



View facing east



- Zoned Commercial Fringe (CF)
- All utilities included

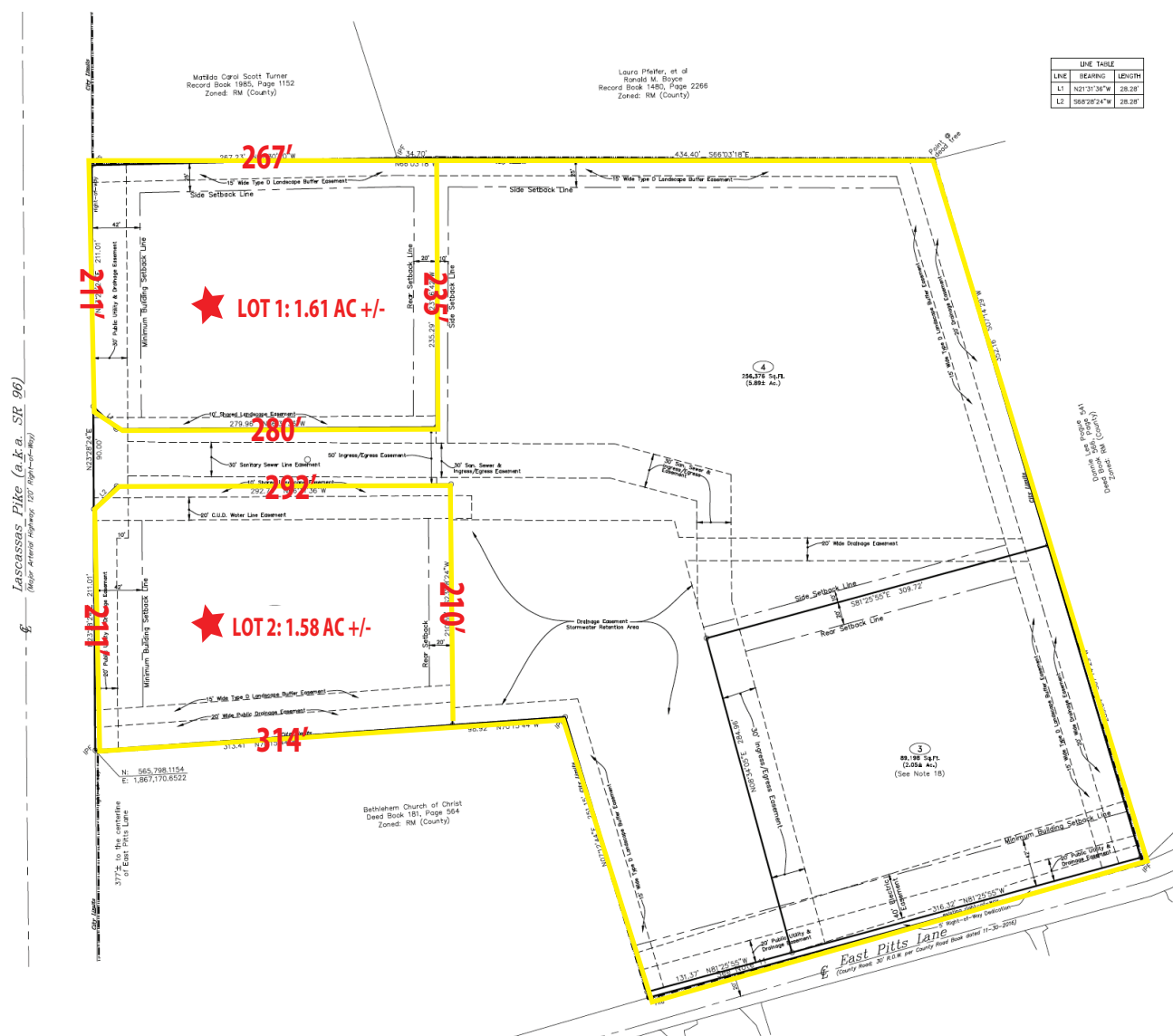
- 3.2 miles to Middle Tennessee State University (enrollment of 22k)
- Population within 3 mile radius: 43,362; Average HHI: \$75,000

View facing west





2 Commercial Outparcels Lascassas Pike, Murfreesboro, TN



RUTHERFORD COUNTY, TN

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

- #3 Boomtown in America
- SmartAsset 2022
- #1 largest suburb
of Nashville, TN
- #1 largest university in
Middle Tennessee
- Nashville Business Journal
- #3 metro for economic
strength
- Policom 2024
- 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