

# ParkTrust

## COMMERCIAL

### Property Features

- Commercial Lots Available
- Lot 1: 1.8 AC – **SOLD/Toot's**  
Good Food & Fun
- Lot 5: 2.41 AC – **SOLD/TIRE WORLD**
- Lot 3: 1.12 AC - \$17.50 PSF
- Lot 2: 1.21 AC – **SOLD/Andy's**  
Frozen Custard
- Lot 4: 2.02 AC- \$15 PSF
- Zoned Commercial Fringe
- All Utilities Available
- Traffic Count: Approx. 27,182

**JOHN HARNEY**  
AFFILIATE BROKER

615.542.0715  
john@parktrust.com  
TNLIC# 221569

1225 Garrison Drive, Suite 202  
Murfreesboro, TN 37129



## RETAIL - COMMERCIAL LAND - CORNER LOTS



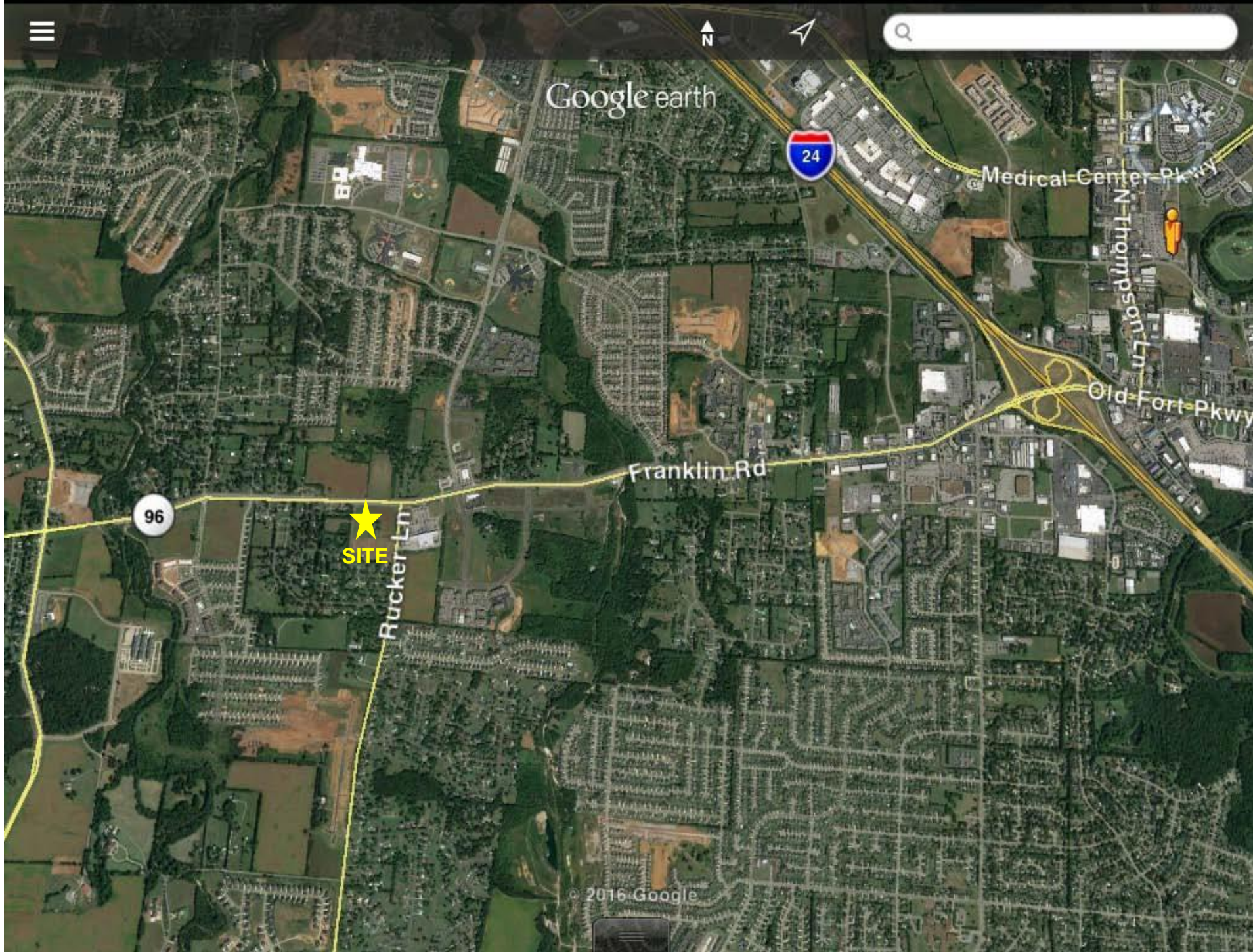
### Rucker Lane and Franklin Road Murfreesboro, TN

