

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

John Harney BROKER

615.542.0715 john@parktrust.com TNLIC# 221569

ParkTrust

1225 Garrison Drive, Suite 202 Murfreesboro, TN 37129 615.234.5020 www.parktrustcommercial.com PRIVADEST

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The Paddock ub Apartment Homes

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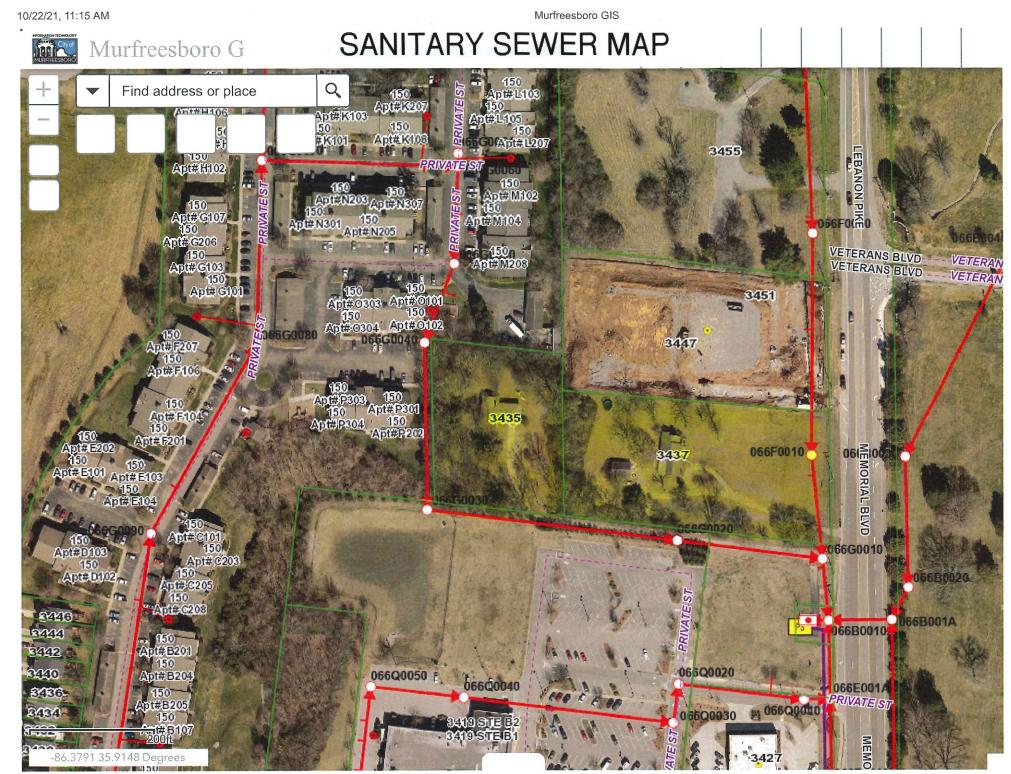
Alvin C. York Veterans Administration Medical Center SE

