



3.2 AC Commercial Lot - Owner Will Divide

3435 & 3437 Memorial Blvd - Murfreesboro, TN



DETAILS:

- **Price: \$14.50 PSF**
- **Zoned Commercial Highway**
- **All Utilities**
- **Owner Will Divide**
- **Next door to Publix & across from the Veterans Hospital**
- **Traffic Count: Approx. 15,291**

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BROKER

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ParkTrust
COMMERCIAL

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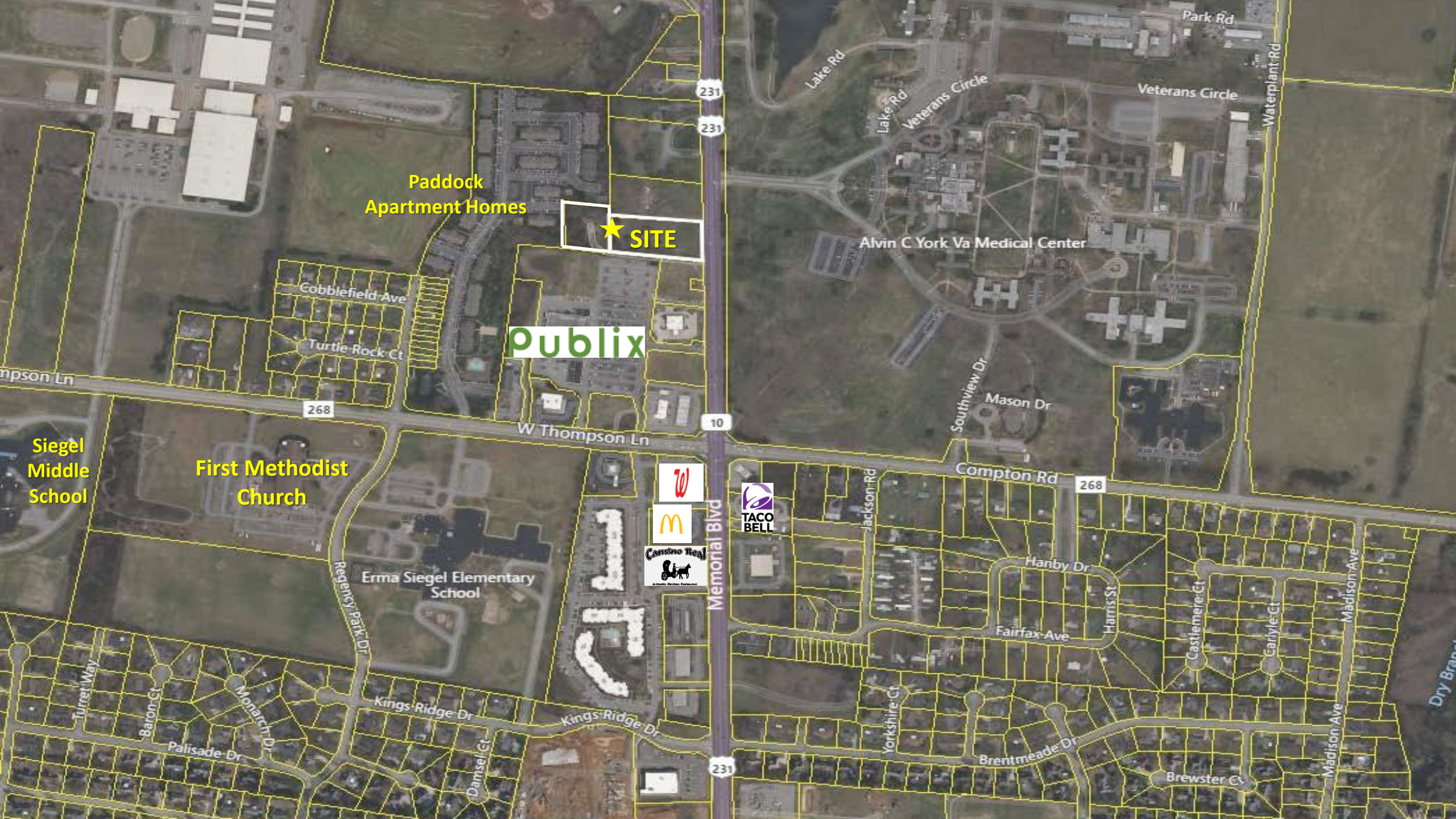
The Paddock
Club Apartment
Homes



