

# FOR SALE

±2 Acres Retail Land

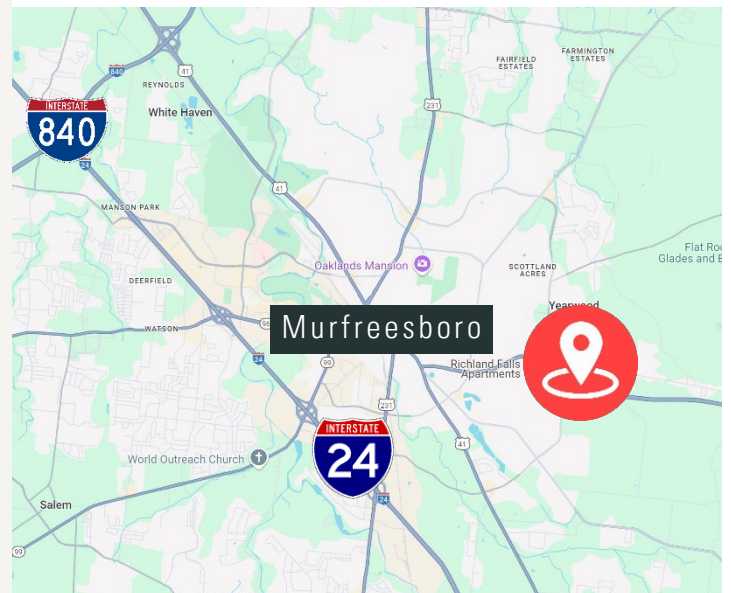
Outparcel Available Next to the Alexander Square Shopping Center in Murfreesboro, TN

2962 South Rutherford Blvd, Murfreesboro, TN 37130



## HIGHLIGHTS

- ±2 Acres (Divisible)
- Price: \$799,000 (\$399,500 per Acre)
- Shared stormwater detention in place
- Zoned: CH (Commercial Highway)
- Access from John Bragg Hwy and S. Rutherford Blvd
- Walmart Shadow Center
- ± 1 Mile from MTSU
- >18,882 Cars (Average Daily Traffic)



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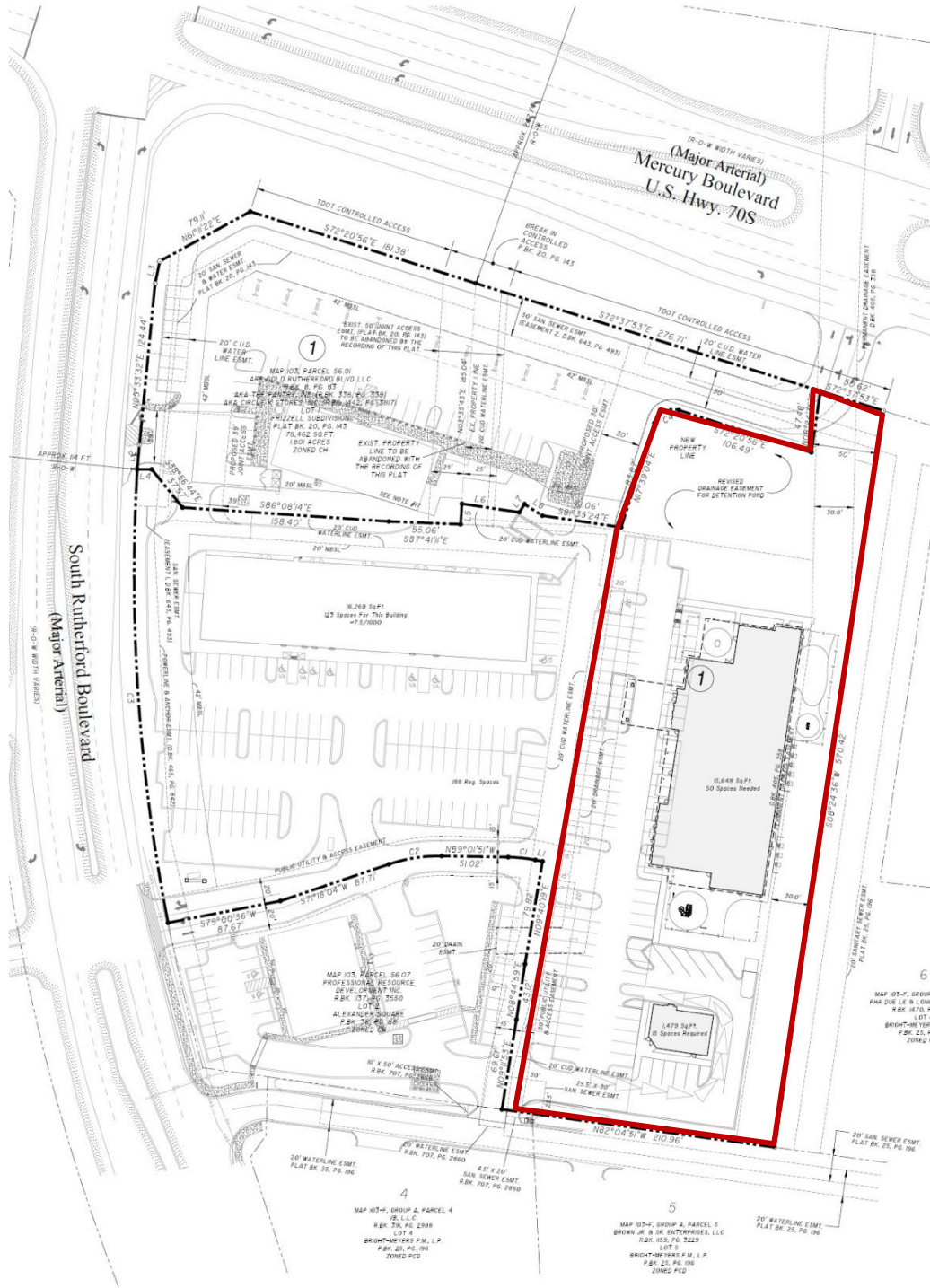
Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
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T: 615.256.3189 / F: 615.254.4026

