



GROUND LEASE OR BUILD TO SUIT HIGH TRAFFIC CORNER LOT

3177 Memorial Blvd - Murfreesboro, TN



Property Features:

- See Broker for Ground Lease Pricing
- 1.25 Acres
- Located on highest income corridor in Murfreesboro
- 29,609 Rooftops within a 5-mile radius
- Traffic count: Approx. 35,068

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AFFILIATE BROKER

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ParkTrust
COMMERCIAL

1225 Garrison Drive., Suite 202
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familyworshipcenter

★ SITE
1.25 Acres



Wessex

Cedar View Dr

Regal Dr

10

231

Memorial Blvd

10

Alvin C. York
Veterans'
Administration
Medical Center

Siegel
High
School

Siegel
Middle
School

Erma
Siegel
Elementary

Publix



SITE



FUTURE
Hy-Vee

Memorial Blvd.

Compton Rd

Roellen Rd

Madison Ave

Caraway Dr

Howell Dr

Ithaca St

Ormond St

Hardwick St

Franklin
Alexander

Archer Ave

Bluebell Ave

Amber Dr

Crown Ct

Richard Rd

Estes St

Houston Ct

Haynes Dr


Regenwood Dr
Dora Elizabeth Ct

Marilyn Ct

Wynthorpe Hall Dr
Craythorne Dr

268

Demographic Summary Report

Land							
3177 Memorial Blvd, Murfreesboro, TN 37129							
Building Type: Land		Total Available: 0 SF					
Class: -		% Leased: 0%					
RBA: -		Rent/SF/Yr: -					
Typical Floor: -							
Radius	1 Mile		3 Mile		5 Mile		
Population							
2026 Projection	7,563		55,052		105,805		
2021 Estimate	6,879		50,055		96,045		
2010 Census	5,679		41,171		77,455		
Growth 2021 - 2026	9.94%		9.98%		10.16%		
Growth 2010 - 2021	21.13%		21.58%		24.00%		
2021 Population by Hispanic Origin		221		3,101		7,184	
2021 Population		6,879		50,055		96,045	
White	5,841	84.91%	38,966	77.85%	71,901	74.86%	
Black	631	9.17%	8,088	16.16%	18,188	18.94%	
Am. Indian & Alaskan	18	0.26%	197	0.39%	418	0.44%	
Asian	292	4.24%	1,465	2.93%	2,800	2.92%	
Hawaiian & Pacific Island	7	0.10%	47	0.09%	114	0.12%	
Other	90	1.31%	1,293	2.58%	2,624	2.73%	
U.S. Armed Forces	1		9		75		
Households							
2026 Projection	2,695		21,560		40,375		
2021 Estimate	2,455		19,622		36,652		
2010 Census	2,046		16,223		29,609		
Growth 2021 - 2026	9.78%		9.88%		10.16%		
Growth 2010 - 2021	19.99%		20.95%		23.79%		
Owner Occupied	2,124	86.52%	11,787	60.07%	20,154	54.99%	
Renter Occupied	331	13.48%	7,835	39.93%	16,498	45.01%	
2021 Households by HH Income		2,456		19,622		36,652	
Income: <\$25,000	118	4.80%	2,996	15.27%	6,962	18.99%	
Income: \$25,000 - \$50,000	367	14.94%	4,092	20.85%	8,582	23.41%	
Income: \$50,000 - \$75,000	292	11.89%	3,549	18.09%	6,905	18.84%	
Income: \$75,000 - \$100,000	275	11.20%	1,849	9.42%	3,927	10.71%	
Income: \$100,000 - \$125,000	277	11.28%	1,999	10.19%	3,068	8.37%	
Income: \$125,000 - \$150,000	328	13.36%	1,694	8.63%	2,308	6.30%	
Income: \$150,000 - \$200,000	443	18.04%	2,088	10.64%	3,063	8.36%	
Income: \$200,000+	356	14.50%	1,355	6.91%	1,837	5.01%	
2021 Avg Household Income		\$131,228		\$92,884		\$80,999	
2021 Med Household Income		\$115,884		\$69,253		\$59,949	

