Murfreesboro Medical Clinic	475
MAHLE Filter Systems	406
Rich Products	360

The Murfreesboro Gateway

The Murfreesboro Gateway is a prosperous corridor of plush new Class A office, medical office and up-scale retail. The park offers numerous locations for corporate headquarters, Class A office, medical office and retail uses. Aggressive incentive packages are available. Home to new $300 million Middle Tennessee Medical Center.

For More Information Contact:

Holly E. Sears
Rutherford County Chamber of Commerce
3050 Medical Center Parkway
Murfreesboro, TN 37129
(615) 278-2393
hsears@rutherfordchamber.org
www.rutherfordchamber.org

or

Rob Lyons
City Manager of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
(615) 849-2629
rlyons@murfreesborotn.gov
www.murfreesborotn.gov

Rutherford County

rutherford county chamber of commerce
The Heart of Tennessee

Rutherford County
Population: 262,604*
Households: 96,232*
Avg. HH Income: $61,212
Med. HH Income: $51,722
Per Capita Income: $23,289

City of Murfreesboro
Population: 108,755*
Households: 41,940*
Avg. HH Income: $57,003
Med. HH Income: $44,845
Per Capita Income: $22,851

Town of Smyrna
Population: 39,974*
Households: 14,807*
Avg. HH Income: $58,002
Med. HH Income: $48,548
Per Capita Income: $22,561

City of La Vergne
Population: 32,588*
Households: 10,916*
Avg. HH Income: $63,894
Med. HH Income: $56,648
Per Capita Income: $23,172

City of Eagleville
Population: 604*
Households: 241*
Avg. HH Income: $65,027
Med. HH Income: $50,000
Per Capita Income: $23,505

Sources: 2011 Claritas Estimate
**2010 Census Data*

Recent Announcements

HOLDRITE

HOLDRITE®, a leading manufacturer in the plumbing industry, has announced plans to expand into a new location in La Vergne, TN. The company plans to create 20 new jobs within their first year and 35 total new jobs within five years. The facility will be located at 1001 Centre Pointe Drive.
Expected Completion: Fall 2011

Tottser-Iroquois

Tottser-Iroquois has announced plans to locate a manufacturing facility at 118 Wheeler Street in La Vergne, TN. The company is a metal forming and welded assembly company providing services to the automotive industry. Twenty-five new jobs are expected to be created within the first year of operation.
Expected Completion: Fall 2011

Daiei America

Daiei America, Inc., a supplier to Nissan North America, Inc., has announced the location of their first U.S. manufacturing operation in a new facility on Joe B. Jackson Parkway in Murfreesboro. The company will begin operations this summer, with plans to hire 55 new employees during Phase I.
Expected Completion: Fall 2011

General Mills

General Mills' Murfreesboro, TN plant will undertake a $132 million expansion and add approximately 80 full-time jobs to increase production of its popular Yoplait yogurt line over the next 18 months. The plant will be adding two product lines, but the facility will be made large enough to add more lines and more employees in the future.
Expected Completion: Spring 2012

Nacarato Trucks, Inc.

Nacarato Trucks, a Class 8 Volvo dealership that sells and services trucks, will be relocating to La Vergne, TN. The company will be investing up to $8.5 million and creating 30 new jobs in its first three years.
Expected Completion: Late 2012

Interstate Warehousing

Interstate Warehousing, Inc. will expand its current facility on Joe B. Jackson Parkway in Murfreesboro, TN by 130,000 SF, adding 31jobs to its current workforce. Interstate is among the top 10 public refrigerated warehouse companies in the United States, with more than 68 million cubic feet of refrigerated and frozen space throughout the country. In addition to its Murfreesboro plant, Interstate has facilities in Indiana, Illinois, Ohio, Michigan, Virginia and Colorado.
Expected Completion: Summer 2011

Wei-Chuan USA

Wei-Chuan USA, a California-based processor and distributor of Asian foods has purchased a 138,200 SF facility on Haley Road in Murfreesboro, TN. The company announced plans to hire 297 hourly employees and 20 salary employees with an annual average wage of $40,000. Wei-Chuan is a leading manufacturer, import/exporter and distributor of Asian foods. The Murfreesboro expansion will include relocating the Spring Roll shell line from the pilot/test facility.
Expected Completion: Mid 2011

Valeo

Valeo has announced plans to locate a manufacturing facility for automotive parts in Smyrna, TN. The company will be renovating an existing building, investing up to $5.4 million and creating 63 new jobs within its first year. In the Smyrna plant, Valeo will produce front-end modules for Nissan North America, Inc.
Expected Completion: Mid 2011

NHK Seating

NHK Seating of America, Inc. has announced plans to build a $54 million manufacturing facility on Joe B. Jackson Parkway in Murfreesboro, TN. Construction began in October 2010 and will finish in 2011, with the facility expected to employ up to 224 hourly and salary workers when all phases of the production are implemented in 2015. The Japanese auto-parts company is a supplier to Nissan North America, Inc.
Expected Completion: Fall 2011

Nissan North America, Inc.

