



FOR SALE | COMMERCIAL/RETAIL LOT

SE Broad St & Rutherford Blvd
Murfreesboro

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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TNLIC# 221569

- .89+/- AC Commercial/Retail Lot
- Price: \$250,000
- All utilities available
- Good access to both SE Broad St. and S. Rutherford Blvd. high-traffic corridor
- Strong retail trade area
- Minutes from MTSU & I-24

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129



DOLLAR GENERAL

publix

pinnacle



SUBWAY

Car Wash

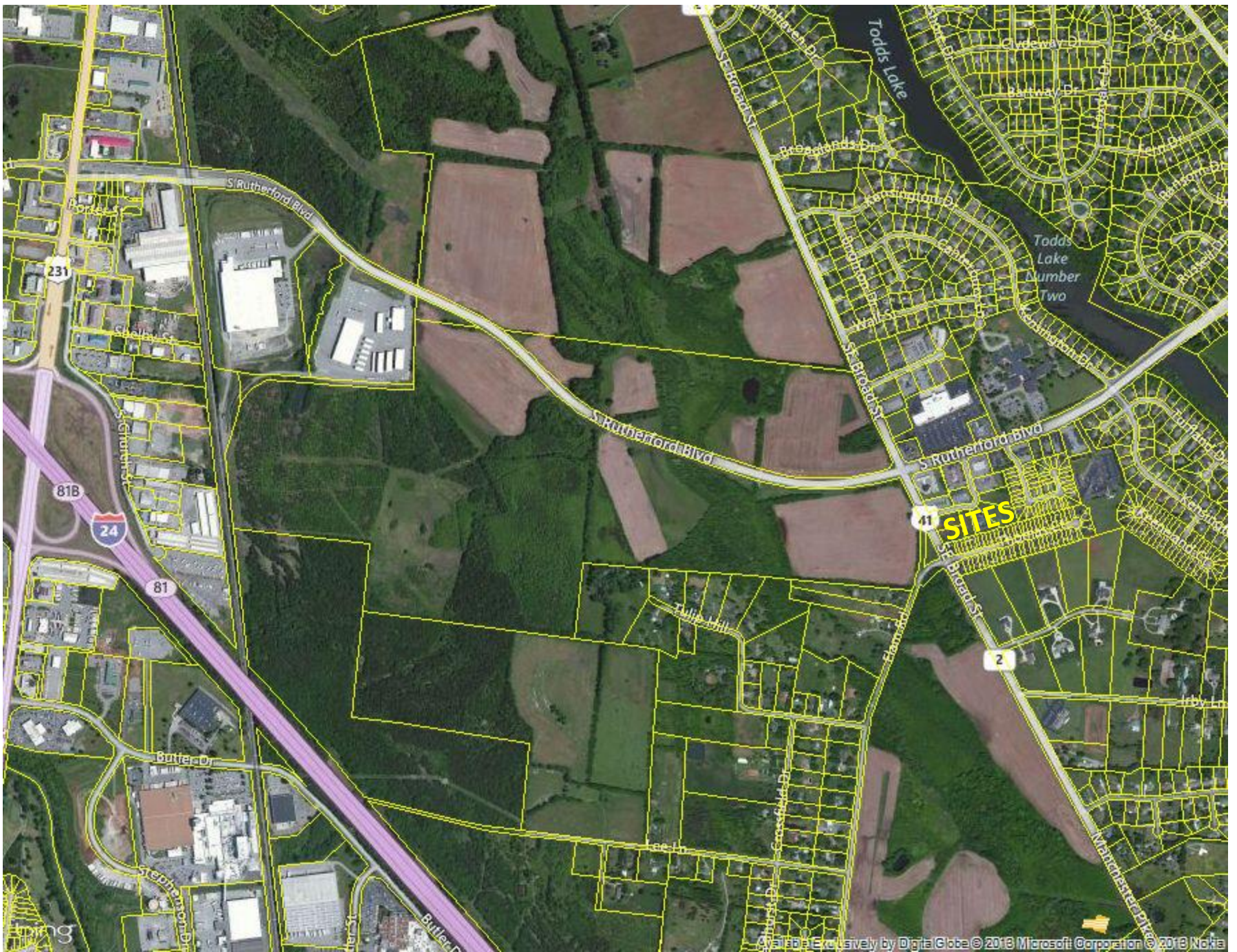
Lot 17

SOLD

SOLD

SOLD

SOLD



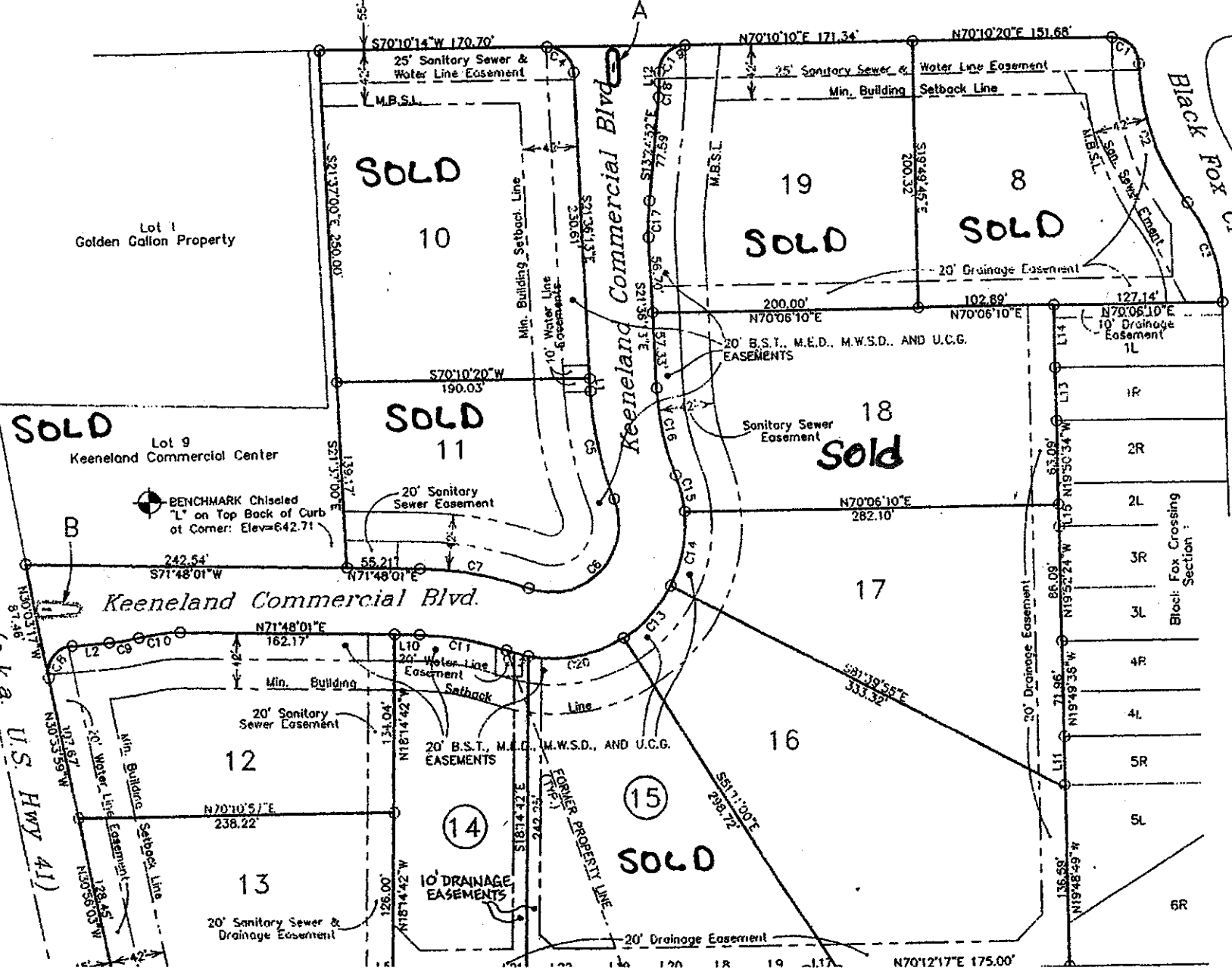
41 **SITES**

2

Rutherford Boulevard

Black Fox Crossing

Manchester Highway (a.k.a. U.S. Hwy 41)



Block: Fox Crossing Section:

