



Owner/User Office w/ Potential Co-Tenant Income: Occupy One Side, Lease the Other

725 S. Church St.
Murfreesboro, TN 37132



Property Description

Move right into this $\pm 3,420$ SF office building on ± 0.23 acres in downtown Murfreesboro. The property is separately metered to operate as one office or two suites, allowing an owner/user to occupy one side while leasing the other for additional income.

The flexible layout includes 4-5 private offices, a conference room, two reception areas, two co-working spaces, a ± 595 SF warehouse/storage area, four restrooms, two breakrooms, and three separate entrances. Existing office furniture and cubicles convey.

Conveniently located just south of Main Street with quick access to I-24, Stones River Mall, and the Medical Center Parkway corridor, this move-in-ready property is ideal for professional, medical, or owner/user businesses. Buyer to verify zoning and permitted uses.

Get more information

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Office Building for Sale

725 S Church St

Property Highlights

- **Sale Price:** \$1,100,000
- **Sale Terms:** Cash to Seller
- ±3,420 SF office on ±0.23 acres
- Separately metered for one or two tenants
- Owner/user opportunity with income potential
- 4-5 private offices + conference room
- Two reception areas & co-working spaces
- Existing furniture & cubicles included
- ±595 SF warehouse/storage area
- Three entrances, four restrooms, two breakrooms
- Prime Downtown Murfreesboro location
- Minutes to I-24, retail, and medical corridor
- Located in rapidly growing Rutherford County
- Move-in ready office space



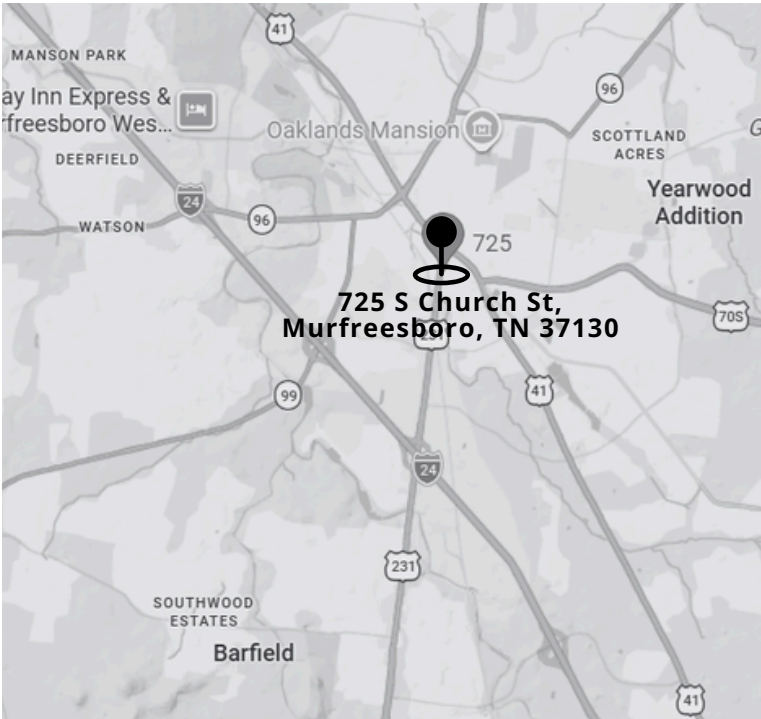
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Location Description

Great location with easy access to the interstate.

