



## HIGH TRAFFIC CORNER LOT LONG TERM GROUND LEASE OR BUILD-TO-SUIT

**3177 Memorial Blvd - Murfreesboro, TN**



### Property Features:

- 1.25 Acres
- Ground Lease or Build to Suit
- Located on highest income corridor in Murfreesboro
- 29,609 Rooftops within a 5-mile radius
- Contact Broker for Pricing
- Traffic count: Approx. 22,697

**John Harney**  
AFFILIATE BROKER

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**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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familyworshipcenter

★ SITE  
1.2 Acres



Wessex

Cedar View Dr

Regal Dr

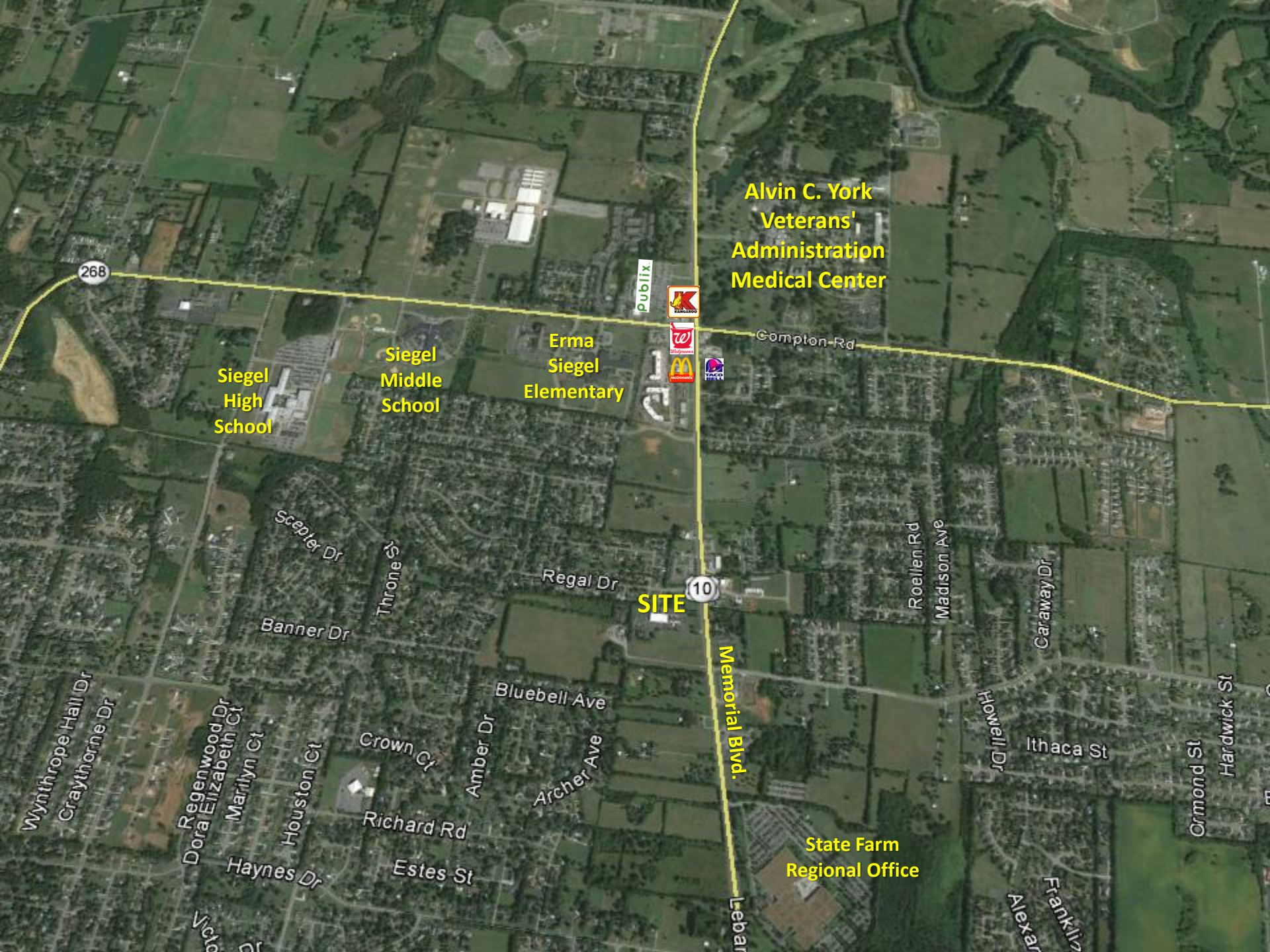
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231

Memorial Blvd

10





Alvin C. York  
Veterans'  
Administration  
Medical Center

Publix



Gompton Rd

Erma  
Siegel  
Elementary

Siegel  
Middle  
School

Siegel  
High  
School

SITE

10

Memorial Blvd.