★
SITE

First National Bank
of Tennessee

Alvin C. York Veterans
Administration Medical
Center



Paddock
Apartment Homes

★ SITE

publix

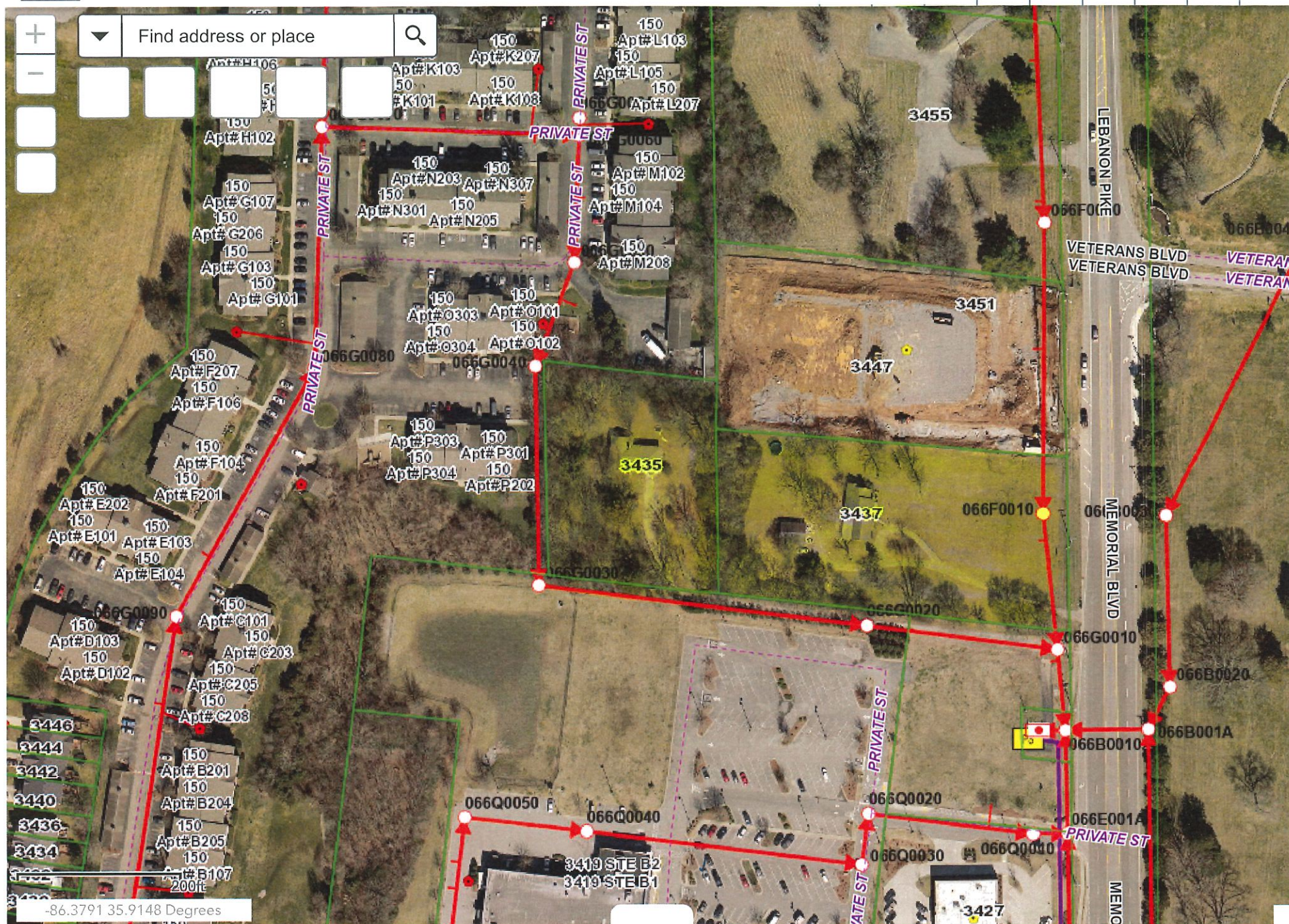
Siegel
Middle
School

First Methodist
Church

Erma Siegel Elementary
School



SANITARY SEWER MAP



Demographic Summary Report

3.2 Ac Commercial Lot - Owner Will Divide

3435 Memorial Blvd, Murfreesboro, TN 37129

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,804	38,484	97,404
2023 Estimate	5,324	36,057	90,930
2010 Census	3,353	28,659	69,721
Growth 2023 - 2028	9.02%	6.73%	7.12%
Growth 2010 - 2023	58.78%	25.81%	30.42%
2023 Population by Hispanic Origin	201	1,708	6,325
2023 Population	5,324	36,057	90,930
White	4,522 84.94%	29,304 81.27%	68,547 75.38%
Black	511 9.60%	4,598 12.75%	16,618 18.28%
Am. Indian & Alaskan	12 0.23%	110 0.31%	387 0.43%
Asian	202 3.79%	1,259 3.49%	2,745 3.02%
Hawaiian & Pacific Island	6 0.11%	40 0.11%	101 0.11%
Other	70 1.31%	746 2.07%	2,532 2.78%
U.S. Armed Forces	2	11	28
Households			
2028 Projection	2,095	14,133	36,334
2023 Estimate	1,924	13,274	33,988
