

**NEWLY REDUCED PRICE / 1.88 ACRE COMMERCIAL SITE**

*for sale*

PRIME UNOBSTRUCTED INTERSTATE FRONTAGE AT COSTCO-ANCHORED WEST POINT DEVELOPMENT



New Salem Highway

EXIT 80

**1.88 ACRES**

Beasie Road



FOR MORE INFORMATION, CONTACT

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SOUTHEAST VENTURE



# OVERVIEW

ADDRESS	1325 Beasie Road, Murfreesboro, TN 37128
LOT SIZE	1.88 Acres
ZONING	Light Industrial (includes retail and restaurant uses)
ASKING PRICE	\$1,997,000 <del>\$2,250,000</del>

## HIGHLIGHTS

- Newly reduced asking price, motivated seller
- Rare Opportunity in Murfreesboro at Costco-anchored West Point development
- Prime frontage along I-24 and Exit 80 (New Salem Highway)



*for more information, contact*



# LOCATION HIGHLIGHTS



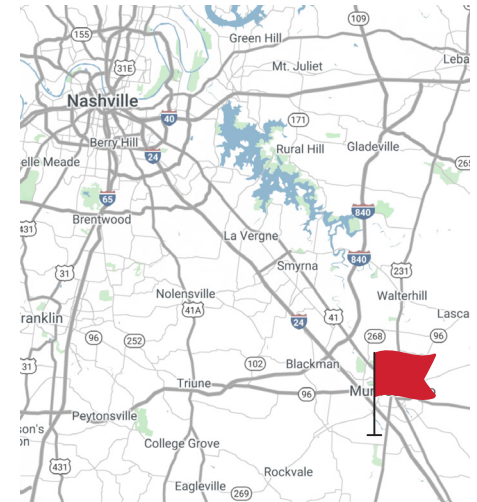
## DEMOGRAPHICS 5 Mile Radius

Total Population  
**155,524**

Avg. HH Income  
**\$90,295**

New Salem Highway @ I-24 AADT  
**30,808 Vehicles**

I-24 @ MM 79 AADT  
**114,589 Vehicles**



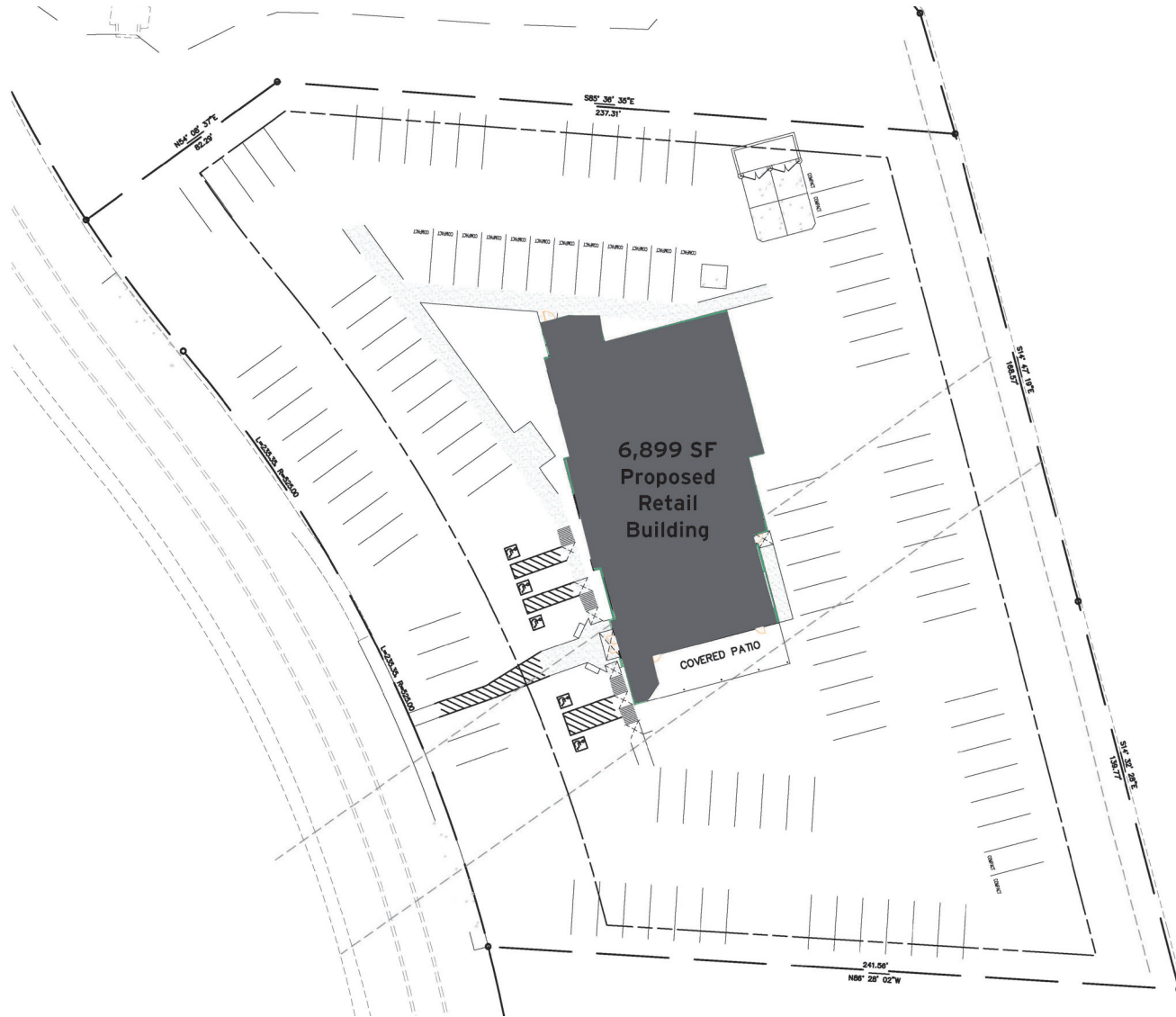
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# EXAMPLE SITE PLAN



*for more information, contact*