State Farm  
Regional Office

Roellen Rd

Madison Ave

Caraway Dr

Howell Dr

Ithaca St

Ormond St

Hardwick St

Franklin  
Alexandria

Regal Dr

Bluebell Ave

Archer Ave

Crown Ct

Amber Dr

Richard Rd

Estes St

Banner Dr

Scepter Dr

Throne St

Regenwood Dr  
Dora Elizabeth Ct  
Marilyn Ct

Houston Ct

Haynes Dr


Wynthrope Hall Dr  
Craythorne Dr

268





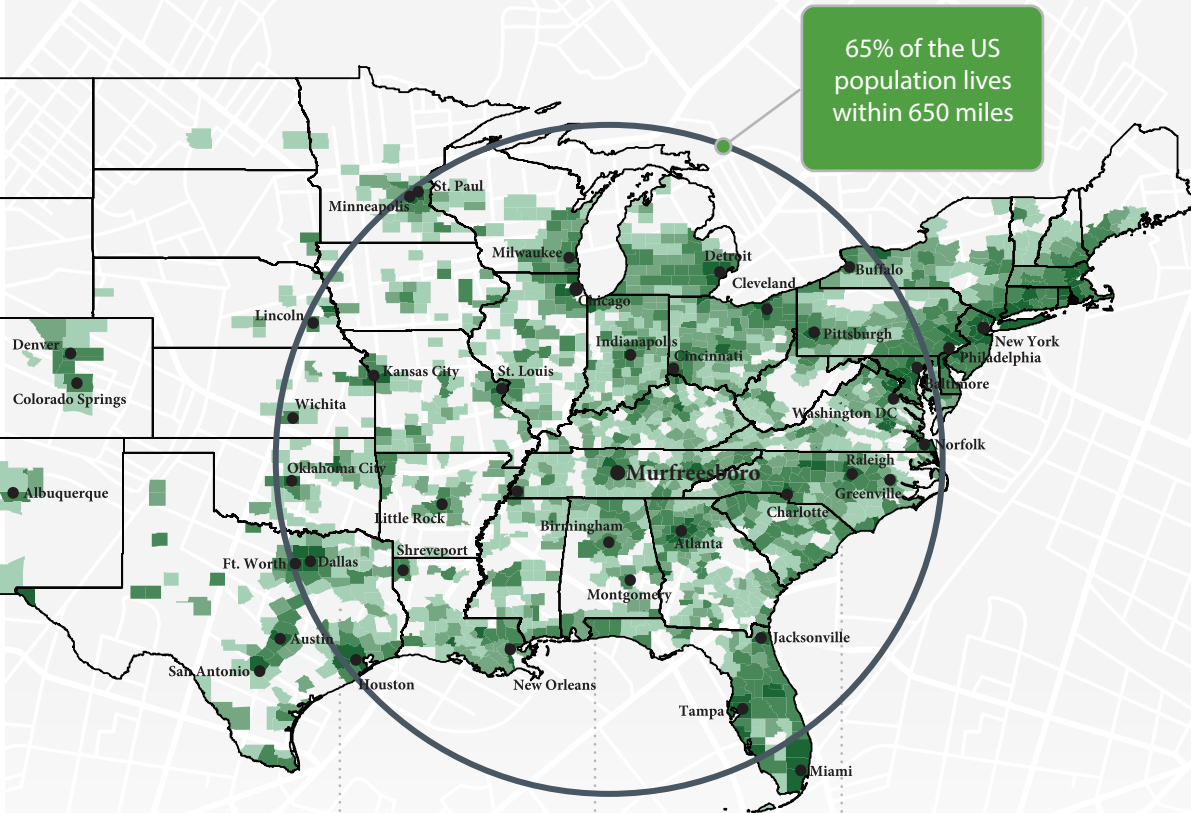
# Demographic Summary Report

Land						
3177 Memorial Blvd, Murfreesboro, TN 37129						
Building Type: <b>Land</b>		Total Available: <b>0 SF</b>				
Class: -		% Leased: <b>0%</b>				
RBA: -		Rent/SF/Yr: -				
Typical Floor: -						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	7,563		55,052		105,805	
2021 Estimate	6,879		50,055		96,045	
2010 Census	5,679		41,171		77,455	
Growth 2021 - 2026	9.94%		9.98%		10.16%	
Growth 2010 - 2021	21.13%		21.58%		24.00%	
<b>2021 Population by Hispanic Origin</b>	221		3,101		7,184	
<b>2021 Population</b>	6,879		50,055		96,045	
White	5,841	84.91%	38,966	77.85%	71,901	74.86%
Black	631	9.17%	8,088	16.16%	18,188	18.94%
Am. Indian & Alaskan	18	0.26%	197	0.39%	418	0.44%
Asian	292	4.24%	1,465	2.93%	2,800	2.92%
Hawaiian & Pacific Island	7	0.10%	47	0.09%	114	0.12%
Other	90	1.31%	1,293	2.58%	2,624	2.73%
U.S. Armed Forces	1		9		75	
Households						
2026 Projection	2,695		21,560		40,375	
2021 Estimate	2,455		19,622		36,652	
2010 Census	2,046		16,223		29,609	
Growth 2021 - 2026	9.78%		9.88%		10.16%	
Growth 2010 - 2021	19.99%		20.95%		23.79%	
Owner Occupied	2,124	86.52%	11,787	60.07%	20,154	54.99%
Renter Occupied	331	13.48%	7,835	39.93%	16,498	45.01%
<b>2021 Households by HH Income</b>	2,456		19,622		36,652	
Income: <\$25,000	118	4.80%	2,996	15.27%	6,962	18.99%
Income: \$25,000 - \$50,000	367	14.94%	4,092	20.85%	8,582	23.41%
Income: \$50,000 - \$75,000	292	11.89%	3,549	18.09%	6,905	18.84%
Income: \$75,000 - \$100,000	275	11.20%	1,849	9.42%	3,927	10.71%
Income: \$100,000 - \$125,000	277	11.28%	1,999	10.19%	3,068	8.37%
Income: \$125,000 - \$150,000	328	13.36%	1,694	8.63%	2,308	6.30%
Income: \$150,000 - \$200,000	443	18.04%	2,088	10.64%	3,063	8.36%
Income: \$200,000+	356	14.50%	1,355	6.91%	1,837	5.01%
<b>2021 Avg Household Income</b>	\$131,228		\$92,884		\$80,999	
<b>2021 Med Household Income</b>	\$115,884		\$69,253		\$59,949	

