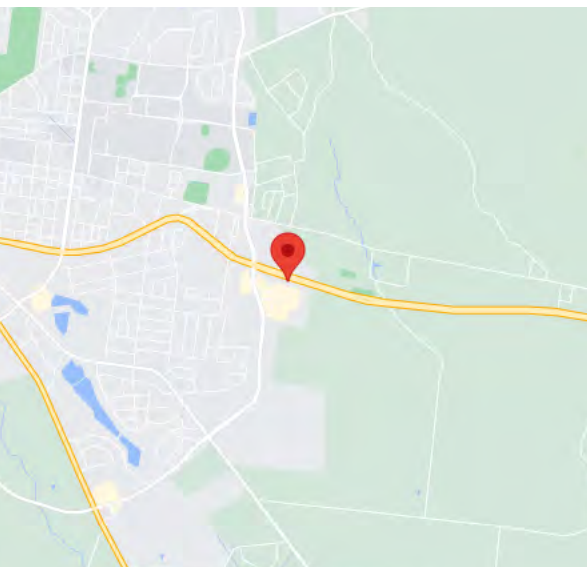


COMMERCIAL LAND FOR SALE

1.08
ACRES

2940 S RUTHERFORD BLVD | MURFREESBORO, TN 37130

High-Visibility Commercial Building Lot in
Walmart Supercenter & College-Central Shopping Center



PROPERTY HIGHLIGHTS:

- Traffic: +/- 30,000 Cars per day
- Zoning: Planned Commercial Development (PCD)
- QOZ: Qualified Opportunity Zone
- Proximity to Middle Tennessee State University (MTSU)
- Level Site



Mike Reidy

AGENCY, LEASING, INVESTMENT SALES
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neptunemike82@gmail.com

PARKS



1535 W. Northfield Blvd Ste 7
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615.896.4040

Information deemed reliable but not guaranteed.

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High-Visibility Commercial Building Lot in
Walmart Supercenter & College-Central Shopping Center



DEMOGRAPHICS: (15-MINUTE RADIUS)



Population

52,000



Household Income

\$69,000



Traffic Count

+/- 30,000 Cars Per Day



<1 Mile to 22,000

College Students (MTSU)