The U.S. Dept. of Energy has awarded a $1.4 billion loan to Nissan North America, Inc. to manufacture zero-emissions electric vehicles and to build a new battery factory to produce lithium-ion battery packs in their Smyrna, TN plant. Nissan expects to add approximately 1,300 new employees.
Expected Completion: Late 2012

Education in Rutherford County, Tennessee

www.rutherfordeducation.com

Rutherford County has a top ranking education system with a variety of programs to meet the needs of our children.

Higher Education

Middle TN State University
Murfreesboro
Enrollment: 26,000+

Motlow State Community College
Smyrna
Enrollment: 1,941

Daymar Institute
Murfreesboro
Enrollment: 600

TN Technology Center
Murfreesboro
Enrollment: 474

University of Phoenix
Murfreesboro
Enrollment: 60

Partnerships

BEP

Business Education Partnership

Using energetic and innovative programs, the BEP aims to improve schools by applying private and public sector resources to bold ideas that prepare today's youth to be leaders in tomorrow's world.

Mind2Marketplace
The Vital Connection for Middle Tennessee Technologies

Mind2Marketplace

M2M is an organization dedicated to bringing the brightest and best ideas in Middle TN to reality. M2M strategically links people and organizations to bring innovation and technology to the marketplace.

Retail

Rutherford County has developed over 4 million square feet of retail in the last 4 years.

Shopping Venues

The Avenue
Murfreesboro

Stones River Mall
Murfreesboro

The Oaks
Murfreesboro

The Murfreesboro Square
Downtown Murfreesboro

Colonial TownPark
Smyrna

2010 Total Retail Sales

Rutherford County:
$6,286,959,167
Source: TN Dept. of Revenue

Stones River Mall completed a multi-million dollar renovation and expansion in 2008. The expansion created more retail space and a food court.

Restaurants

Rutherford County offers an abundance of restaurant choices, both locally owned and franchised. Among the newest additions to the community are: Backyard Burgers (Smyrna), Blue Agave, Blue Restaurant & Bar, The Boulevard Bar & Grill, Genghis Grill, Naticakes, Panda Express (Murfreesboro & Smyrna), Popeyes, Sandwich Factory, Sauce, Sweet CeCe's Frozen Yogurt & Treats and Toot's South.

Tourism

What to see in Rutherford County:

Stones River Battlefield
Oaklands Historic House Museum
Sam Davis Home & Museum
Cannonsburgh Village
Discovery Center at Murfree Spring
Rutherford County Courthouse
The Heritage Center
Main Street
MTSU
Tennessee Miller Coliseum
Center for the Arts
Nissan North America, Inc. Plant

Activities

Tennessee Titans Football
Nashville Predators Hockey
Nashville Symphony
Tennessee Performing Arts Center
Frist Center for the Visual Arts

Rutherford County:
Murfreesboro Performing Arts Center
Bluesboro: Music /Band Venue
Smyrna Lamplighter's Theatre
Music in the Round (Performing Arts Center)
Liquid Smoke Cigar Bar
Murfreesboro Symphony
Youth Orchestra

Rutherford County in the News

- La Vergne ranks as Tennessee's 6th most business friendly city; Smyrna ranks 17th and Murfreesboro ranks 20th.
  – *Tennessee Center for Policy Research, Nov 2010*
- Murfreesboro ranks 20th in nation in "most affordable homes" category of Money's 2010 Best Places to Live list for the nation's small cities.
  – *Money Magazine, Jul 2010*
- Tennessee named "Co-State of the Year" in economic development.
  – *Southern Business & Development Magazine, Jul 2010*
- Rutherford County is the second fastest growing county in Tennessee.
  – *The U.S. Census Bureau, Jun 2010*
- Rutherford County is the 30th fastest growing county in the U.S.
  – *The U.S. Census Bureau, Jun 2010*
- Tennessee ranks 3rd in nation for "Best States for Business."
  – *Chief Executive Magazine, May 2010*