| DEMOGRAPHICS          | 2 MILE   | 5 MILE   | 10 MILE  |
|-----------------------|----------|----------|----------|
| 2023 Population       | 37,084   | 101,207  | 271,986  |
| 2023 Median HH Income | \$83,307 | \$75,815 | \$70,310 |





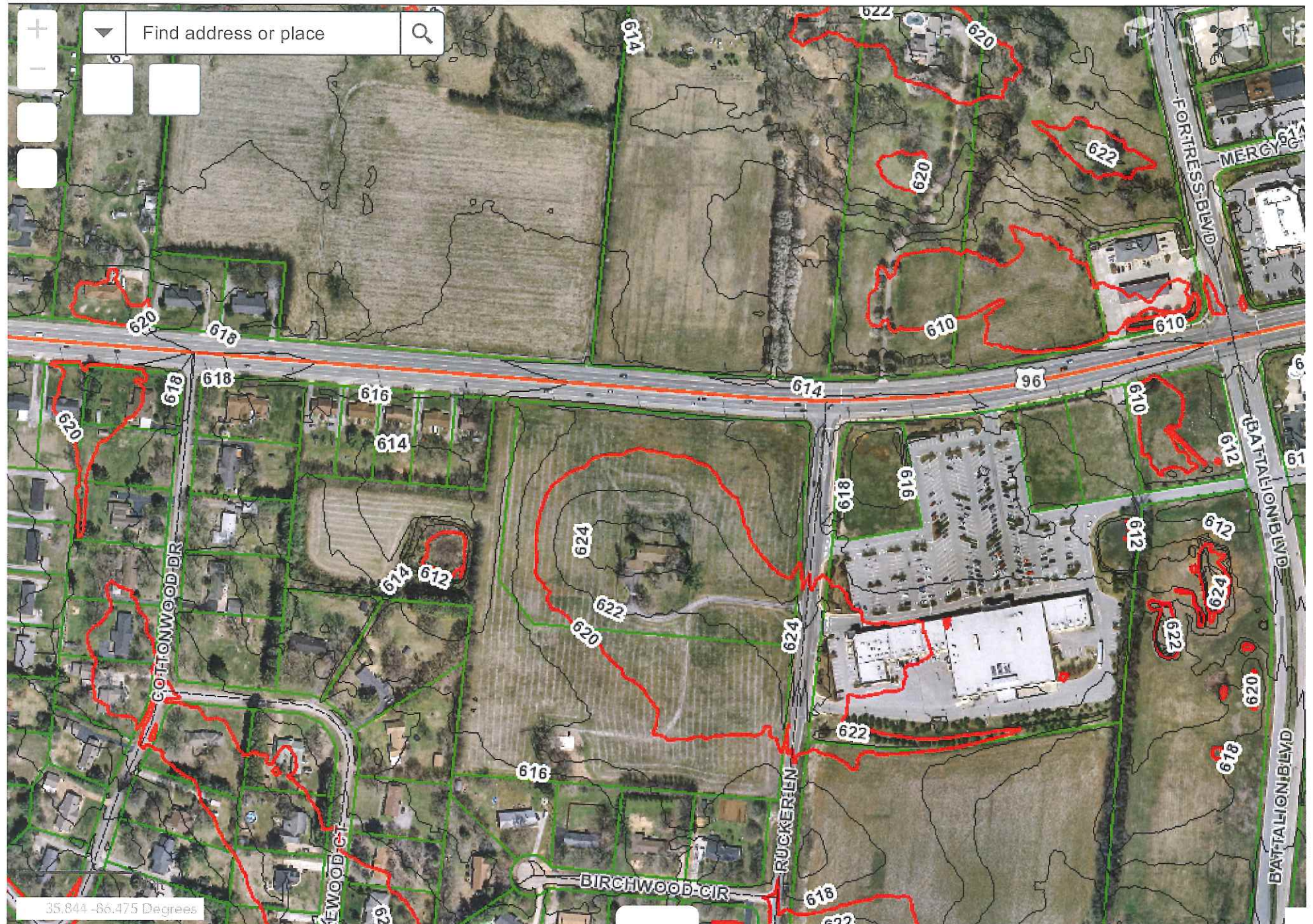




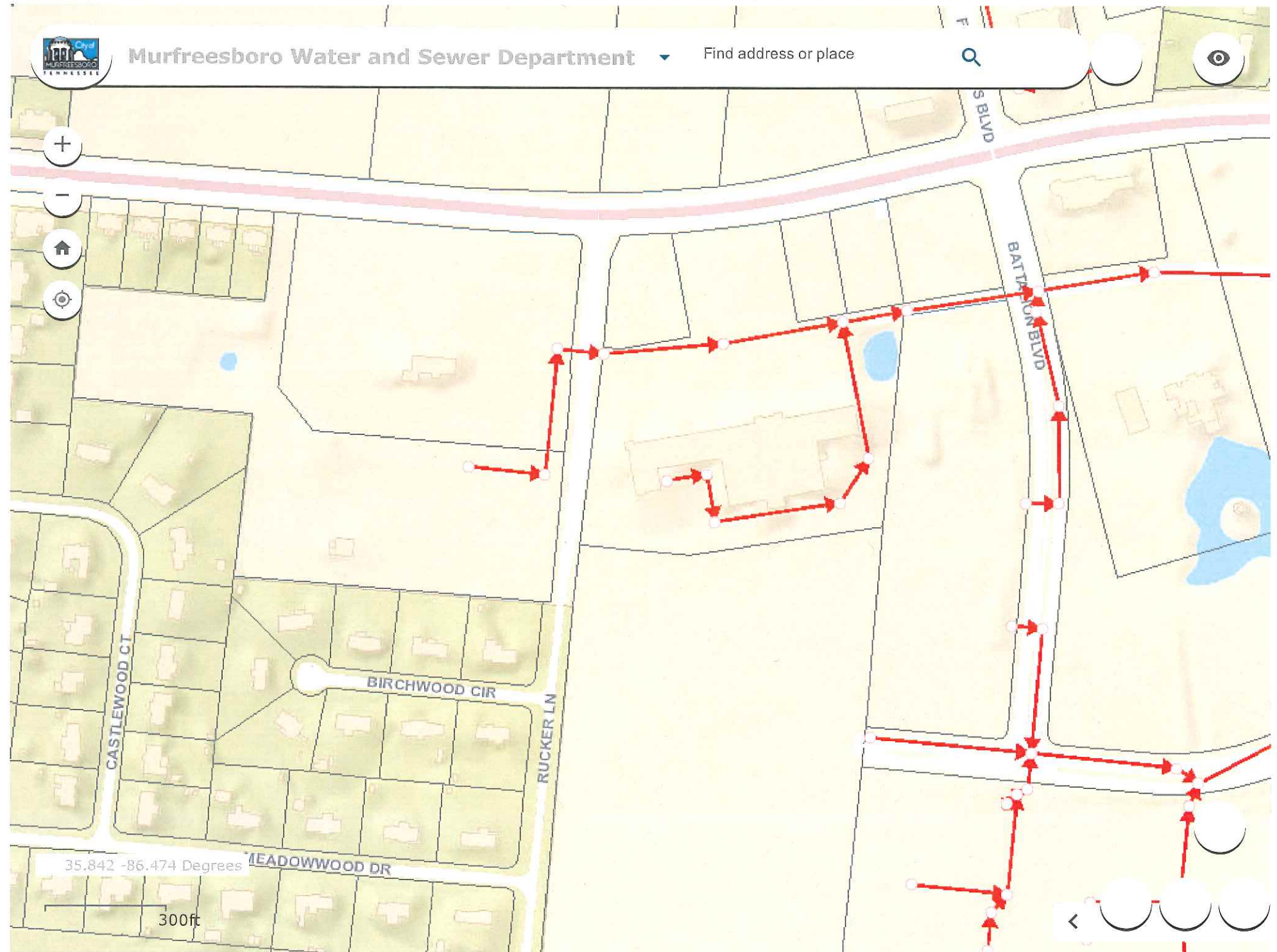


Plat Book 43, Page 173









# Demographic Summary Report

151 Rucker Ln, Murfreesboro, TN 37128

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile        |
|---|--------------|---------------|---------------|
| <b>Population</b>                         |              |               |               |
| 2028 Projection                           | 10,956       | 66,363        | 110,527       |
| 2023 Estimate                             | 9,756        | 60,114        | 101,207       |
| 2010 Census                               | 3,849        | 31,949        | 62,420        |
| Growth 2023 - 2028                        | 12.30%       | 10.40%        | 9.21%         |
| Growth 2010 - 2023                        | 153.47%      | 88.16%        | 62.14%        |
| <b>2023 Population by Hispanic Origin</b> | 596          | 4,033         | 7,072         |