# Rutherford County, TN Community Snapshot

rutherford  
works

It's the people you need now. It's the people you will need tomorrow.



95.4

Nashville MSA Cost of Living Index vs. National Average of 100

Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day

Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)

Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

**NISSAN**

8,000  
Employees

**amazon.com**

2,700  
Employees

**INGRAM**

1,918  
Employees



Saint Thomas  
Health

1,741  
Employees

**asurion**

1,250  
Employees

**verizon**

1,068  
Employees



1,000  
Employees

**ADIENT**

1,000  
Employees

**BRIDGESTONE**

987  
Employees



CardinalHealth

816  
Employees



## Quick Facts



### Rutherford County

2021 Population: 344,329  
2026 Projection: 369,889  
Households: 125,957  
Avg. HH Income: \$83,720  
Med. HH Income: \$67,859

### City of Murfreesboro

2021 Population: 149,258  
2026 Projection: 159,756  
Households: 56,774  
Avg. HH Income: \$82,310  
Med. HH Income: \$64,403

### Town of Smyrna

2021 Population: 53,268  
2026 Projection: 57,303  
Households: 20,008  
Avg. HH Income: \$74,705  
Med. HH Income: \$63,008

### City of La Vergne

2021 Population: 41,444  
2026 Projection: 44,765  
Households: 13,608  
Avg. HH Income: \$78,525  
Med. HH Income: \$64,687

### City of Eagleville

2021 Population: 796  
2026 Projection: 860  
Households: 310  
Avg. HH Income: \$88,456  
Med. HH Income: \$64,733

### Sources:

2021 Claritas Estimate  
November 2020  
TN Department of Labor

## Top Ranked Schools

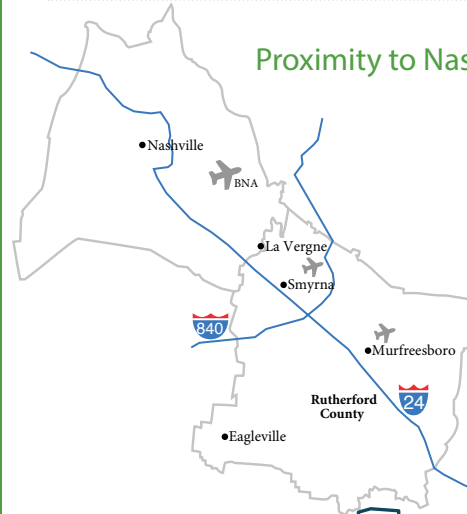
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:  
MTSU: 22,000  
Motlow: 3,000  
TCAT: 540



## Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

## Proximity to Nashville



## Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



2020 Average Home Sale Price: \$291,250  
-Red Realty Annual Report

TN ranked #1 for Business Climate in 2019  
-Business Facilities



## 30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



## Recent Additions

### Gutterglove

Manufacturing & Distribution Facility

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

### Woods

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.

## Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000