



GREAT COMMERCIAL SITES

FOR SALE

**Rucker Lane & Franklin Hwy/Hwy 96
Murfreesboro, TN**

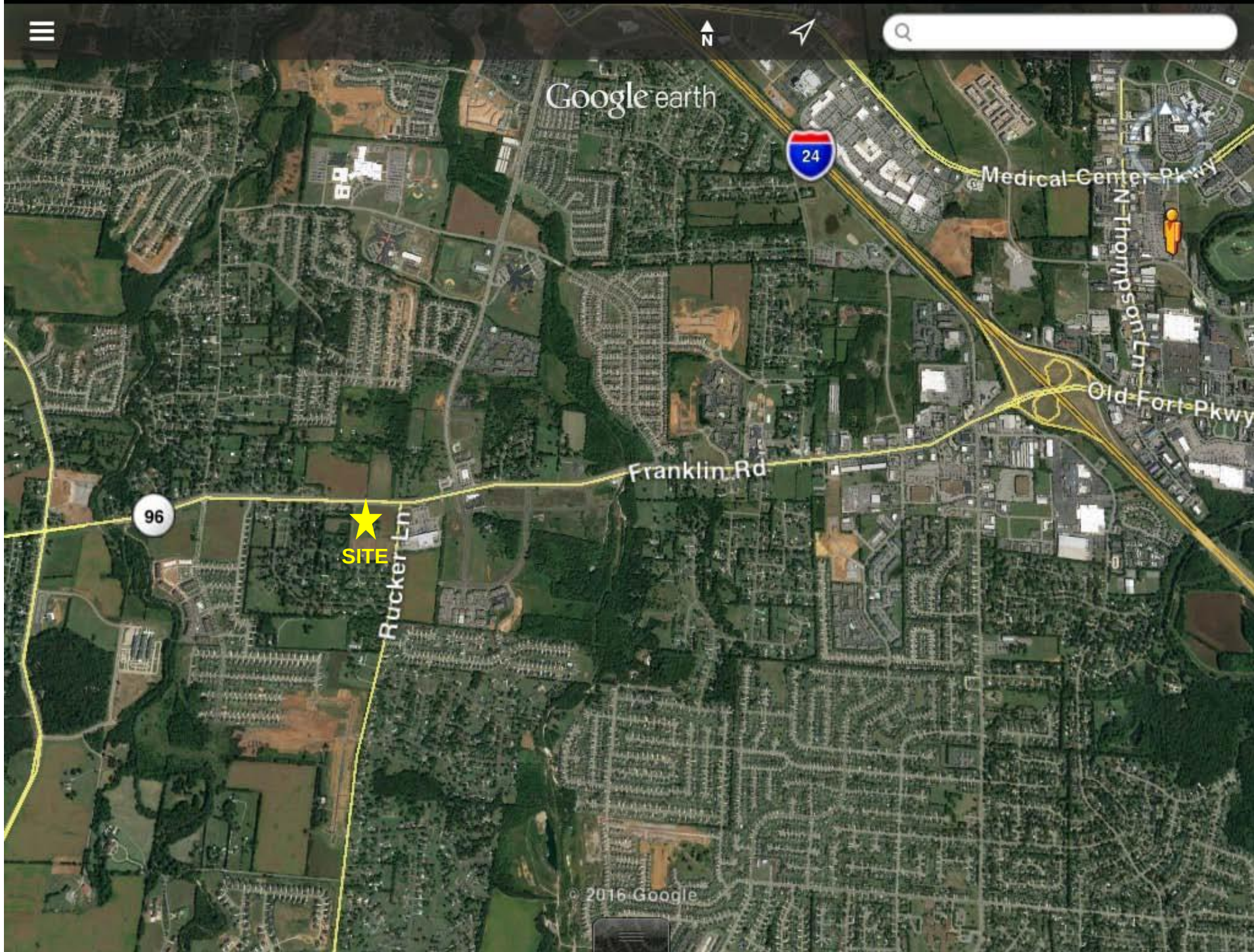
ParkTrust
COMMERCIAL

John Harney
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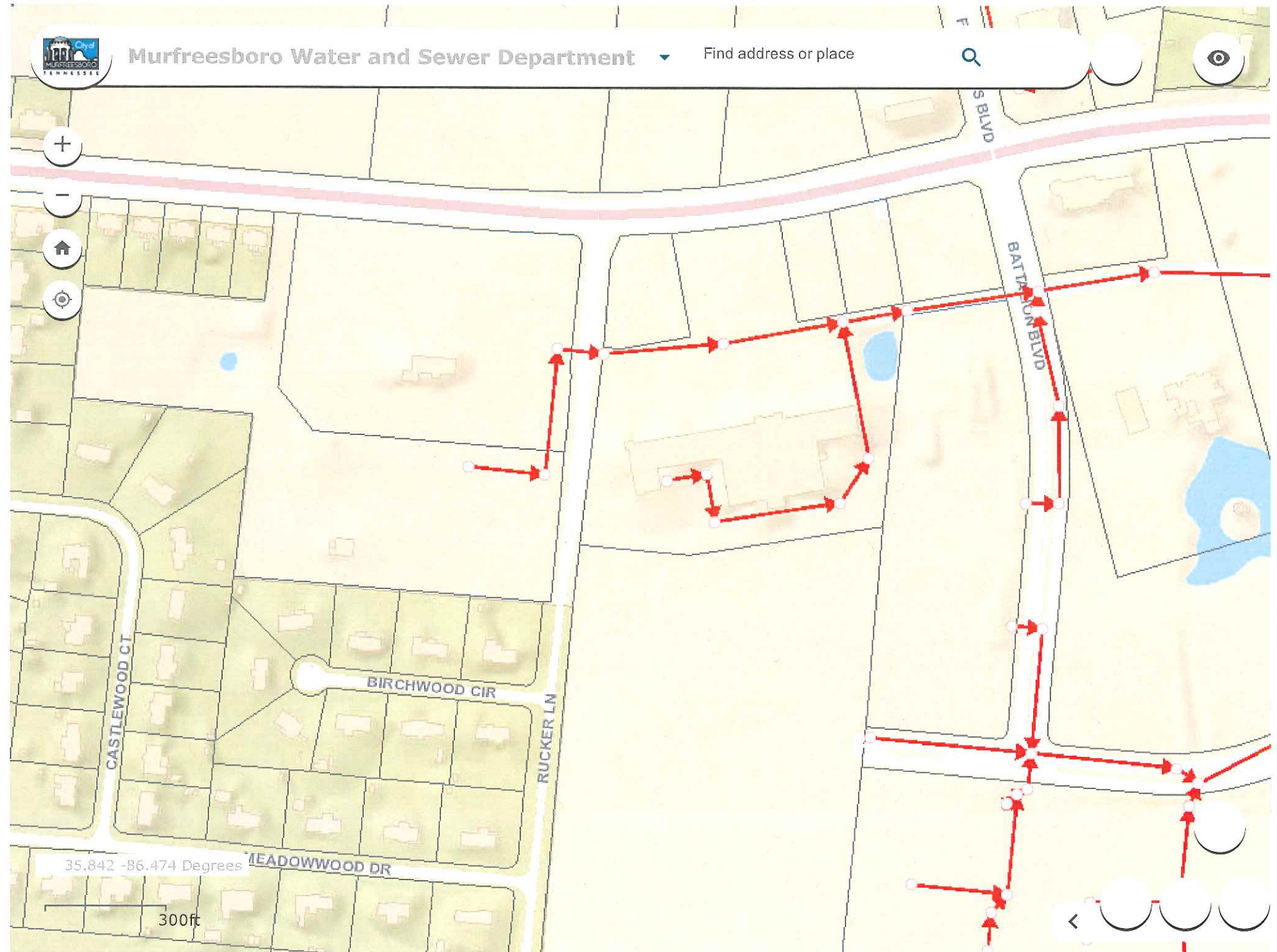
- Lot 1: 1.8 AC – SOLD/ 
- Lot 5: 2.41 AC – SOLD/ 
- Lot 3: 1.12 AC - \$20 PSF
- Lot 2: 1.21 AC – SOLD/ 
- Lot 4: 2.02 AC- \$18 PSF
- Zoned Commercial Fringe
- All Utilities Available
- Traffic Count: Approx. 27,182