| <b>2023 Population</b>                    | 9,756        | 60,114        | 101,207       |
| White                                     | 8,074 82.76% | 46,719 77.72% | 77,963 77.03% |
| Black                                     | 948 9.72%    | 8,201 13.64%  | 14,923 14.75% |
| Am. Indian & Alaskan                      | 43 0.44%     | 235 0.39%     | 536 0.53%     |
| Asian                                     | 380 3.90%    | 3,080 5.12%   | 4,541 4.49%   |
| Hawaiian & Pacific Island                 | 25 0.26%     | 70 0.12%      | 93 0.09%      |
| Other                                     | 285 2.92%    | 1,809 3.01%   | 3,151 3.11%   |
| U.S. Armed Forces                         | 27           | 220           | 355           |
| <b>Households</b>                         |              |               |               |
| 2028 Projection                           | 3,854        | 23,708        | 40,356        |
| 2023 Estimate                             | 3,438        | 21,545        | 37,088        |
| 2010 Census                               | 1,396        | 11,879        | 23,686        |
| Growth 2023 - 2028                        | 12.10%       | 10.04%        | 8.81%         |
| Growth 2010 - 2023                        | 146.28%      | 81.37%        | 56.58%        |
| Owner Occupied                            | 2,690 78.24% | 15,648 72.63% | 25,660 69.19% |
| Renter Occupied                           | 748 21.76%   | 5,897 27.37%  | 11,428 30.81% |
| <b>2023 Households by HH Income</b>       | 3,438        | 21,546        | 37,087        |
| Income: <\$25,000                         | 156 4.54%    | 1,406 6.53%   | 3,660 9.87%   |
| Income: \$25,000 - \$50,000               | 496 14.43%   | 3,538 16.42%  | 6,930 18.69%  |
| Income: \$50,000 - \$75,000               | 736 21.41%   | 4,661 21.63%  | 7,768 20.95%  |
| Income: \$75,000 - \$100,000              | 627 18.24%   | 3,645 16.92%  | 5,690 15.34%  |
| Income: \$100,000 - \$125,000             | 403 11.72%   | 2,863 13.29%  | 4,622 12.46%  |
| Income: \$125,000 - \$150,000             | 500 14.54%   | 2,260 10.49%  | 3,284 8.85%   |
| Income: \$150,000 - \$200,000             | 338 9.83%    | 2,193 10.18%  | 3,479 9.38%   |
| Income: \$200,000+                        | 182 5.29%    | 980 4.55%     | 1,654 4.46%   |
| <b>2023 Avg Household Income</b>          | \$102,215    | \$96,824      | \$91,553      |
| <b>2023 Med Household Income</b>          | \$88,197     | \$83,011      | \$75,815      |



