



## 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

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BROKER

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**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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The Paddock  
Club Apartment  
Homes

PRIVATE ST  
PRIVATE ST  
PRIVATE ST  
PRIVATE ST



SITE



First National Bank  
of Tennessee

Alvin C. York Veterans  
Administration Medical  
Center

MON PIKE

VETERANS BLVD

VETERANS CIR

MEMORIAL BLVD

0A19 TW

PRIVATE ST  
PRIVATE ST  
PRIVATE ST  
PRIVATE ST

Paddock  
Apartment Homes

★ SITE

publix

Alvin C York Va Medical Center

Siegel  
Middle  
School

First Methodist  
Church

Erma Siegel Elementary  
School

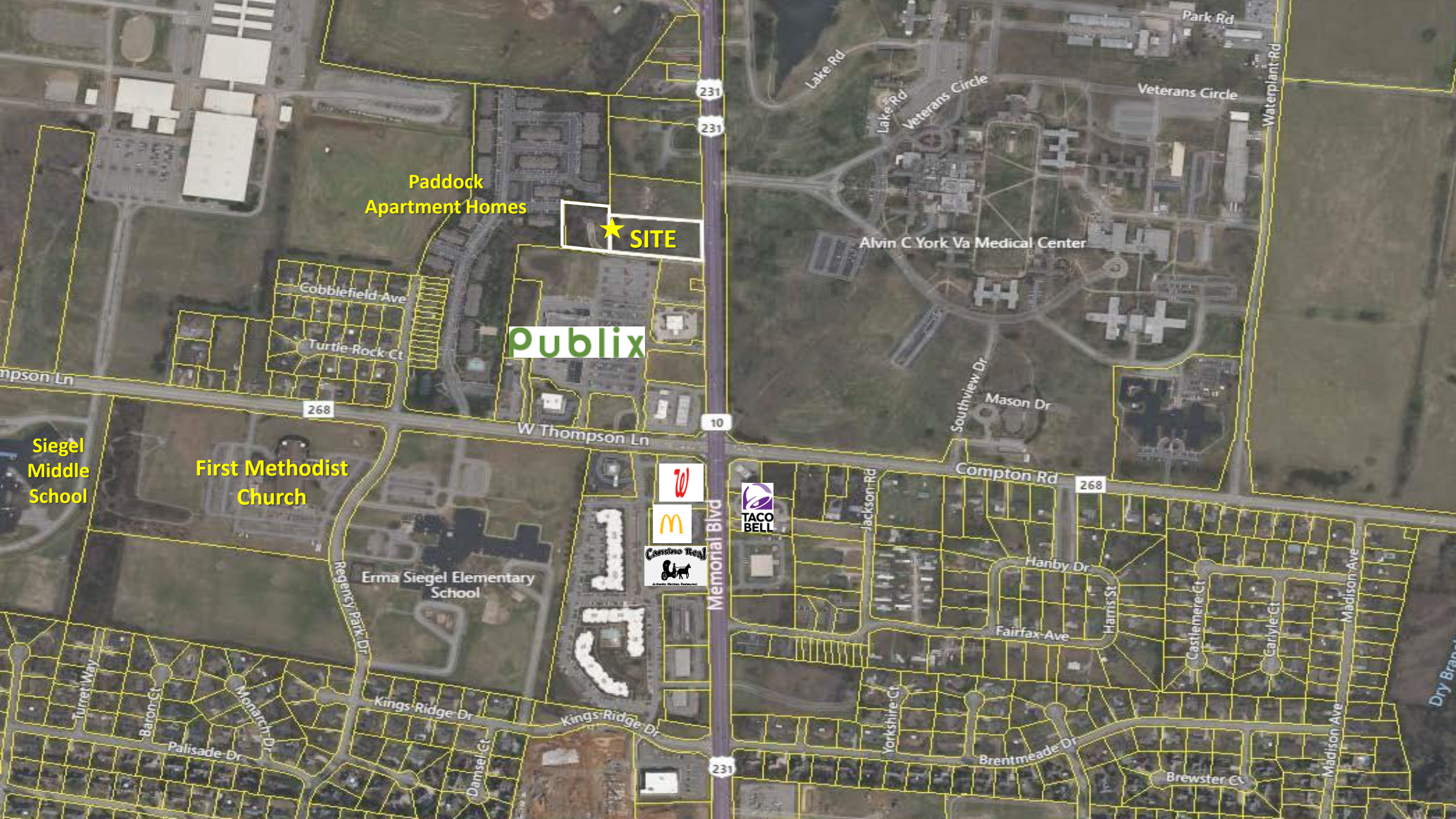


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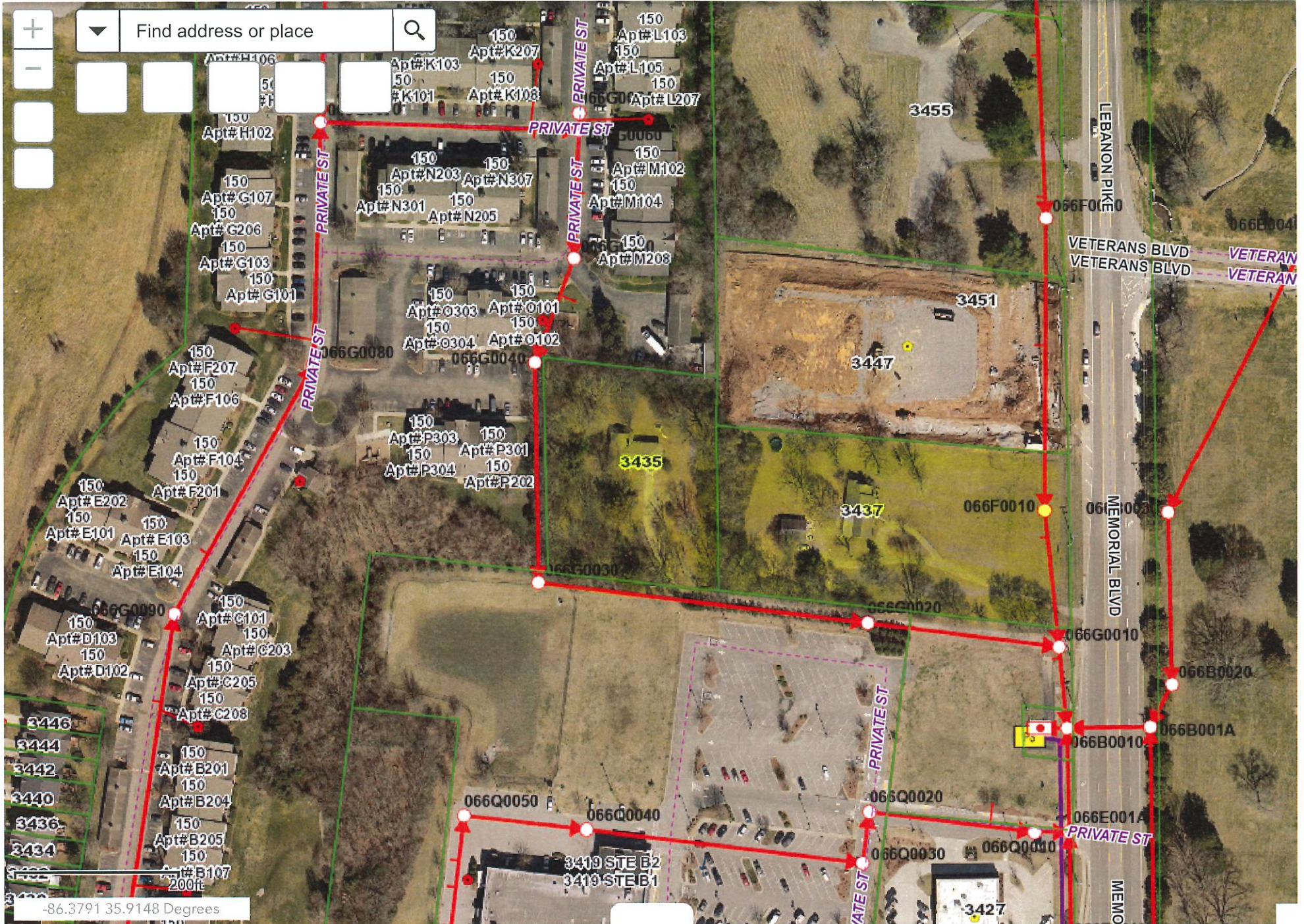
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231