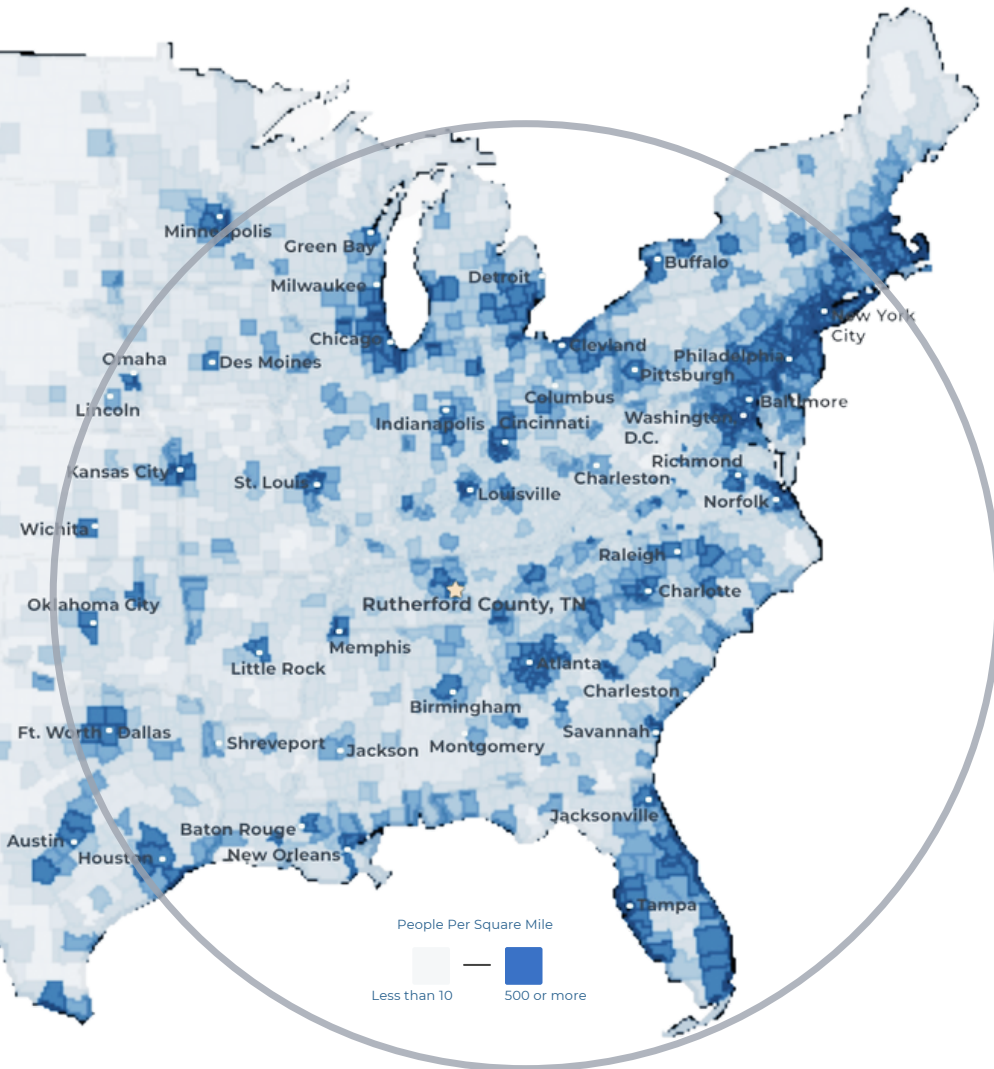
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



#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

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
with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

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

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	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,875

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABOR FORCE DATA

Labor Force

Unemployment Rate

Labor Force Participation Rate

County

Tennessee

United States

199,377

3,359,776

166,818,000

2.8%

3.3%

3.7%

69.1%

59.2%

62.4%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of June 2023

RECENT ANNOUNCEMENTS



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



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



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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