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Rutherford County

CHARLES  
HAWKINS CO.

CONCEPT PLAN



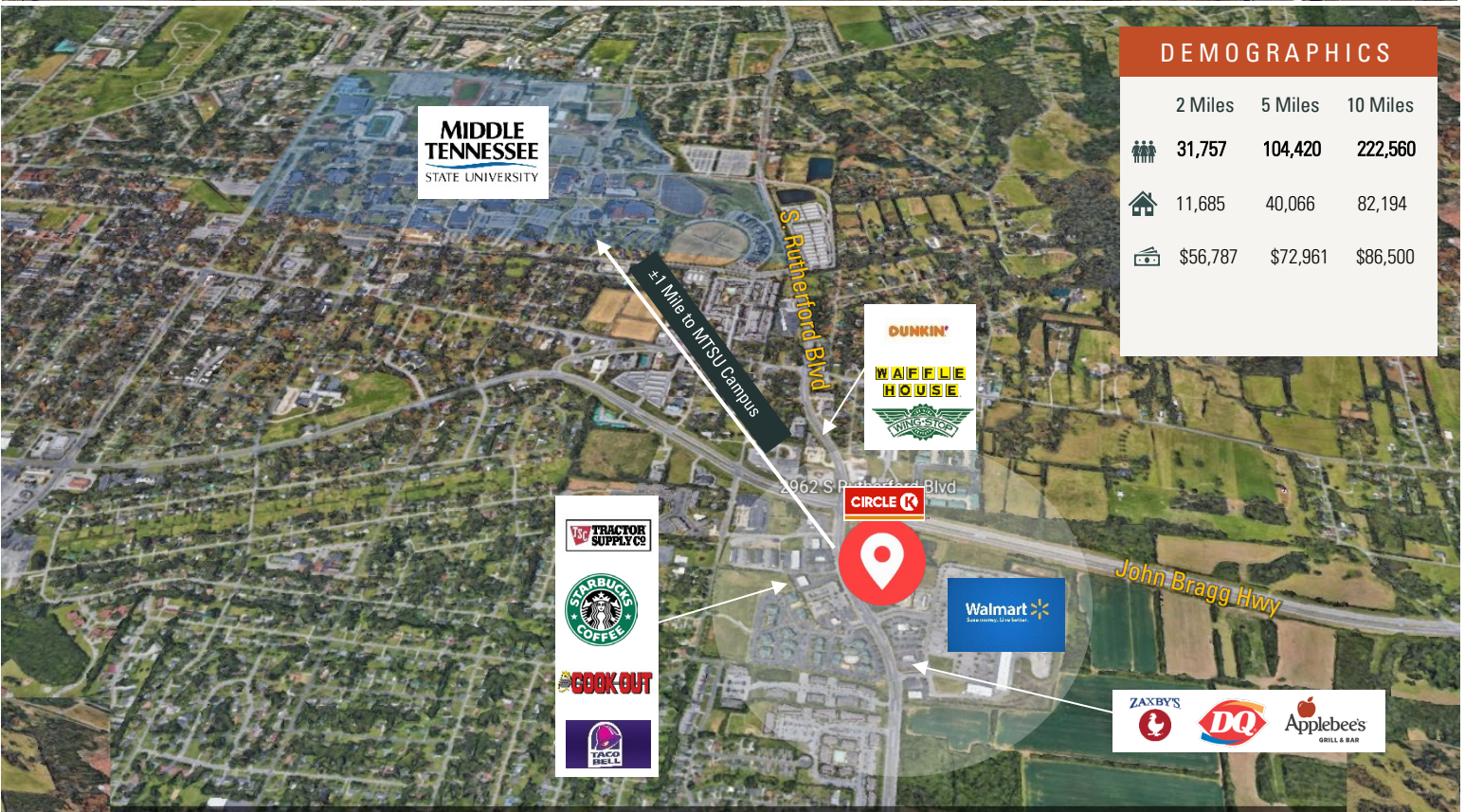
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DEMOGRAPHICS			
	2 Miles	5 Miles	10 Miles
👤	31,757	104,420	222,560
🏠	11,685	40,066	82,194
💰	\$56,787	\$72,961	\$86,500

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## RUTHERFORD CO. INFORMATION

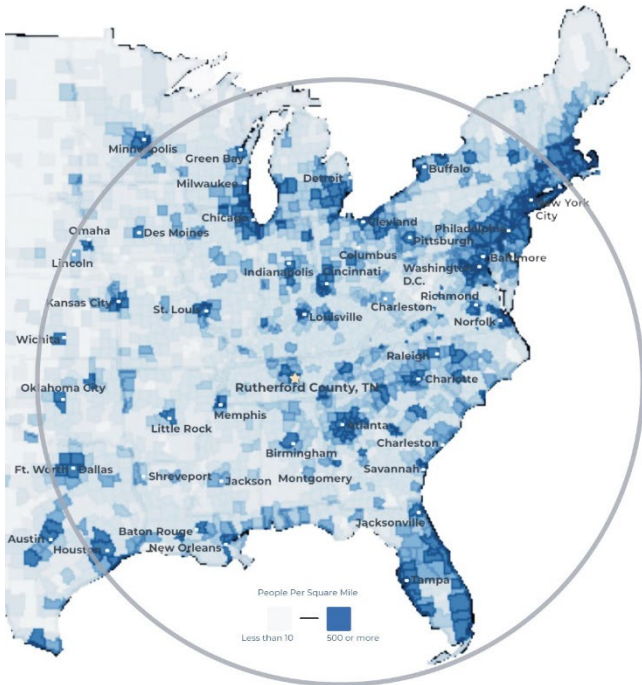
Graphics Provided by Rutherford Co. Chamber of Commerce

### RUTHERFORD COUNTY INSIGHTS



### LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	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
- #4** metro for economic strength - Policom 2022
- 4<sup>th</sup>** best small city to buy a home in the U.S. - WalletHub 2021
- 8<sup>th</sup>** fastest growing midsize city in the U.S. - Census 2020
- 50%** of U.S. Population lives with 650 mile radius

## RECENT ANNOUNCEMENTS

### McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.

### Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.

## MURFREESBORO



**369,868**

Total Population



**34**

Median Age

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