

2626 CASON SQUARE BOULEVARD

MURFREESBORO, TENNESSEE 37128 | RUTHERFORD COUNTY

69,650 SF | 8.27 ACRES

FOR SALE

Colliers



2626 Cason Square Boulevard presents a rare opportunity to acquire a strategically located commercial property in the heart of Murfreesboro, one of Tennessee's fastest-growing and most dynamic markets. Currently improved with a movie theater facility, the property will be delivered without an operating theater business, allowing a purchaser to focus on the site's intrinsic land value and significant redevelopment potential.

Situated within an established retail and commercial corridor, the property benefits from strong visibility, convenient access, and proximity to major residential, retail, entertainment, and employment centers. Murfreesboro's continued population growth, expanding consumer base, and robust economic fundamentals have created sustained demand for well-located commercial development sites, making this offering particularly compelling for investors and developers seeking value-add opportunities.

The property's highest and best use may involve repositioning or redevelopment of the site to accommodate a variety of future uses, including retail, restaurant, medical, entertainment, hospitality, mixed-use, or other concepts, subject to zoning and municipal approvals. Currently zoned CH (Commercial Highway), the site benefits from a zoning classification that supports a wide spectrum of commercial development opportunities, enhancing its appeal to developers, investors, and owner-users seeking flexibility in a growing market.

The combination of a desirable location, strong surrounding demographics, and redevelopment flexibility provides an opportunity to unlock long-term value in one of Middle Tennessee's most sought-after submarkets.

2626 Cason Square Boulevard represents a unique chance to acquire a highly visible asset with substantial future upside and capitalize on the continued growth and evolution of the Murfreesboro market.

Ranked #4 Best Place to Live (US News & World Report, 2026-2027)

MTSU Voted One of Best Colleges by The Princeton Review (2020 - 2026)

Ranked 16th Fastest-Growing City in the United States (SmartAsset Study/WKRN 2023)

OVERVIEW

PROPERTY OVERVIEW



LOT AREA
8.27 ACRES



BUILDING SIZE
69,650 SF



PARKING
±577 SPACES



YEAR BUILT
1999



LOT MEASUREMENT
360,241 SQUARE FEET



ZONING
CH - COMMERCIAL
HIGHWAY



PARCEL ID
092N-B-009.00.000

**CONTACT AGENT
FOR PRICING**

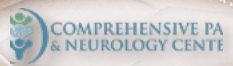
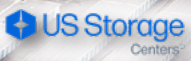
OVERVIEW



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4 Min to I-24



Murfreesboro, Tennessee has emerged as one of the fastest-growing cities in the Nashville MSA, evolving into a major regional hub for commerce, education, healthcare, and retail. Home to more than **172,500 residents** (2026 Census), the city continues to attract new households, employers, and investment thanks to its strategic location, diverse economy, and exceptional quality of life. Based on the recent Census estimates, Murfreesboro's population has grown by more than 57% since 2010, fueling demand across virtually every commercial real estate sector.

Located just 35 miles southeast of Nashville, Murfreesboro benefits from direct access to Interstate 24 and Interstate 840, providing connectivity to one of the nation's most dynamic economic regions. The city is anchored by major employers in healthcare, manufacturing, education, logistics, and professional services, creating a stable and diversified economic base. MTSU, with more than 20,000 students, further strengthens the market by supplying a highly educated workforce driving economic activity throughout the region.

Murfreesboro's strong demographics and economic momentum continue to attract national recognition. The city was recently ranked among the fastest-growing U.S. Cities and recognized as one of the best places to live in the state. With rising household incomes, continued residential development, and billions of dollars in annual retail sales, Murfreesboro remains one of Middle Tennessee's most compelling destinations for investment and future growth.