Canadian

ST. BEALS BREAK

ANS OI





https://maps3.murfreesborotn.gov/PublicGIS/

Demographic Summary Report

3435 Memorial Blvd, Murfreesboro, TN 37129 Building Type: Land Total Available: 0 SF Class: - % Leased: 0% RBA: - Rent/SF/YI: - Typical Floor Radius 1 Mile 3 Mile 5 Mile Population 2028 Projection 5.804 38.484 97.404 2028 Forglection 5.804 38.484 97.404 2028 Forglection 5.87% 25.81% 20.42% Growth 2010 - 2023 58.78% 25.81% 20.42% 2028 Population 5.324 36.057 0.930 White 4.522 8.49.4% 2.62.45 3.22.4 3.66.	3.2 Ac Commercial Lot - Owner Will Divide						
Class: - % Leased: 0% RBA: - Construction Typical Floor: - Rent/SF/Yr: - Image: Construction 5 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% 6,739 7,12% Growth 2023 - 2028 9,02% 6,739 7,12% Growth 2010 - 2023 58,78% 25,81% 30,42% 2023 Population by Hispanic Origin 201 1,708 66,525 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% Ars. Indian & Alaskan 12 0,23% 110 0.31% 36,334 2022 U.S. Armed Forces 2 11 228 28 29,21%				oro, TN 37129			
Typical Floor: - Image: Second Se	Class: -	% Lease	ed: 0%	1			
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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 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% <	2023 Estimate	5,324		36,057		90,930	
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% 68,647 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 2010 Census 1,219 10,681 26,305 Growth 2010 - 2023 57.83% 24.28% 29.21% 200% 200% 40% 40% 40% 40% 41.39% 44.66 41.39% 20.237 2.175% 19.922 58.61%	2010 Census	3,353		28,659		69,721	
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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 2028 Projection 2,095 14,133 36,334 2023 Estimate 1,924 13,274 33,988 2010 Census 1,219 10,681 266,305 Growth 2023 - 2028 8.89% 6.47% 6.90% 6.90% 6.90% 8.91% 6.47% 6.90% 8.91% 6.47% 6.90% 6.90% 6.90% 6.90% 6.90% 6.90% 7.57% 19,922 58.61%	2023 Population by Hispanic Origin	201		1,708		6,325	
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 28 2028 2.07% 2,532 2.78% U.S. Armed Forces 2 11 28 28 2023 2.532 2.78% U.S. Armed Forces 2 11 28 2023 2.532 2.78% 2023 Estimate 1,924 13,274 33,988 2010 Census 1,219 10,681 26,305 Growth 2010 - 2023 57.83% 24.28% 29.21% 0wner Occupied 1,552 80.67% 10,297 7.57% 19,922 58.61%	2023 Population	5,324		36,057		90,930	
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 28 2028 2.532 2.78% U.S. Armed Forces 2 11 28 2023 2.532 2.78% U.S. Armed Forces 1,924 13,274 33,988 2010 Census 1,219 10,681 26,305 Growth 2023 - 2028 8.89% 6.47% 6.90% 29,21% 29,21% 200wner Occupied 1,552 80.67% 10,297 77.57% 19,922 58.61% Renter Occupied 1,552 80.67% 10,297 77.57% 19,922 58.61% Income: \$25,000 164 8.53% 1,210 9.11% 5,437	White	4,522	84.94%	29,304	81.27%	68,547	75.38%
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 2 3 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 <t< td=""><td>Black</td><td>511</td><td>9.60%</td><td>4,598</td><td>12.75%</td><td>16,618</td><td>18.28%</td></t<>	Black	511	9.60%	4,598	12.75%	16,618	18.28%
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 2 3 <td>Am. Indian & Alaskan</td> <td>12</td> <td>0.23%</td> <td>110</td> <td>0.31%</td> <td>387</td> <td>0.43%</td>	Am. Indian & Alaskan	12	0.23%	110	0.31%	387	0.43%
Other 70 1.31% 746 2.07% 2,532 2.78% U.S. Armed Forces 2 11 28 Households 2 11 28 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 1,552 80.67% 10,297 77.57% 19,922 58.61% Income: \$25,000 164 8.53% 1,210 9.11% 5,437 16.00% Income: \$25,000 272 14.15% 1,858 14.00% 7,392 21.75% Income: \$25,000 \$200,000 272 14.15% 1,858 14.00% 7,392 21.75% Income: \$25,000	Asian	202	3.79%	1,259	3.49%	2,745	3.02%
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	Hawaiian & Pacific Island	6	0.11%			101	0.11%
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 1,552 80.67% 10,297 77.57% 19,922 58.61% Renter Occupied 1,552 80.67% 10,297 77.57% 19,922 58.61% Income: \$25,000 164 8.53% 1,210 9.11% 5,437 16.00% Income: \$25,000 164 8.53% 1,210 9.11% 5,437 16.00% Income: \$25,000 272 14.15% 1,858 14.00% 7,392 21.75% Income: \$50,000 272 14.15% 1,858 14.00% 7,392 21.75% Income: \$50,000 <td>Other</td> <td>70</td> <td>1.31%</td> <td>746</td> <td>2.07%</td> <td>2,532</td> <td>2.78%</td>	Other	70	1.31%	746	2.07%	2,532	2.78%
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 1,922 13,275 33,988 Income: <\$25,000	U.S. Armed Forces	2		11		28	
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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	2023 Estimate	1,924		13,274		33,988	
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	2010 Census	1,219		10,681		26,305	
Owner Occupied Renter Occupied 1,552 80.67% 10,297 77.57% 19,922 58.61% 2023 Households by HH Income 372 19.33% 2,977 22.43% 14,066 41.39% Income: <\$25,000	Growth 2023 - 2028	8.89%		6.47%		6.90%	
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	Growth 2010 - 2023	57.83%		24.28%		29.21%	
2023 Households by HH Income 1,922 13,275 33,988 Income: <\$25,000	Owner Occupied	1,552	80.67%	10,297	77.57%	19,922	58.61%
Income: <\$25,0001648.53%1,2109.11%5,43716.00%Income: \$25,000 - \$50,00027214.15%1,85814.00%7,39221.75%Income: \$50,000 - \$75,00022711.81%2,03515.33%6,49619.11%Income: \$75,000 - \$100,00026914.00%1,83613.83%4,31412.69%Income: \$100,000 - \$125,00019610.20%1,58511.94%2,9208.59%Income: \$125,000 - \$150,00019810.30%1,43710.82%2,2996.76%Income: \$150,000 - \$200,00030916.08%1,85613.98%3,0288.91%Income: \$200,000+28714.93%1,45810.98%2,1026.18%	Renter Occupied	372	19.33%	2,977	22.43%	14,066	41.39%
Income: <\$25,0001648.53%1,2109.11%5,43716.00%Income: \$25,000 - \$50,00027214.15%1,85814.00%7,39221.75%Income: \$50,000 - \$75,00022711.81%2,03515.33%6,49619.11%Income: \$75,000 - \$100,00026914.00%1,83613.83%4,31412.69%Income: \$100,000 - \$125,00019610.20%1,58511.94%2,9208.59%Income: \$125,000 - \$150,00019810.30%1,43710.82%2,2996.76%Income: \$150,000 - \$200,00030916.08%1,85613.98%3,0288.91%Income: \$200,000+28714.93%1,45810.98%2,1026.18%	2023 Households by HH Income	1.922		13,275		33.988	
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Income: \$50,000 - \$75,000227 11.81%2,035 15.33%6,496 19.11%Income: \$75,000 - \$100,000269 14.00%1,836 13.83%4,314 12.69%Income: \$100,000 - \$125,000196 10.20%1,585 11.94%2,920 8.59%Income: \$125,000 - \$150,000198 10.30%1,437 10.82%2,299 6.76%Income: \$150,000 - \$200,000309 16.08%1,856 13.98%3,028 8.91%Income: \$200,000+287 14.93%1,458 10.98%2,102 6.18%				,			
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Income: \$200,000+ 287 14.93% 1,458 10.98% 2,102 6.18%				,			
2023 Med Household Income \$103,699 \$95,894 \$64,525	_						



