



## Molloy Point Commercial Lots Available Murfreesboro, TN

### New Salem Hwy & Middle Tennessee Blvd

#### Property Features:

- Corner Outparcel SOLD to Circle K
- Outparcel Lots from 1-3 Acres priced @ \$22 PSF
- Remaining Land from 9-14 Acres priced @ \$14.75PSF
- Zoned Light Industrial
- All Utilities Available
- Good level topo
- Adjacent to I-24 Exit 80 interchange
- Frontage and access on New Salem Hwy, Middle Tennessee Blvd and Old Salem Road
- Traffic Count on New Salem: Approx. 20,195
- Traffic Count on Middle TN: Approx. 17,916



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**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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Consolidated Utility  
District

Johnson Controls

Heritage Farms  
Dairy

CATERPILLAR

Lazydays RV  
THE RV AUTHORITY

I-24 Exit 80

COSTCO  
WHOLESALE

U-HAUL

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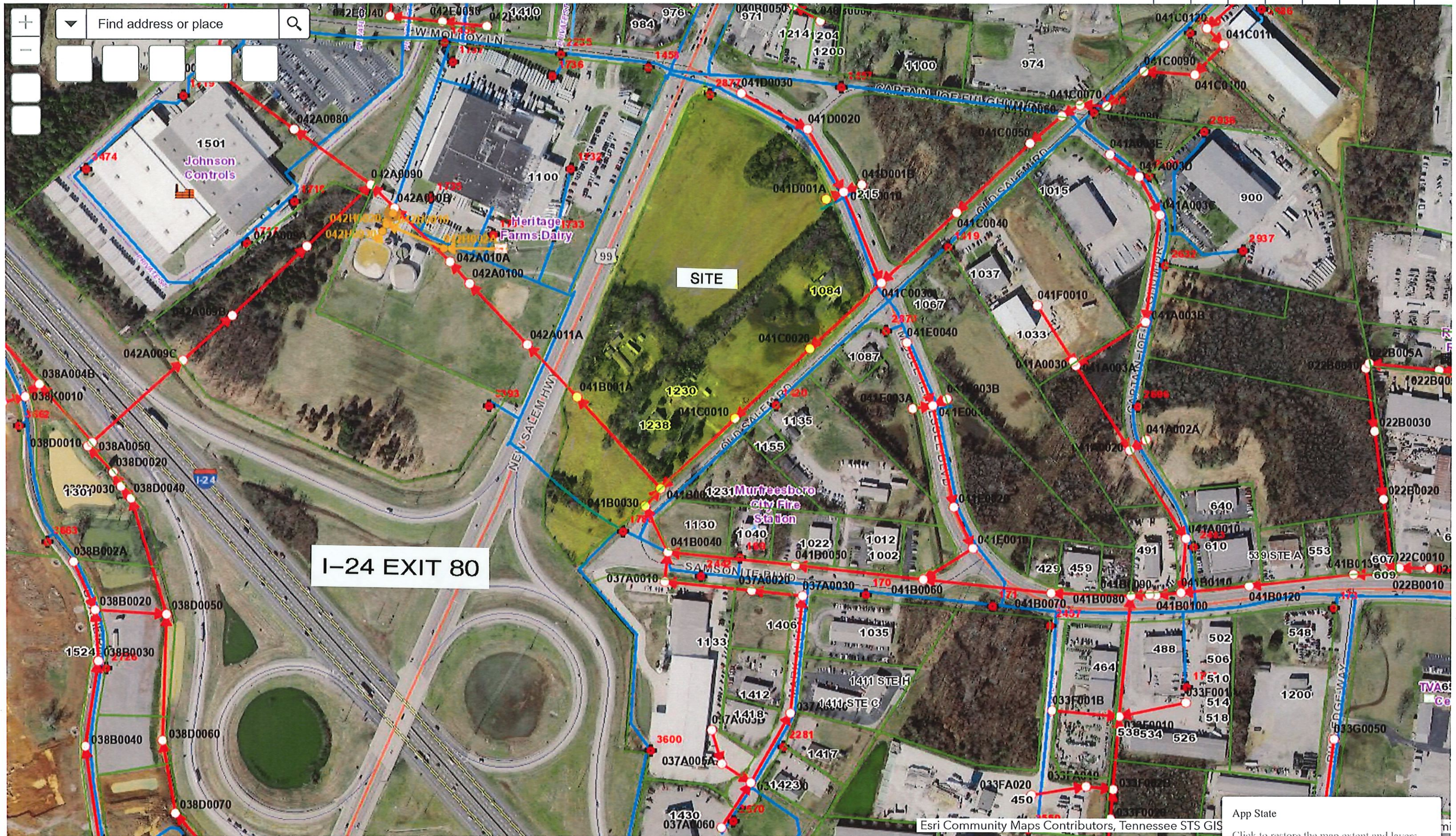
Google Earth

Imagery Date: 4/19/2018 35°49'53.02" N 86°24'36.17" W elev 587 ft eye alt 7863 ft