# SANITARY SEWER MAP



# Demographic Summary Report

## Publix at North Murfreesboro Outparcel 6

Memorial Blvd, Murfreesboro, TN 37129

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **47,480 SF**

% Leased: **0%**

Rent/SF/Yr: **\$1.03**

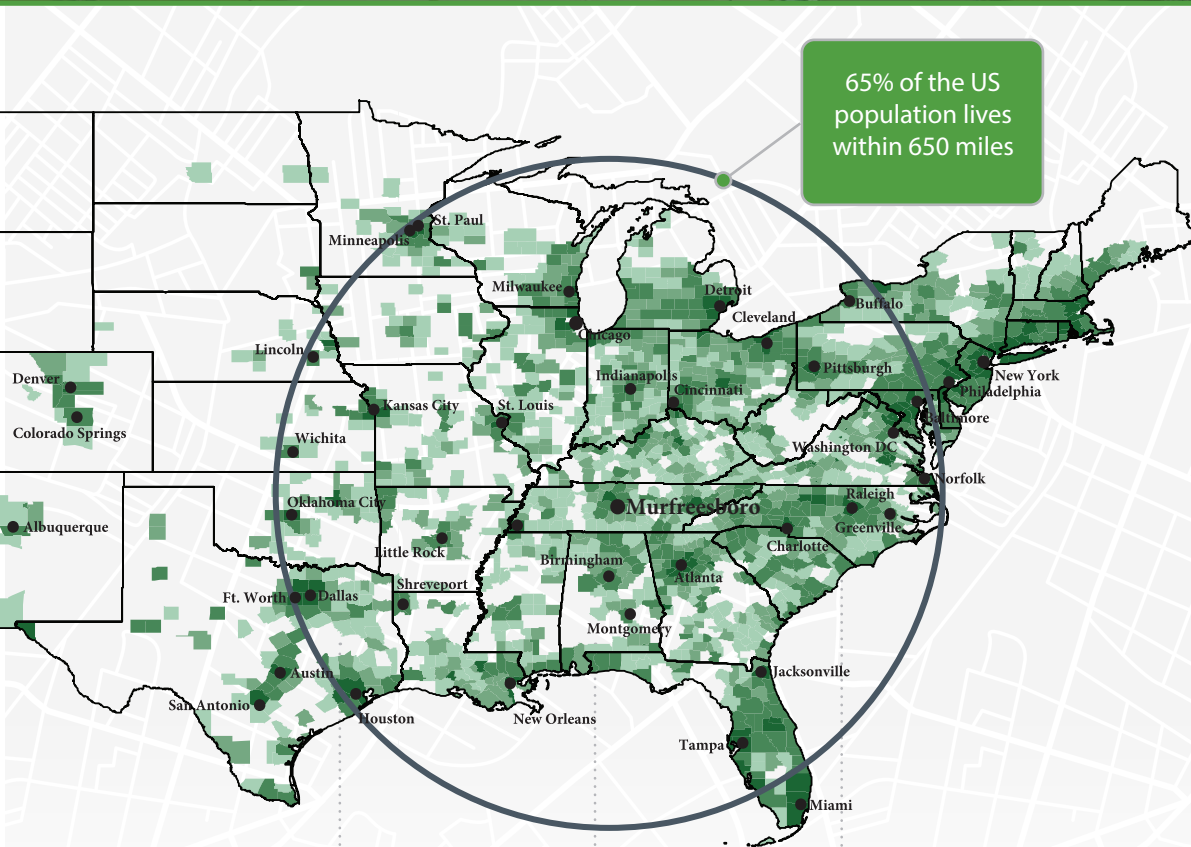


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	4,466	38,840	94,336
2021 Estimate	4,030	35,398	85,704
2010 Census	3,091	29,736	69,600
Growth 2021 - 2026	10.82%	9.72%	10.07%
Growth 2010 - 2021	30.38%	19.04%	23.14%
<b>2021 Population by Hispanic Origin</b>	147	1,609	5,533
<b>2021 Population</b>	4,030	35,398	85,704
White	3,433 85.19%	28,957 81.80%	65,678 76.63%
Black	388 9.63%	4,443 12.55%	15,002 17.50%
Am. Indian & Alaskan	7 0.17%	113 0.32%	359 0.42%
Asian	148 3.67%	1,142 3.23%	2,364 2.76%
Hawaiian & Pacific Island	3 0.07%	31 0.09%	85 0.10%
Other	51 1.27%	711 2.01%	2,217 2.59%
U.S. Armed Forces	1	14	46
<b>Households</b>			
2026 Projection	1,587	14,430	35,632
2021 Estimate	1,434	13,162	32,371
2010 Census	1,109	11,101	26,340
Growth 2021 - 2026	10.67%	9.63%	10.07%
Growth 2010 - 2021	29.31%	18.57%	22.90%
Owner Occupied	1,189 82.91%	10,062 76.45%	18,905 58.40%
Renter Occupied	245 17.09%	3,100 23.55%	13,466 41.60%
<b>2021 Households by HH Income</b>	1,434	13,161	32,370
Income: <\$25,000	95 6.62%	1,312 9.97%	5,577 17.23%