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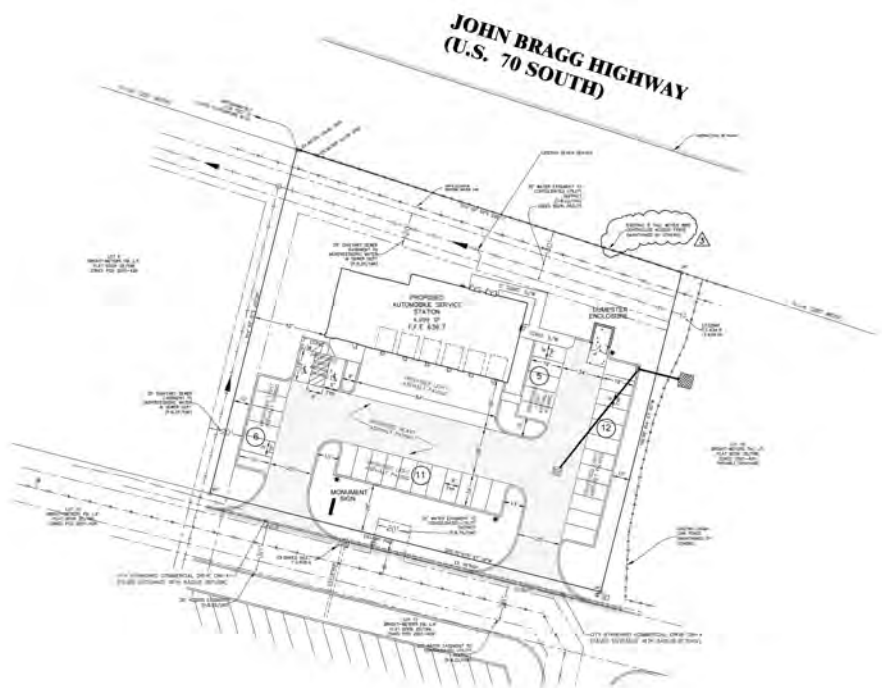
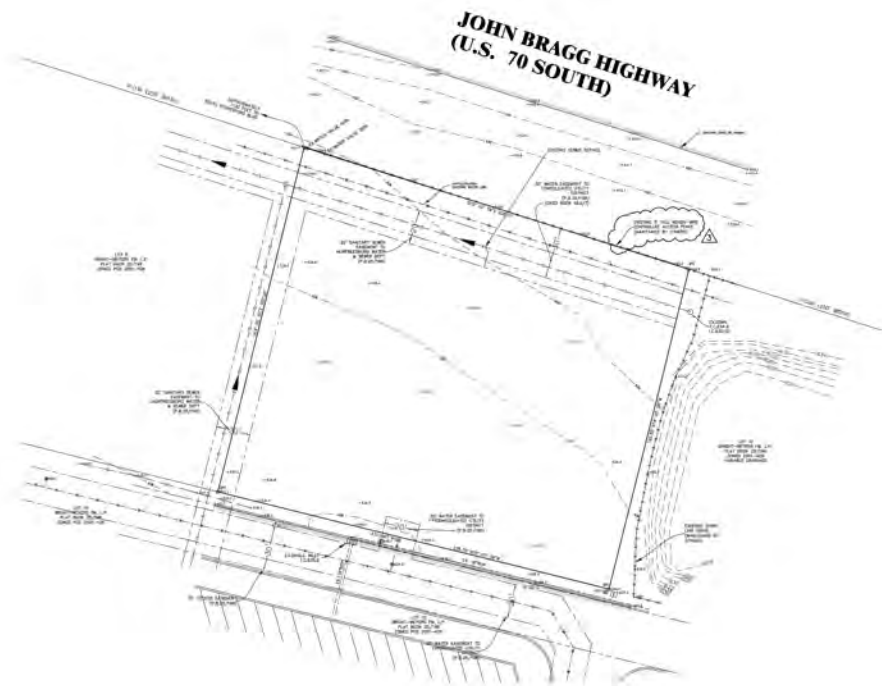
2940 S RUTHERFORD BLVD | MURFREESBORO, TN 37130

High-Visibility Commercial Building Lot in
Walmart Supercenter & College-Central Shopping Center

PROPOSED BUILDING:

- Approved plans for approx. 5,000 SF Auto Care Facility
- 6 Service Bays
- 14-Foot Clear Height
- Parking: 7/1,000
- Building Concept, Plans & Plats Available

RENDERING:



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RUTHERFORD COUNTY FACTS

SOURCE: RUTHERFORDWORKS.COM

POPULATION

344,000

MEDIAN HOME PRICE

\$400,000

3 COLLEGES

25,000 Students

MEDIAN AGE

34

AVERAGE HH INCOME

\$82,000

COLLEGE DEGREES

42% hold Associate or above

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

NISSAN	8,000
AMAZON	2,700
INGRAM	1,918
ASCENSION SAINT THOMAS	1,741
ASURION	1,250
VERIZON	1,068
GENERAL MILLS	1,000
ADIANT	1,000
BRIDGESTONE	987
CARDINAL HEALTH	816

3

Major Interstates

1.6

Million Residents Within
a 45-Min Drive

12

Million People Within
a 2.5-Hour Drive

#1

Elementary, Middle and
High Schools in Tennessee

30

Minutes to Nashville
Attractions

5

Hospital Expansions Since
2018 Serving Infants to Seniors

RECENT ANNOUNCEMENTS

Gutterglove PRO

Manufacturing &
Distribution Facility
Leading gutter guard
company invests \$5.4M
in new La Vergne facility,
adding 85 jobs to the
community.

Woods AIR MOVEMENT

North American HQ &
Manufacturing Facility
UK-based air ventilation
company establishes
U.S. presence by investing
\$3.6M in new Murfreesboro
testing facility.

Hunter

Divisional HQ, R&D &
Manufacturing Operation
Hunter Fan Company
relocates 100,000 SF
commercial and industrial
division to Smyrna,
including testing facility
and corporate offices.



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