# MOLLOY POINT WATER AND SEWER MAP



Esri Community Maps Contributors, Tennessee STS GIS

## Demographic Summary Report

### 1 - 6.5 AC Commercial Lots - Molloy Point

00 New Salem Hwy, Murfreesboro, TN 37129

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

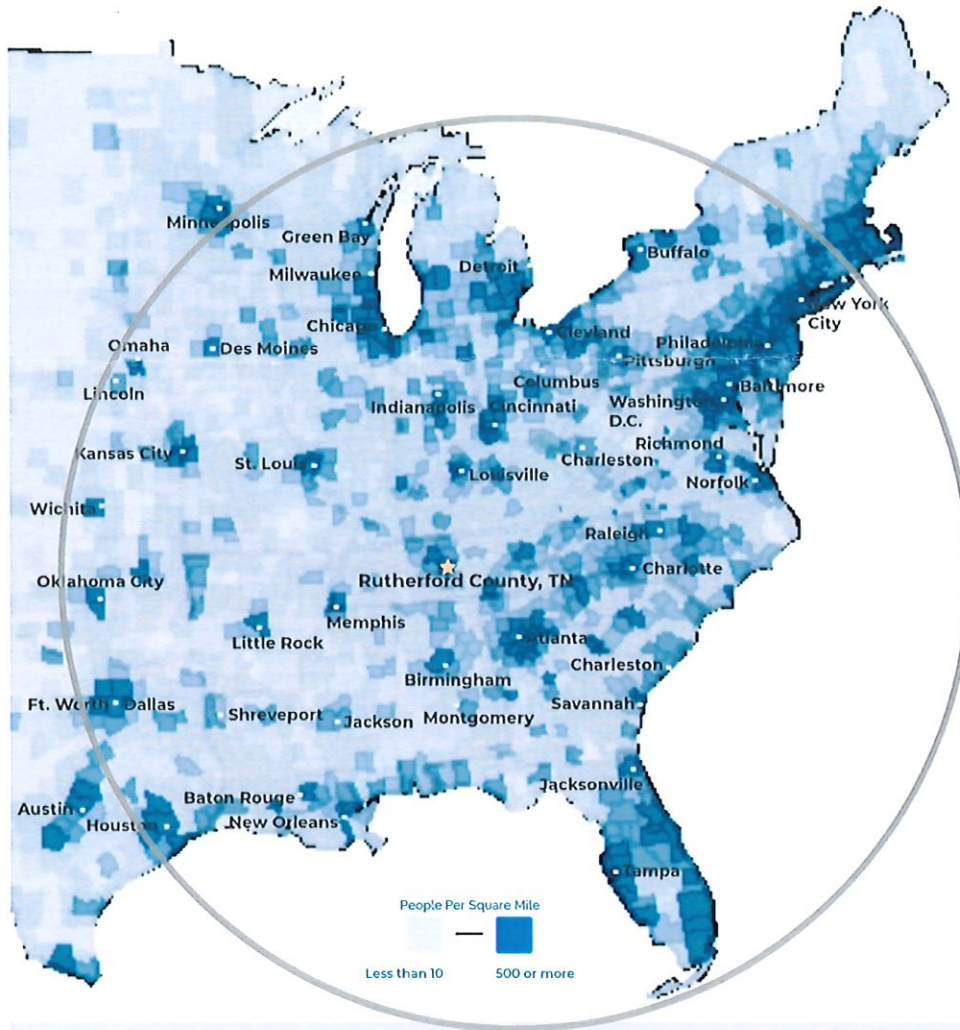
Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	2,796		78,623		180,301	
2022 Estimate	2,464		68,534		155,938	
2010 Census	2,164		53,332		111,760	
Growth 2022 - 2027	13.47%		14.72%		15.62%	
Growth 2010 - 2022	13.86%		28.50%		39.53%	
2022 Population by Hispanic Origin	278		6,238		12,436	
2022 Population	2,464		68,534		155,938	
White	1,470	59.66%	48,021	70.07%	113,888	73.03%
Black	741	30.07%	14,939	21.80%	29,619	18.99%
Am. Indian & Alaskan	29	1.18%	367	0.54%	771	0.49%
Asian	97	3.94%	2,756	4.02%	6,522	4.18%
Hawaiian & Pacific Island	2	0.08%	76	0.11%	185	0.12%
Other	125	5.07%	2,374	3.46%	4,954	3.18%
U.S. Armed Forces	10		192		326	
Households						
2027 Projection	885		30,542		67,771	
2022 Estimate	781		26,719		58,865	
2010 Census	668		21,112		43,073	
Growth 2022 - 2027	13.32%		14.31%		15.13%	
Growth 2010 - 2022	16.92%		26.56%		36.66%	
Owner Occupied	269	34.44%	13,532	50.65%	34,056	57.85%
Renter Occupied	511	65.43%	13,188	49.36%	24,809	42.15%
2022 Households by HH Income	781		26,717		58,865	
Income: <\$25,000	235	30.09%	4,602	17.22%	8,714	14.80%
Income: \$25,000 - \$50,000	186	23.82%	6,711	25.12%	13,747	23.35%
Income: \$50,000 - \$75,000	146	18.69%	5,968	22.34%	12,195	20.72%
Income: \$75,000 - \$100,000	87	11.14%	3,255	12.18%	7,636	12.97%
Income: \$100,000 - \$125,000	60	7.68%	2,529	9.47%	5,462	9.28%
Income: \$125,000 - \$150,000	24	3.07%	1,418	5.31%	4,307	7.32%
Income: \$150,000 - \$200,000	27	3.46%	1,386	5.19%	4,273	7.26%
Income: \$200,000+	16	2.05%	848	3.17%	2,531	4.30%
2022 Avg Household Income	\$60,907		\$73,444		\$81,709	
2022 Med Household Income	\$47,689		\$58,211		\$63,843	

# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #1** Boomtown in America  
- SmartAsset
- #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	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

344,000

### Median Age

34

### Median Home Price

\$400,000

### Average HH Income

\$82,000

### 3 Colleges

25,000 students

### College Degrees

42% hold Associate or above

\*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

## LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

## RECENT ANNOUNCEMENTS

### Gutterglove PRO™

Manufacturing & Distribution Facility  
Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.



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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