172,500+
Residents

57%
Population
Growth
Since 2010

\$114K
Household
Income
Since 2010

\$3.34 B
Annual Retail
Sales
Est. 2026

20,000+
MTSU
Enrollment

#4
Best Places
to Live
2026 - 2027

MARKET AREA



AREA DEMOGRAPHICS

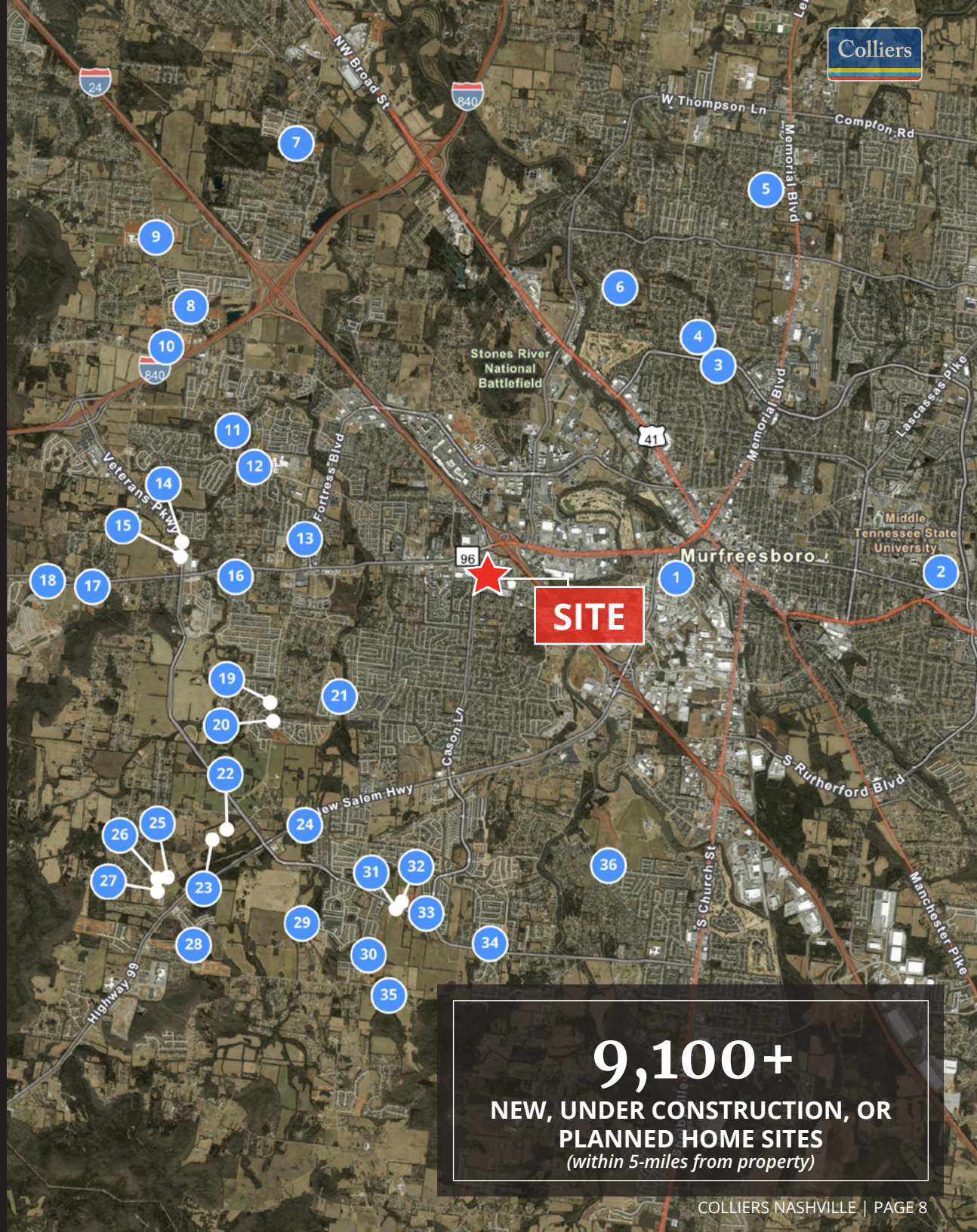
	1 mile	3 miles	5 miles	10 min. drive
Population	9,353	67,294	159,908	75,851
Households	3,900	27,328	63,499	29,619
Average Household Income	\$107,498	\$108,425	\$112,418	\$113,806
Annual Retail Expenditure	\$181.3 M	\$1.31 B	\$3.09 B	\$1.49 B

2026 Estimates

#	Development	# of Lots
1	Bridge Avenue Villas <i>PROPOSED</i>	16
2	Walker Station <i>PROPOSED</i>	23
3	Sulphur Springs Point <i>PROPOSED</i>	25
4	Cawthon <i>PROPOSED</i>	10
5	Northridge Park	83
6	Riverview Cove	82
7	Masonbrooke	51
8	Shelton Square	771
9	Smith Farms	182
10	Shelton Grove <i>PROPOSED</i>	55
11	Farmer Grove <i>PROPOSED</i>	21
12	Stover Glenn	72
13	Villas at Stone Retreat <i>PROPOSED</i>	154
14	Sullivan's Retreat Townhomes <i>PROPOSED</i>	80
15	Villas at Veterans <i>PROPOSED</i>	91
16	Kingdom Ridge	638
17	Saddlewood	133
18	Southern Harmony	1,150
19	Marymont Springs	1,829
20	Muirwood	436
21	Evergreen Farms	382
22	Taproot Hills <i>PROPOSED</i>	98
23	Old Salem <i>PROPOSED</i>	98
24	Weston Village <i>PROPOSED</i>	85
25	Maddington <i>PROPOSED</i>	20
26	Cherry Grove <i>PROPOSED</i>	32
27	Bellemore	29
28	Salem Landing	495
29	Westwind Reserve	261
30	Magnolia Grove	504
31	Robinson Meadows <i>PROPOSED</i>	90
32	Williams Place at Prater Farms <i>PROPOSED</i>	143
33	Three Rivers	705
34	Veterans Cove	134
35	Hidden Oaks <i>PROPOSED</i>	21
36	Glenview Farms	110

Source: MarketGraphics August 2026

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9,100+
NEW, UNDER CONSTRUCTION, OR
PLANNED HOME SITES
(within 5-miles from property)

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