---

# COMMUNITY SNAPSHOT

Rutherford County, TN

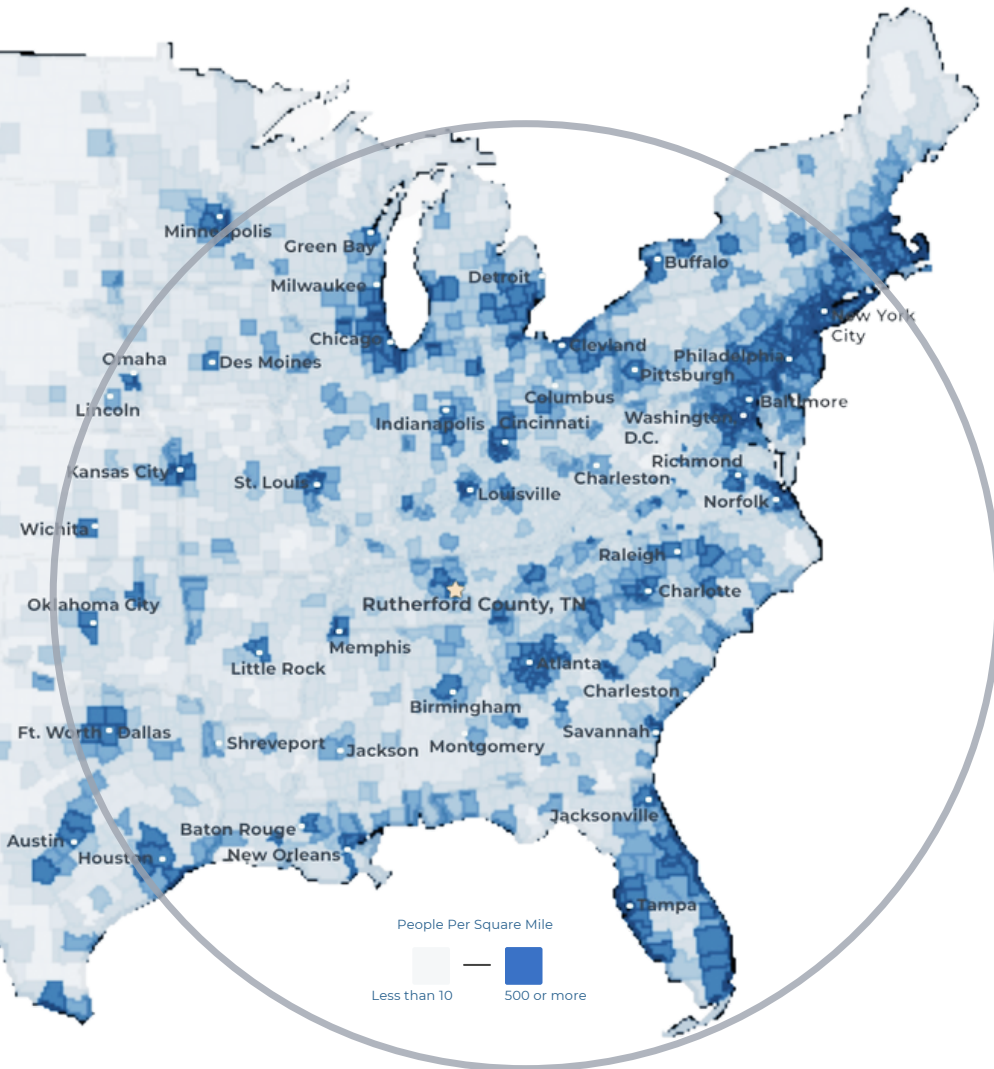
---

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

**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

## 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.

Patrick Cammack  
SVP, Economic Development  
pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org