Income: \$25,000 - \$50,000	231 16.11%	2,173 16.51%	7,000 21.62%
Income: \$50,000 - \$75,000	178 12.41%	1,931 14.67%	6,078 18.78%
Income: \$75,000 - \$100,000	140 9.76%	1,433 10.89%	3,597 11.11%
Income: \$100,000 - \$125,000	128 8.93%	1,678 12.75%	2,905 8.97%
Income: \$125,000 - \$150,000	164 11.44%	1,584 12.04%	2,323 7.18%
Income: \$150,000 - \$200,000	256 17.85%	1,846 14.03%	2,983 9.22%
Income: \$200,000+	242 16.88%	1,204 9.15%	1,907 5.89%
<b>2021 Avg Household Income</b>	\$132,890	\$110,297	\$86,468
<b>2021 Med Household Income</b>	\$114,257	\$95,315	\$64,734

# Rutherford County, TN Community Snapshot

rutherford  
works

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



65% of the US  
population lives  
within 650 miles

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

**General Mills**  
1,000  
Employees

**ADIENT**  
1,000  
Employees

**BRIDGESTONE**  
987  
Employees

**CardinalHealth**  
816  
Employees

rutherford  
works

## 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

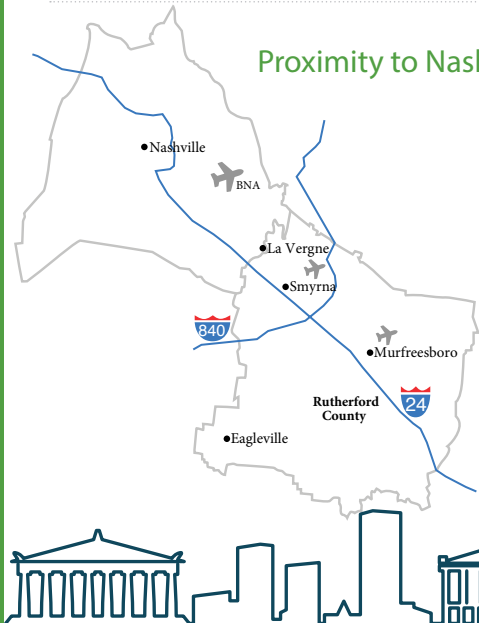
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
  - MTSU: 22,000
  - Motlow: 3,000
  - TCAT: 540



## 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 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.

## 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