

# 1111 Greenland Drive

SECOND-GENERATION RESTAURANT FOR SALE



AVISON  
YOUNG



# PROPERTY OVERVIEW

1111 Greenland Drive  
Murfreesboro, TN 37130

2,520 SF

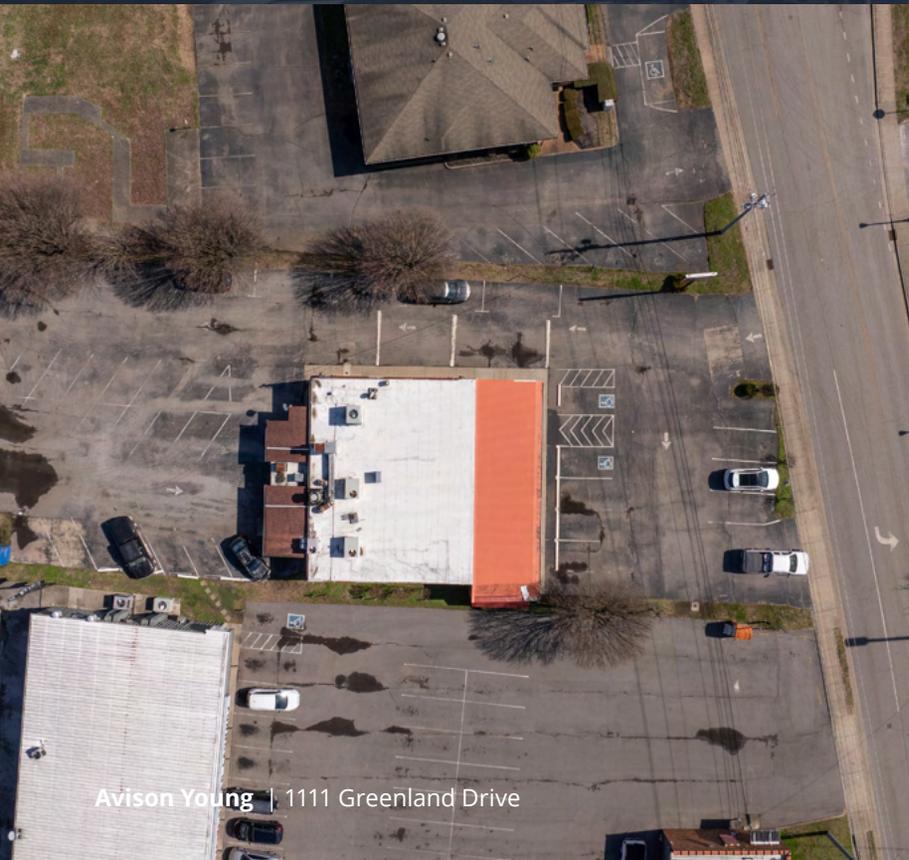
0.54 AC

17,724  
AADT

ON  
GREENLAND  
DRIVE

24,250  
AADT

ON  
MIDDLE TN  
BOULEVARD



## Overview

2,520 sf

## Accessibility

40+ parking spots

## Visibility

Approximately 101 ft of frontage on Greenland Drive and across from Middle Tennessee State University

Long-time Murfreesboro staple due to its close proximity to campus, and years of success driven by the MTSU community

# INVESTMENT HIGHLIGHTS



PRIME SECOND-GENERATION RESTAURANT LOCATION WITH STRONG CUSTOMER DRAW FROM DENSE STUDENT HOUSING AND SURROUNDING RESIDENTIAL POPULATION



LOCATED AT THE BUSIEST INTERSECTION AT THE ENTRANCE TO CAMPUS



DIRECTLY ACROSS FROM THE 550-ACRE MTSU CAMPUS WITH 20,812 STUDENTS ENROLLED (2025)