2010 Census	1,219	10,681	26,305
Growth 2023 - 2028	8.89%	6.47%	6.90%
Growth 2010 - 2023	57.83%	24.28%	29.21%
Owner Occupied	1,552 80.67%	10,297 77.57%	19,922 58.61%
Renter Occupied	372 19.33%	2,977 22.43%	14,066 41.39%
2023 Households by HH Income	1,922	13,275	33,988
Income: <\$25,000	164 8.53%	1,210 9.11%	5,437 16.00%
Income: \$25,000 - \$50,000	272 14.15%	1,858 14.00%	7,392 21.75%
Income: \$50,000 - \$75,000	227 11.81%	2,035 15.33%	6,496 19.11%
Income: \$75,000 - \$100,000	269 14.00%	1,836 13.83%	4,314 12.69%
Income: \$100,000 - \$125,000	196 10.20%	1,585 11.94%	2,920 8.59%
Income: \$125,000 - \$150,000	198 10.30%	1,437 10.82%	2,299 6.76%
Income: \$150,000 - \$200,000	309 16.08%	1,856 13.98%	3,028 8.91%
Income: \$200,000+	287 14.93%	1,458 10.98%	2,102 6.18%
2023 Avg Household Income	\$125,984	\$114,930	\$86,994
2023 Med Household Income	\$103,699	\$95,894	\$64,525

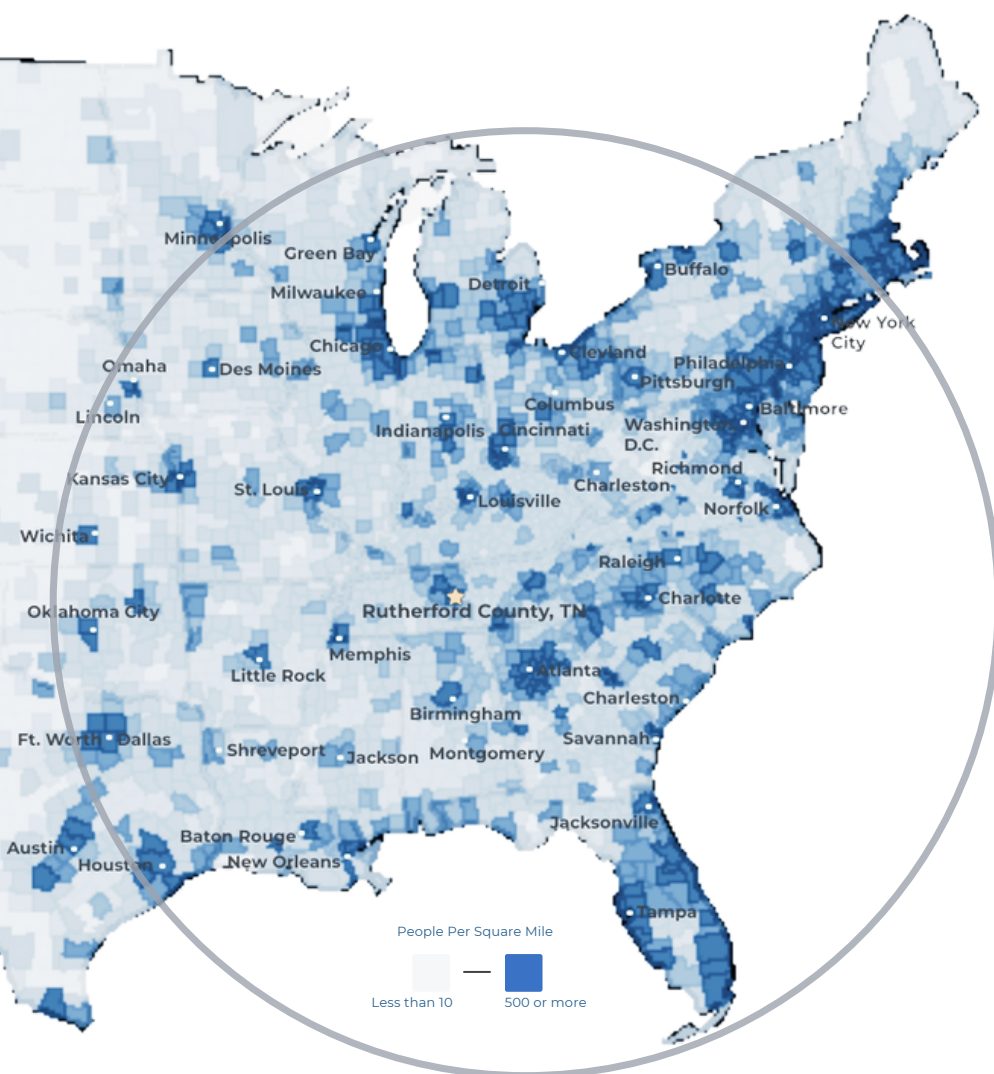
COMMUNITY SNAPSHOT

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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