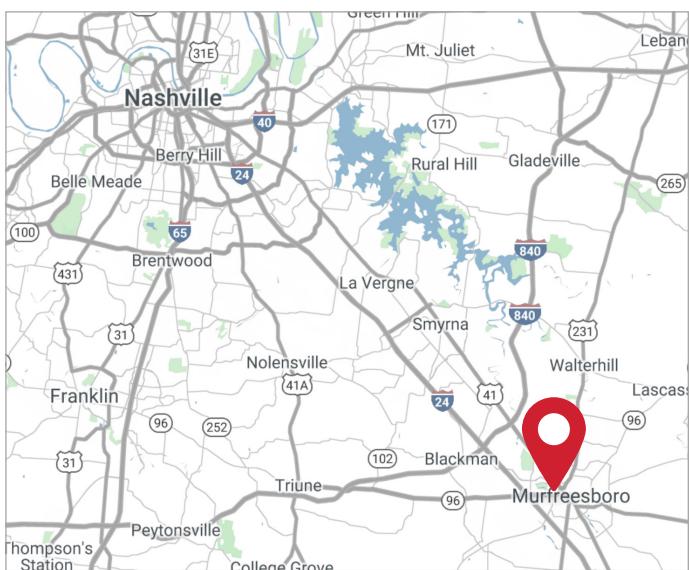


FOR SALE**HIGHLY VISIBLE 2.75-ACRE CORNER LOT IN MURFREESBORO****PROPERTY SUMMARY**

ADDRESS	535A & 535B NW Broad Street, Murfreesboro, TN 37130
SIZE	2.75 Acres 2,275 SF Improvement (former restaurant)
ZONING	HI (Heavy Industrial)
AVERAGE DAILY TRAFFIC (ADT)	Old Fort Parkway - 41,000 NW Broad Street - 26,000
BEST USES	Restaurant, Retail, Self-Storage, Hotel, General Services and Repair, Automotive, Warehouse and Distribution
ASKING PRICE	\$1.7 Million (\$14.19 PSF/Land) \$2 Million (\$16.70 PSF/Land)

535A and 535B NW Broad Street in Murfreesboro, TN, is a 2.75-acre corner lot offering high visibility and excellent access, located just 1.4 miles from I-24 Exit 78A&B. The current zoning classification permits a wide variety of uses, including restaurant, retail, self-storage, and automotive to name a few.



* Call to inquire regarding potential opportunity to purchase adjacent property

* Call to inquire regarding current income received from leases on property



LOCATION HIGHLIGHTS / MURFREESBORO

Murfreesboro, the county seat of Rutherford County, is a vibrant city in Middle Tennessee and part of the Nashville metropolitan area. Located 34 miles southeast of Nashville, it's the largest suburb of the state's capital and the sixth-most populous city in Tennessee. Ranked in the Top 100 Best Places to Live in America (*Livability*, 2020), Murfreesboro offers a high quality of life with plentiful housing, excellent schools, and thriving job opportunities. The city is also home to Middle Tennessee State University, one of the state's largest undergraduate institutions with over 20,500 students as of fall 2024.

The subject property is near key area attractions such as The Children's Discovery Center, Cannonsburgh Village, the scenic Lytle Creek Greenway, and Murfreesboro City Hall. The MTSU main campus is located 1.5 miles from the subject property.



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2024 POPULATION	71,641	164,575	264,707
2029 POPULATION PROJECTION	81,629	188,005	303,616
2024 HOUSEHOLDS	29,441	64,304	98,397
2029 HOUSEHOLD PROJECTION	33,484	73,217	112,449
POPULATION GROWTH 2024-2029	13.73%	13.86%	14.28%
2024 AVG. HOUSEHOLD INCOME	\$74,485	\$91,170	\$96,595

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