

FORMER QSR BUILDING

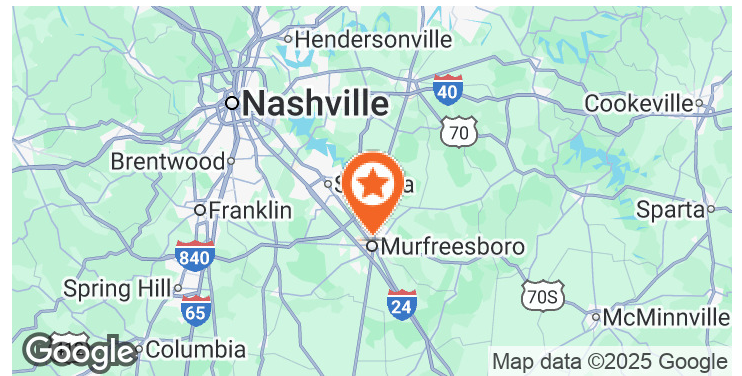
819 MEMORIAL BLVD, MURFREESBORO, TN 37129

FOR SALE
& LEASE



LOCATION DESCRIPTION

Strategically located on the Memorial Boulevard corridor, this property enjoys high visibility and easy access surrounded by convenience retail, auto service, and national QSR users. The immediate trade area combines strong daytime traffic from nearby employers with steady neighborhood demand from established residential areas. With continued growth along Memorial and NW Broad Street, this location is ideal for drive-thru, convenience, or automotive users seeking high-volume frontage and easy ingress and egress.



PROPERTY HIGHLIGHTS

- 3,000 SF freestanding building with drive-thru on 1.47 acres
- Located on Memorial Boulevard with 38,000+ vehicles per day (TDOT 2024)
- Excellent access with full movement from Memorial Boulevard and secondary ingress allowing smooth drive-thru flow and easy customer entry
- Surrounded by national QSR, convenience, and auto users
- Daytime population exceeds 100,000 within 3 miles, driven by over 52,000 local employees

| DEMOGRAPHICS | 1 MILES | 3 MILES | 5 MILE |
|-------------------------------|----------|----------|-----------|
| 2025 Total Population | 7,222 | 70,847 | 160,630 |
| 2025 Total Households | 3,346 | 29,623 | 63,859 |
| 2025 Average Household Income | \$66,895 | \$89,059 | \$101,326 |
| 2025 Total Daytime Population | 17,032 | 102,673 | 167,568 |



CHRIS CALDWELL

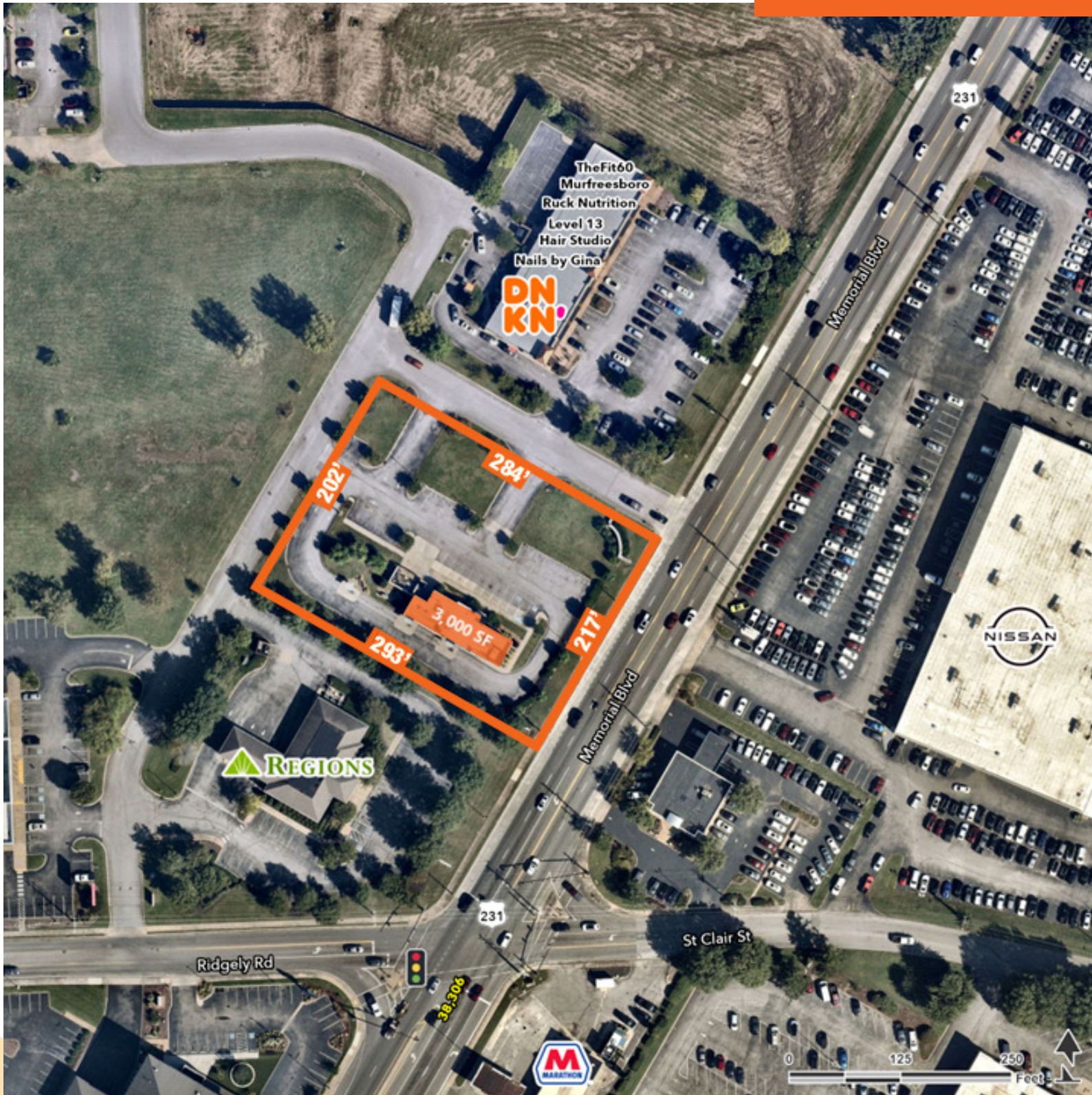
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