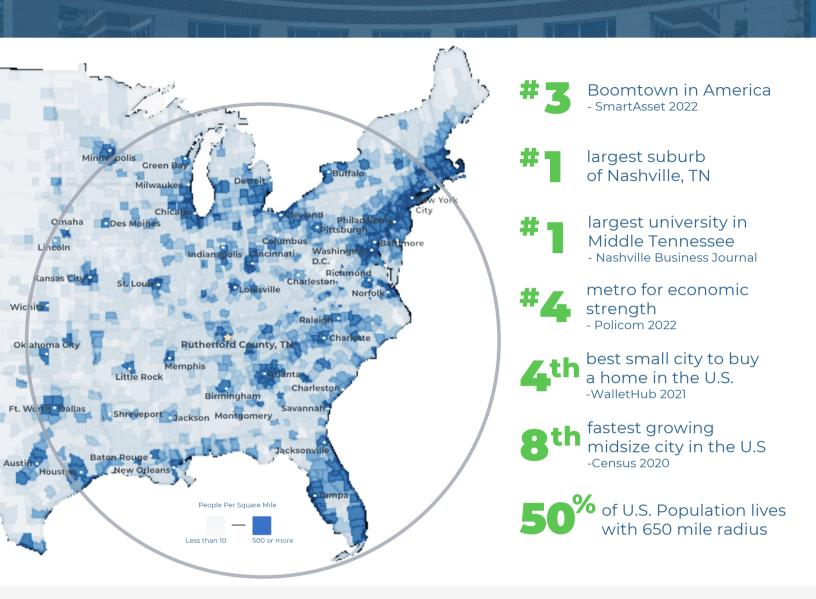


RUTHERFORD COUNTY, TN

COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY, TN



RUTHERFORD COUNTY INSIGHTS



major interstates



million residents within a 45 min drive



million people within a 2.5 hour drive



elementary, middle and high schools in Tennessee



minutes to Nashville attractions



hospital expansions since 2018 serving infants to seniors



www.rutherfordworks.com

615.893.6565

June 2023

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	Median Home Price	3 Colleges
357,835	\$402,875	25,000 students
Median Age	Median HH Income	College Degrees
33	\$71,549	42% hold Associate or above

LABOR FORCE DATA	County	Tennessee	United States
Labor Force	199,377	3,359,776	166,818,000
Unemployment Rate	2.8%	3.3%	3.7%
Labor Force Participation Rate	69.1%	59.2 .%	62.4 %

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

RECENT ANNOUNCEMENTS

McNeilus.

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

Noods

North American HQ & Manufacturing Facility UKbased air ventilation company establishes U.S. presence by investing \$3.6 million 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.



Chad Berringer Director, Economic Development cberringer@rutherfordchamber.org