1R
2R
2L
3R
3L
4R
4L
5R
5L
6R

Demographic Summary Report

Keeneland Commercial Property - Lot 17

SE Broad St, Murfreesboro, TN 37130

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

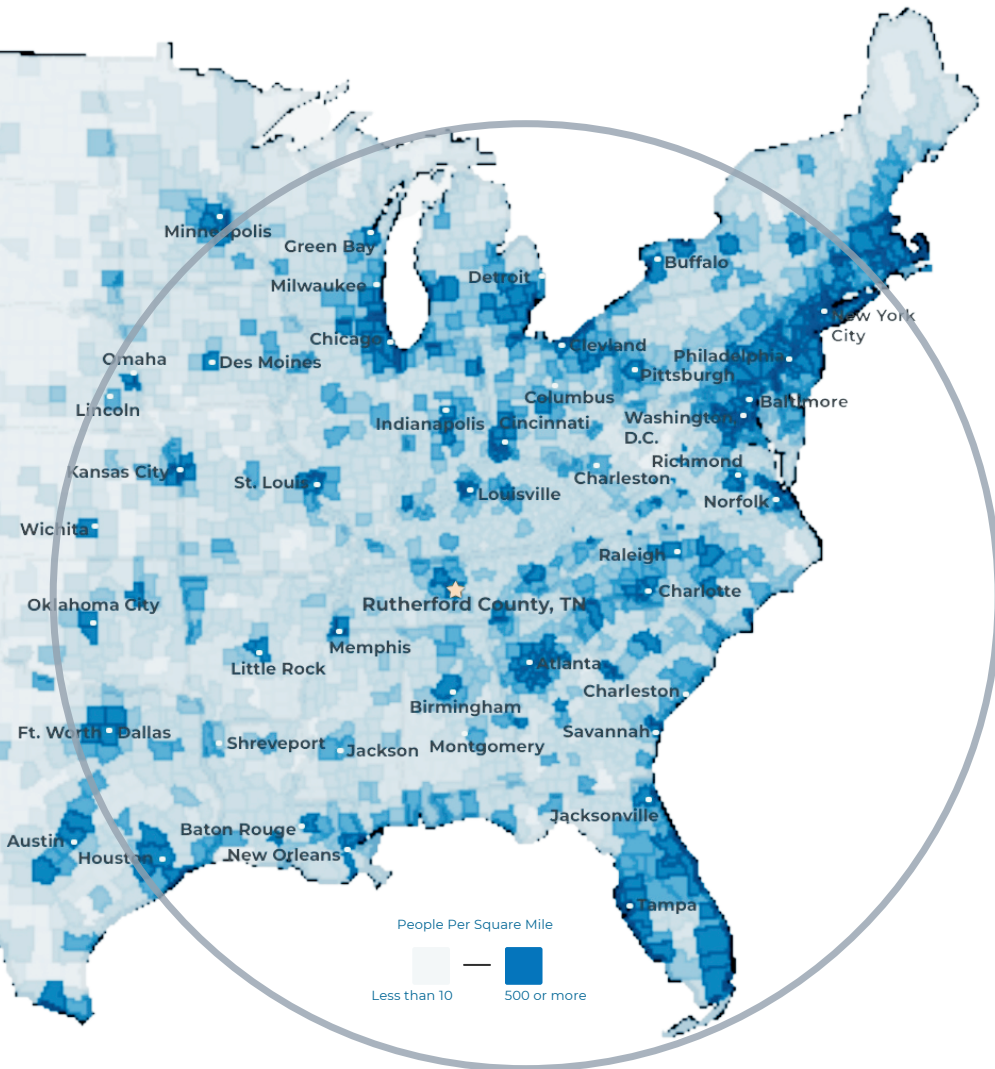


Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	4,326	50,989	119,894
2023 Estimate	4,101	47,996	112,049
2010 Census	3,620	39,844	86,867
Growth 2023 - 2028	5.49%	6.24%	7.00%
Growth 2010 - 2023	13.29%	20.46%	28.99%
2023 Population by Hispanic Origin	482	5,167	9,989
2023 Population	4,101	47,996	112,049
White	2,683 65.42%	31,897 66.46%	78,057 69.66%
Black	941 22.95%	11,888 24.77%	24,735 22.08%
Am. Indian & Alaskan	31 0.76%	293 0.61%	583 0.52%
Asian	285 6.95%	2,117 4.41%	4,622 4.12%
Hawaiian & Pacific Island	1 0.02%	72 0.15%	136 0.12%
Other	160 3.90%	1,730 3.60%	3,918 3.50%
U.S. Armed Forces	10	201	354
Households			
2028 Projection	1,616	19,208	45,793
2023 Estimate	1,535	18,099	42,886
2010 Census	1,371	15,016	33,570
Growth 2023 - 2028	5.28%	6.13%	6.78%
Growth 2010 - 2023	11.96%	20.53%	27.75%
Owner Occupied	1,070 69.71%	9,296 51.36%	22,344 52.10%
Renter Occupied	466 30.36%	8,803 48.64%	20,541 47.90%
2023 Households by HH Income	1,535	18,099	42,888
Income: <\$25,000	289 18.83%	3,514 19.42%	7,638 17.81%
Income: \$25,000 - \$50,000	341 22.21%	5,115 28.26%	11,043 25.75%
Income: \$50,000 - \$75,000	280 18.24%	3,773 20.85%	8,985 20.95%
Income: \$75,000 - \$100,000	187 12.18%	1,680 9.28%	4,871 11.36%
Income: \$100,000 - \$125,000	86 5.60%	1,348 7.45%	3,778 8.81%
Income: \$125,000 - \$150,000	137 8.93%	1,022 5.65%	2,504 5.84%
Income: \$150,000 - \$200,000	110 7.17%	1,051 5.81%	2,579 6.01%
Income: \$200,000+	105 6.84%	596 3.29%	1,490 3.47%
2023 Avg Household Income	\$85,809	\$71,059	\$74,322
2023 Med Household Income	\$60,360	\$52,720	\$57,068



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	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

2022 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,162

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	195,178	3,337,977	164,462,618
Unemployment Rate	2.6%	3.2%	3.7%
Labor Force Participation Rate	71.5%	58.8%	61.9%

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

RECENT ANNOUNCEMENTS

McNeilus

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

Woods

AIR MOVEMENT

North American HQ & Manufacturing Facility UK-based 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.

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