NEW \$26M SILA DEVELOPMENT ACROSS THE STREET, FEATURING A 122-ROOM HOTEL AND SPORTS BAR



\$78M STATE-FUNDED "BUILD BLUE" RENOVATIONS UNDERWAY AT THE MURPHY CENTER



NEW SWIG LOCATION OPENING ONE BLOCK AWAY, EXPECTED IN 2026

# AREA MAP



MIDDLE  
TENNESSEE  
STATE UNIVERSITY

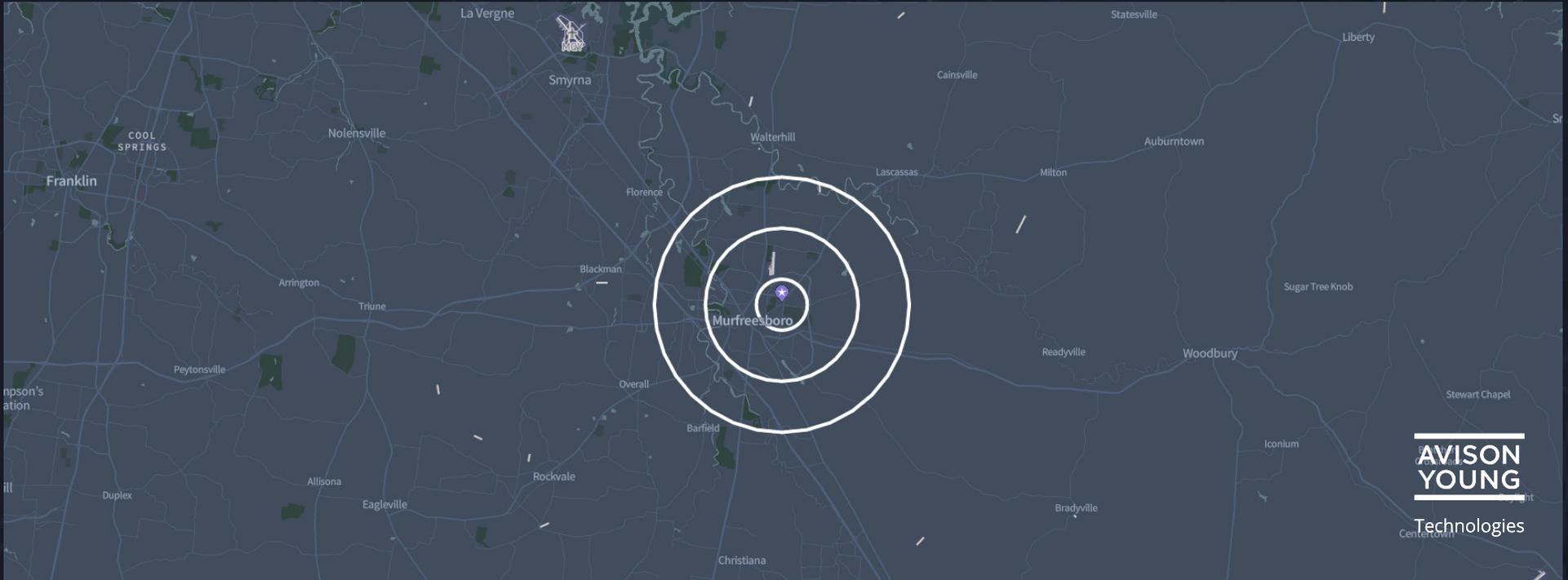
Sila DEVELOPMENTS

\$26M SILA DEVELOPMENT  
112 ROOM HOTEL

MIDDLE TENNESSEE BOULEVARD - AADT 17,437

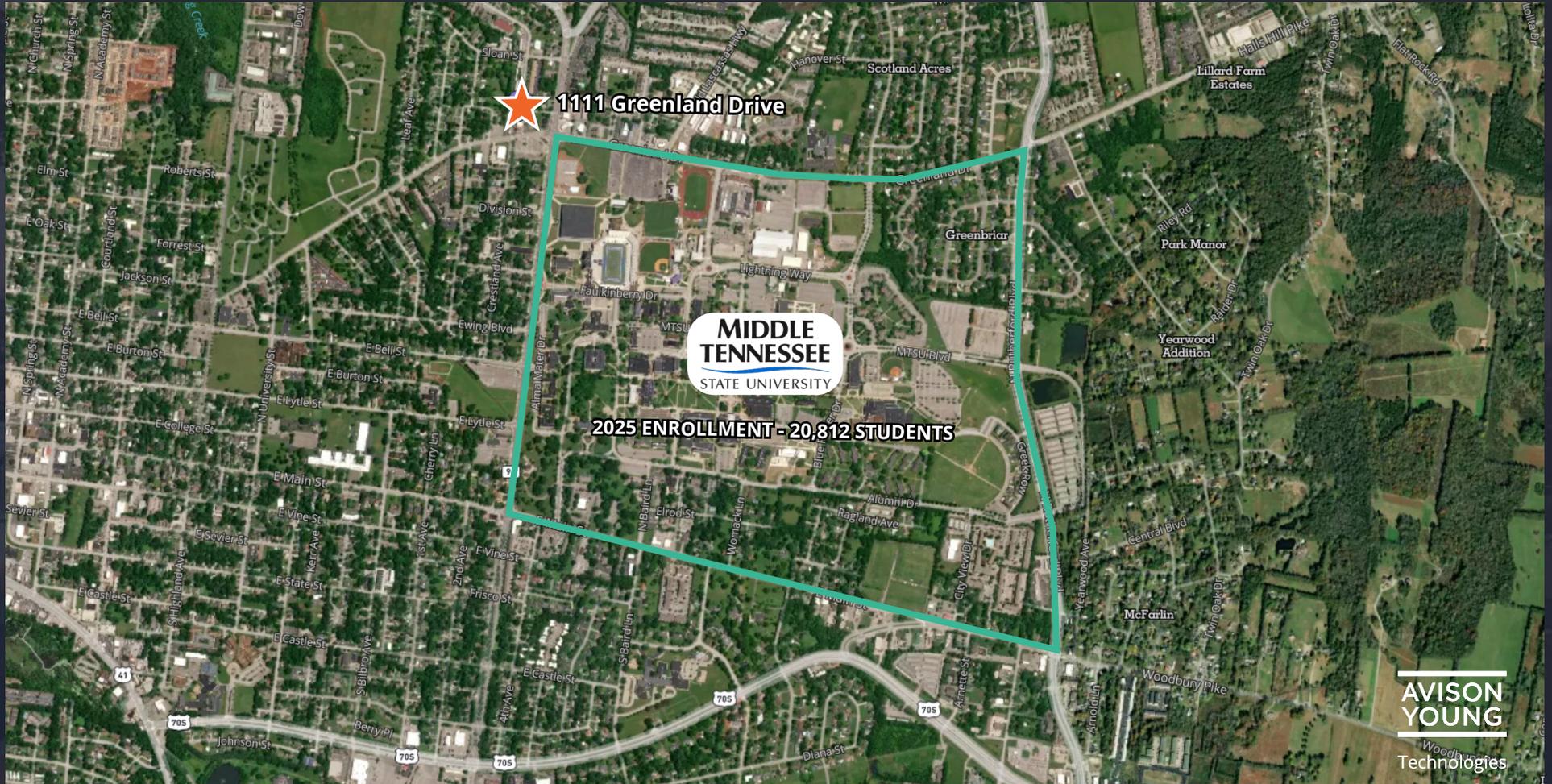
GREENLAND DRIVE - AADT 17,724

# AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population	18,223	76,072	130,512
Population (2029)	17,947	77,423	135,162
Daytime population	11,684	64,356	101,798
Median age	27	31	33
Household size	2	3	3
Average household income	\$83,350	\$93,259	\$101,060
Average household income (2029)	\$81,671	\$91,462	\$100,069

# PROXIMITY MAP



# PROPERTY PHOTOS



# MURFREESBORO MARKET OVERVIEW

ONE OF THE  
**FASTEST GROWING**  
CITIES IN  
THE NATION

**#6**  
**MOST POPULOUS**  
CITY  
IN TENNESSEE

**3%**  
UNEMPLOYMENT  
RATE

**MTSU**  
ONE OF THE  
LARGEST  
UNDERGRADUATE  
UNIVERSITIES IN TN

**5,833**  
EMPLOYER  
ESTABLISHMENTS

**LARGEST SUBURB**  
OF NASHVILLE

**102,940**  
WORKFORCE  
POPULATION

**TOP 5**  
RANKED SCHOOLS  
IN TN

ACCESSIBILITY TO  
**MAJOR**  
U.S. INTERSTATE  
HIGHWAYS

LOCATED IN THE  
**GEOGRAPHIC**  
**CENTER**  
OF THE STATE

**TOP 100**  
BEST PLACES TO  
LIVE IN THE U.S.  
*Livability*

**22%**  
JOB  
GROWTH RATE

**14%**  
POPULATION  
GROWTH RATE

**75%**  
OF U.S. MARKETS  
ARE WITHIN A  
TWO-HOUR FLIGHT

**PHENOMENAL**  
REAL ESTATE  
GROWTH

# GET IN TOUCH

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**AVISON  
YOUNG**

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