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129









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
Population			
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%
2023 Population by Hispanic Origin	596	4,033	7,072
2023 Population	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
Households			
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%
2023 Households by HH Income	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%
2023 Avg Household Income	\$102,215	\$96,824	\$91,553
2023 Med Household Income	\$88,197	\$83,011	\$75,815

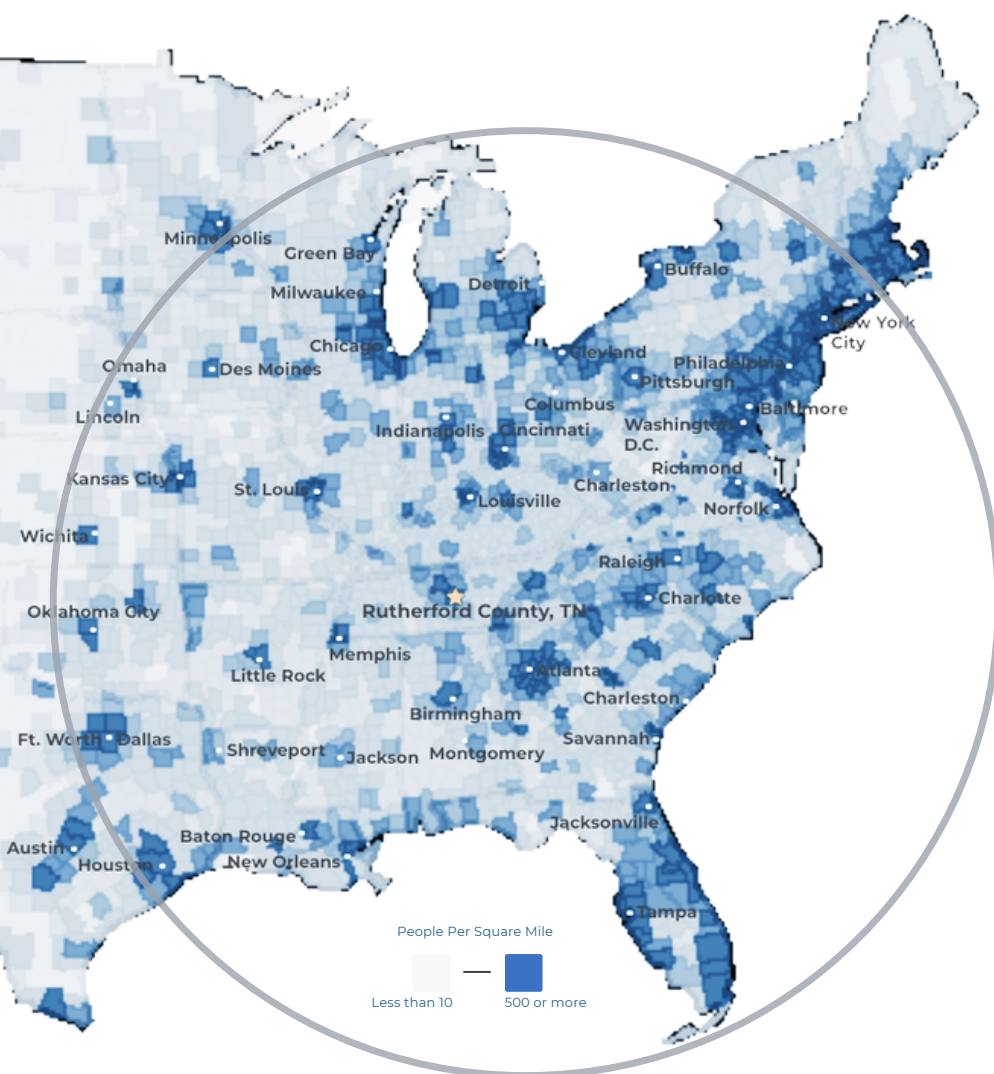
COMMUNITY SNAPSHOT

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

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

2.8%

69.1%

3,359,776

3.3%

59.2%

166,818,000

3.7%

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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