

FOR SALE

±2.9 Commercial Acres

Rare Corner Lot Location in a High Traffic Corridor

2310 New Salem Highway, Murfreesboro, TN 37128



HIGHLIGHTS

- Hard Corner Commercial Lot on High Traffic Corridor
- ±2.9 Acres of Commercial Land (2 tracts)
- Sale Price: \$1,550,000 (\$12.89 /SF)
- ±450 Feet of Frontage on New Salem Hwy
- >20,000 Cars (Average Daily Traffic)
- Zoning: Commercial Services (CS) in the County
- Great location near I-24
- Located on the High-Growth New Salem Highway

**Corner 1.24 Acres has some CC&Rs*



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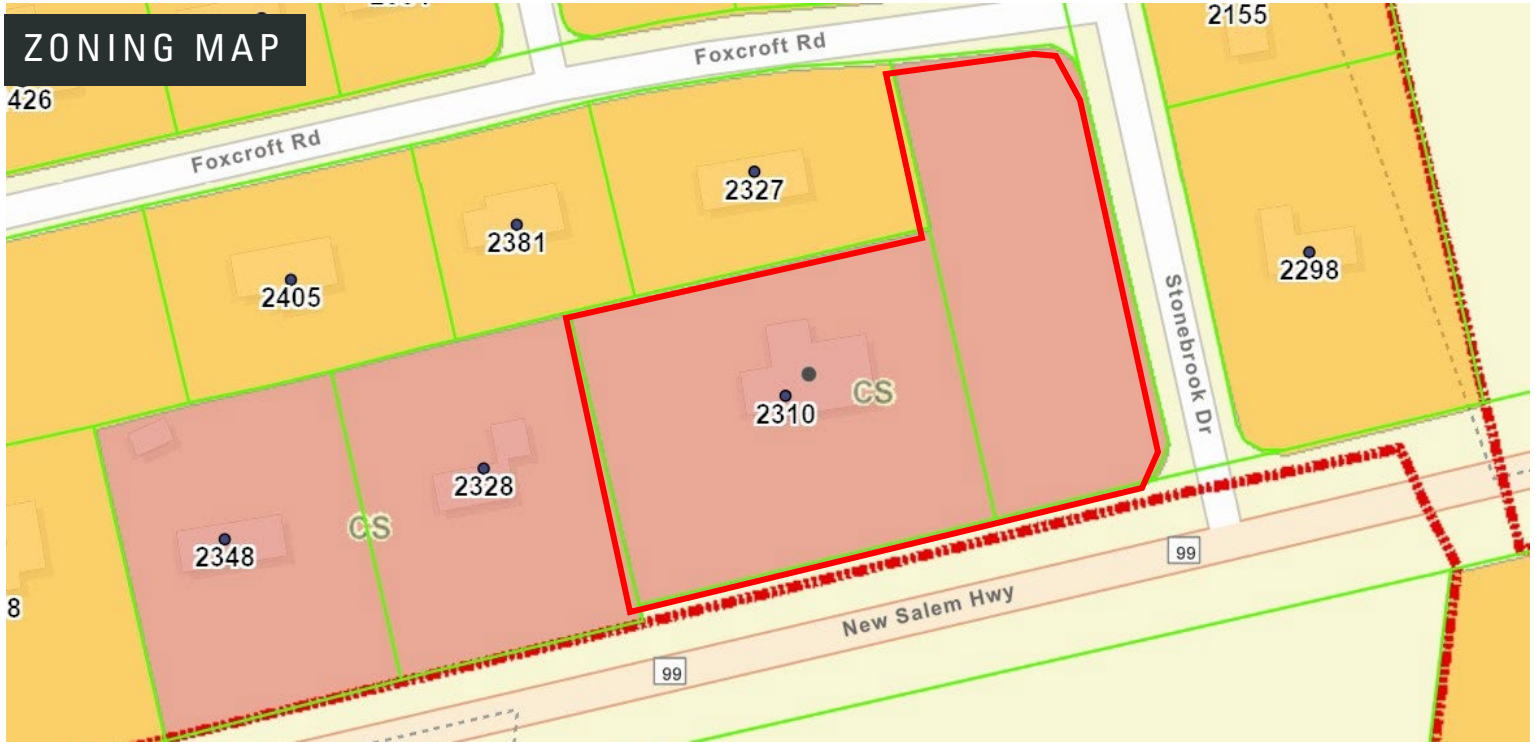
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Charles Hawkins Co.
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CHARLES
HAWKINS CO.