Location Details

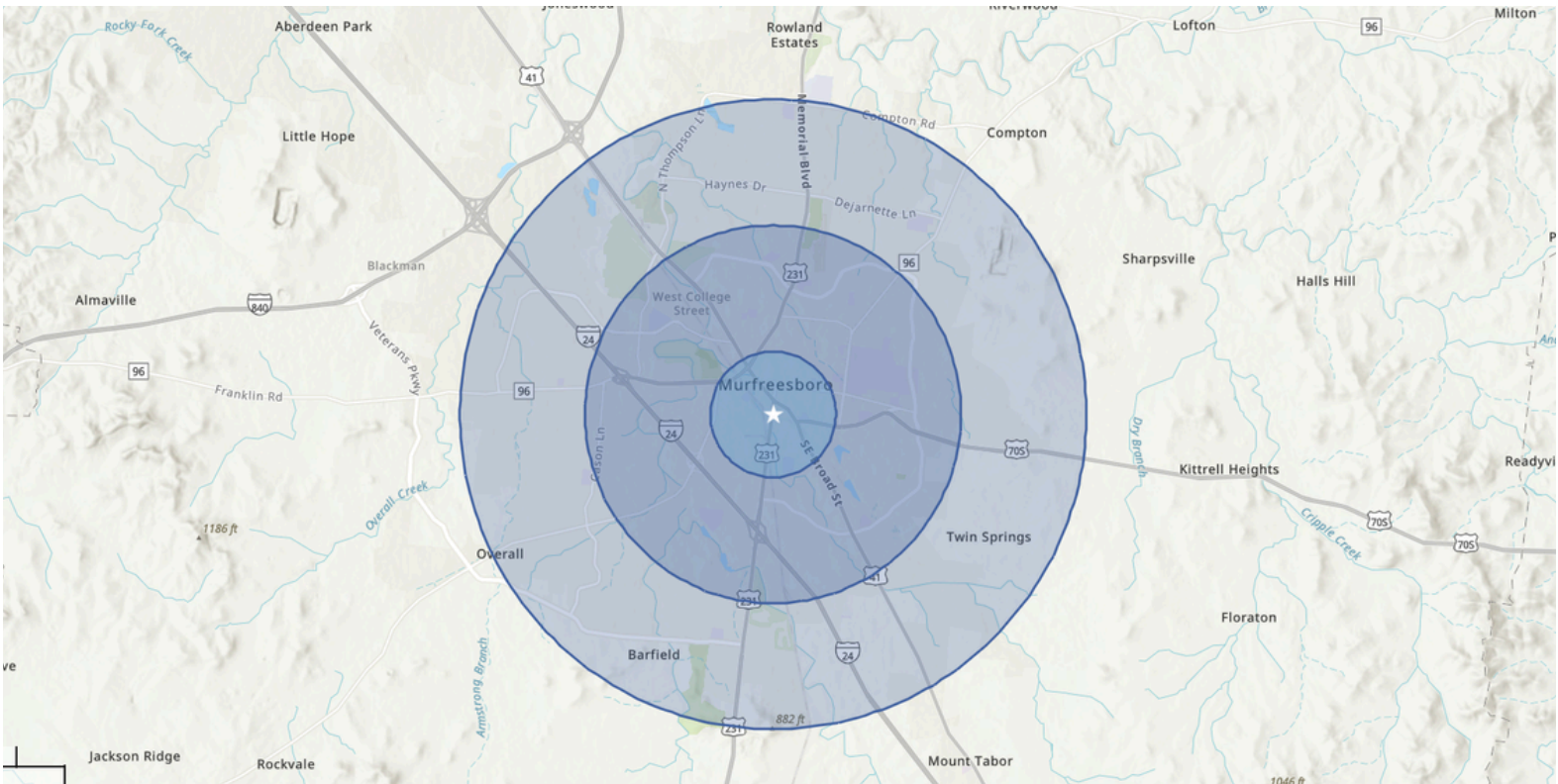
Market	Murfreesboro
Submarket	Murfreesboro
County	Rutherford County



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Office Building for Sale

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,747	67,109	161,806
Average Age	34.7	31.4	33.9
Average Age (Male)	33.8	30.6	33.0
Average Age (Female)	35.9	32.2	34.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,445	27,643	64,871
# of Persons per HH	2.12	2.27	2.42
Average HH Income	\$77,781	\$85,986	\$110,645
Average House Value	\$486,849	\$428,027	\$473,872

**Demographic data derived from 2026 ACS - US Census*



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