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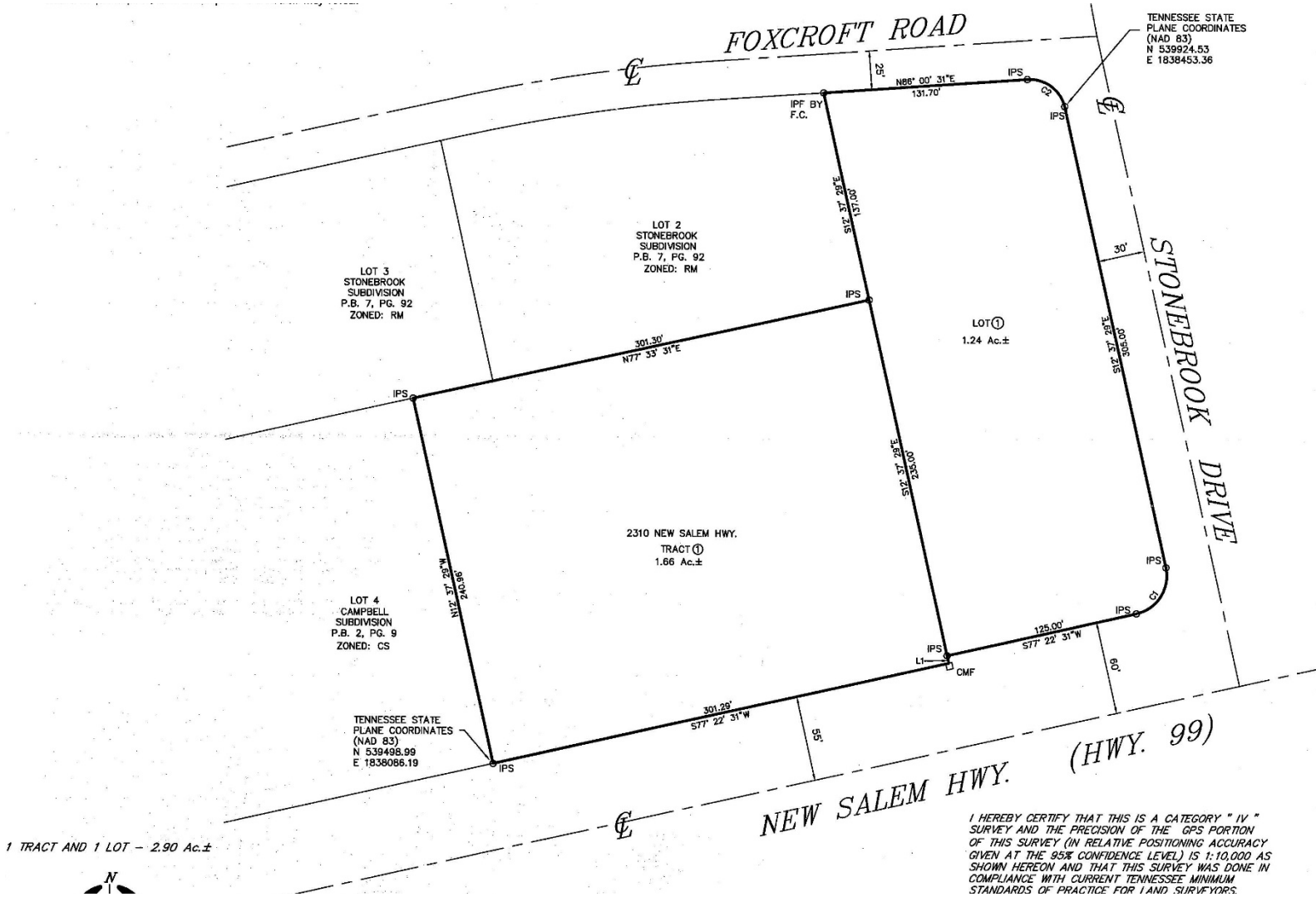
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SURVEY



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RUTHERFORD CO. INFORMATION

Graphics Provided by Rutherford Co. Chamber of Commerce

RUTHERFORD COUNTY INSIGHTS



LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
	29,986	121,468	239,242
	\$80,457	\$67,981	\$69,845
	11,264	45,217	87,648

MURFREESBORO



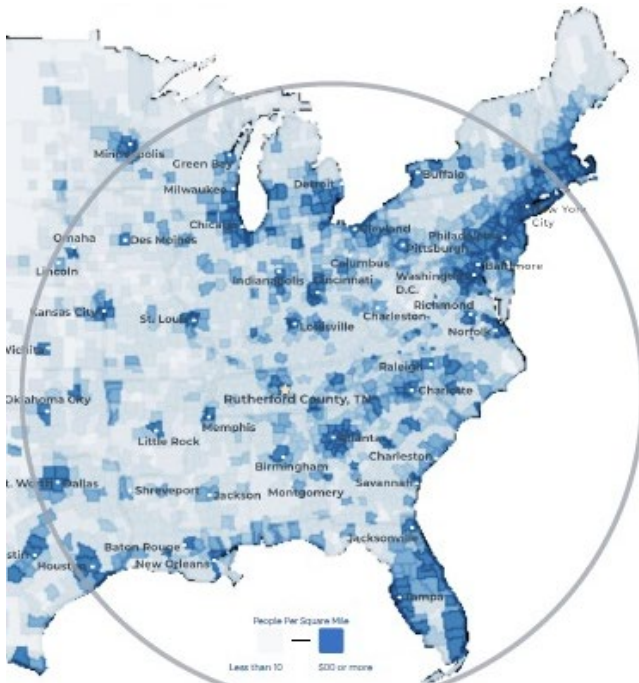
157,276

Total Population



31

Median Age



- #1** Boomtown in America - SmartAsset
- #1** largest suburb of Nashville, TN
- #1** largest university in Middle Tennessee - Nashville Business Journal
- #4** metro for economic strength - Policom 2022
- 4th** best small city to buy a home in the U.S. - WalletHub 2021
- 8th** fastest growing midsize city in the U.S. - Census 2020
- 50%** of U.S. Population lives within 650 mile radius

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