

Murfreesboro, TN

MURFREESBORO DEVELOPMENT NOW LEASING

PROPERTY PROFILE

3.90 +/- ac.

35°53'48.4"N 86°22'56.7"W

2710 Memorial Blvd.

Murfreesboro, TN 37129



BILL POOLE REALTY
COMMERCIAL REAL ESTATE





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This OM contains information which is not purported to be all-inclusive or contain all the information one would need to evaluate the Property. The OM information has been obtained from sources deemed to be reliable but has not been verified for accuracy or completeness for any purpose and is not, in any way, warranted by the Owners of the Property or BPR.

All references to property dimensions, square-footage calculations and acreage or any other measurements are approximations. All information is presented "as-is" without representation or warranty. You are advised to obtain advice from independent sources to verify Property title, dimensions, calculations, conditions, and completeness of all information contained herein. Any reliance on the content of this OM is solely at your own risk.

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If you are a real estate broker, you must register with BPR your client's name before sharing this OM. You must provide: your name, email, phone number, real estate brokerage name, state that your licenses resides and name of the client. Nonresident brokers must comply with Tennessee Real Estate License Law, Article 1, Section 34027-3. Failure to register and or not comply with Alabama Real Estate Law may impact Co-brokerage participation.

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3.90 +/- AC

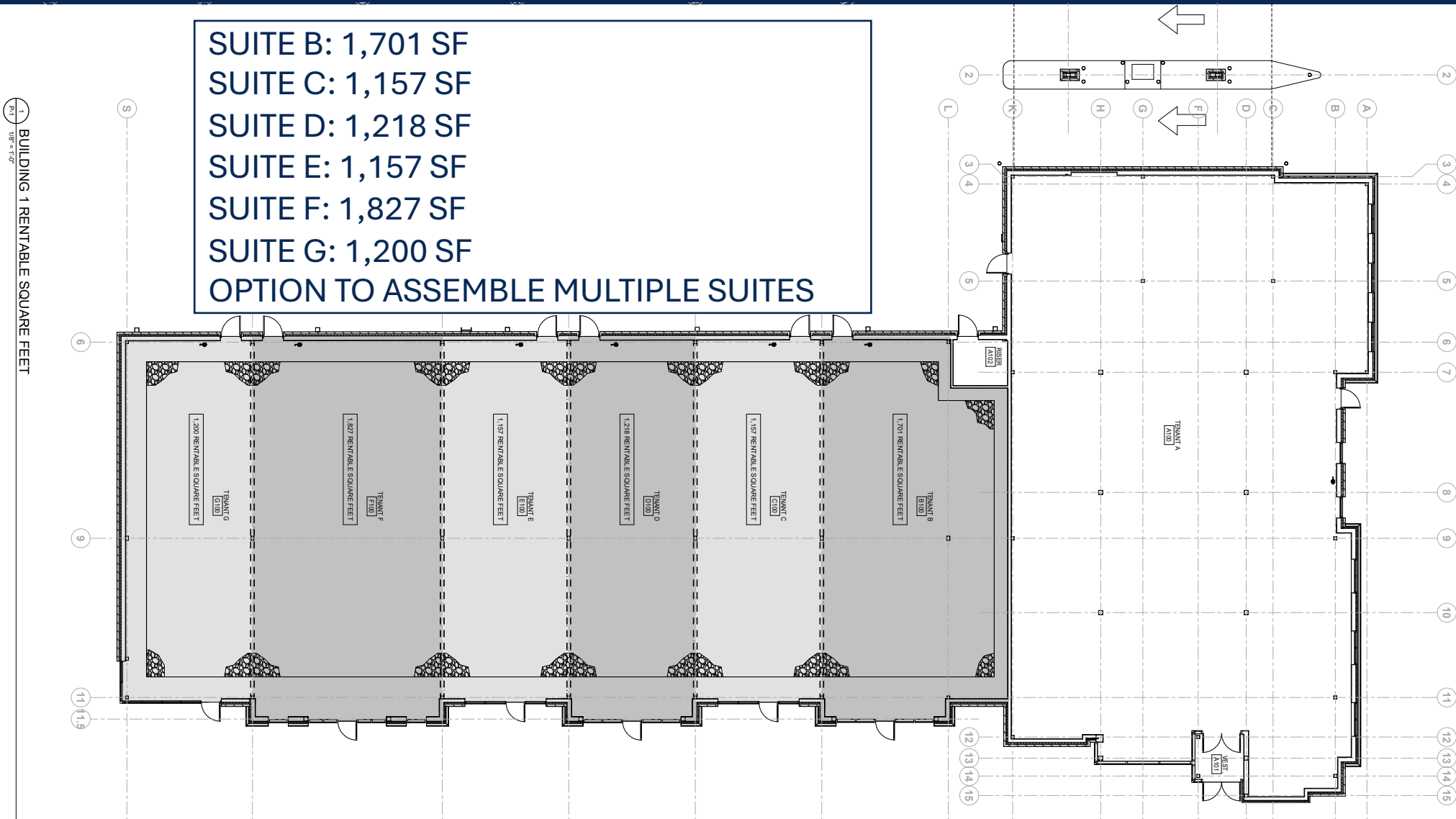
PROPERTY RENDERING

MURFREESBORO DEVELOPMENT



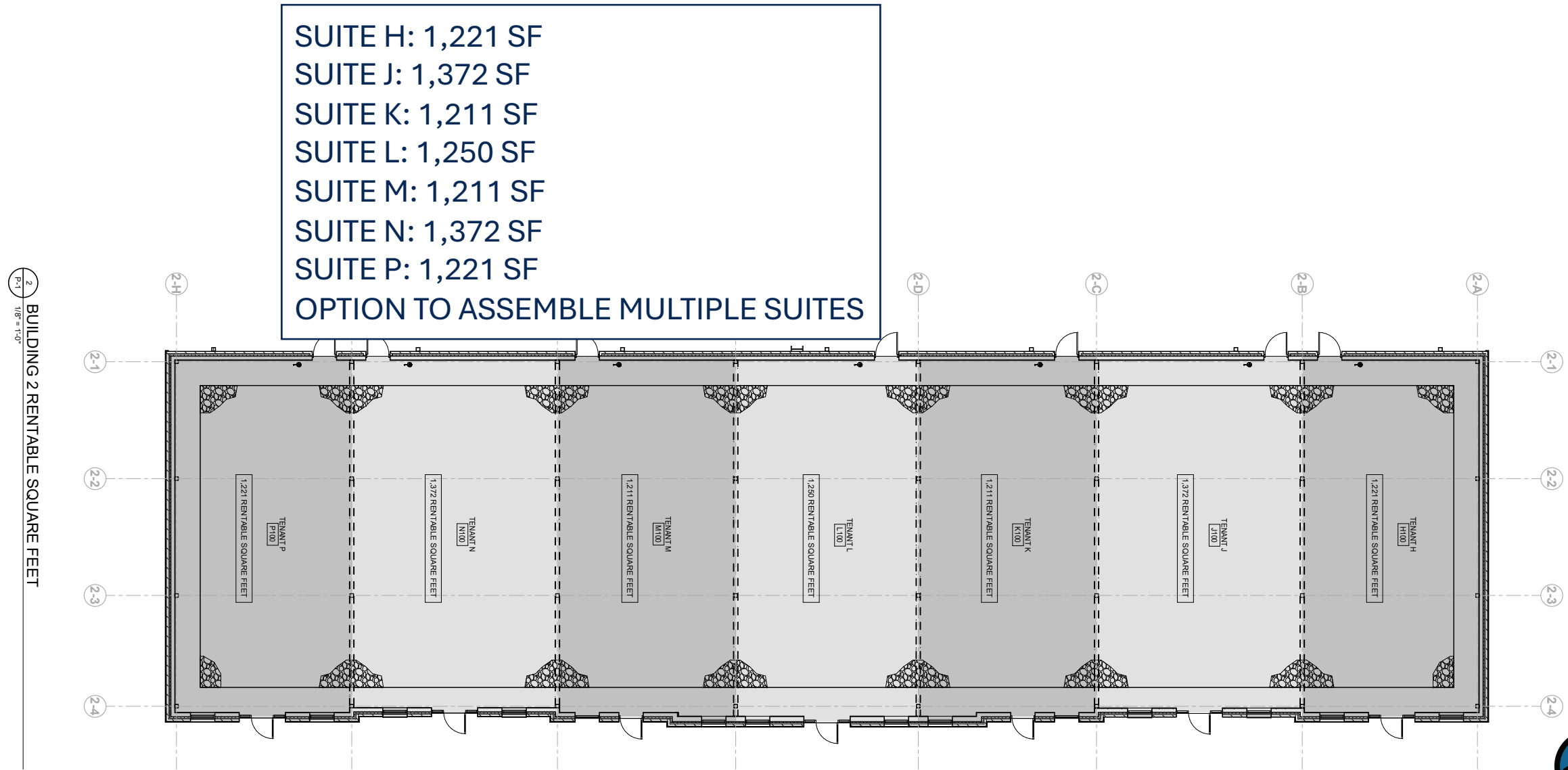
PROPERTY LAYOUT

MURFREESBORO DEVELOPMENT



PROPERTY LAYOUT

MURFREESBORO DEVELOPMENT



THE PROPERTY

This ±3.90-acre retail opportunity is strategically positioned within one of Middle Tennessee's fastest-growing commercial corridors. Located in Murfreesboro, TN — approximately 35 miles southeast of downtown Nashville via I-24 — the site offers exceptional visibility, strong regional accessibility, and proximity to a dense and rapidly expanding consumer base. The property is now available for lease and is ideally suited for retail, restaurant, or service-oriented users seeking a high-growth suburban market anchored by the Nashville–Murfreesboro MSA.

PROPERTY HIGHLIGHTS

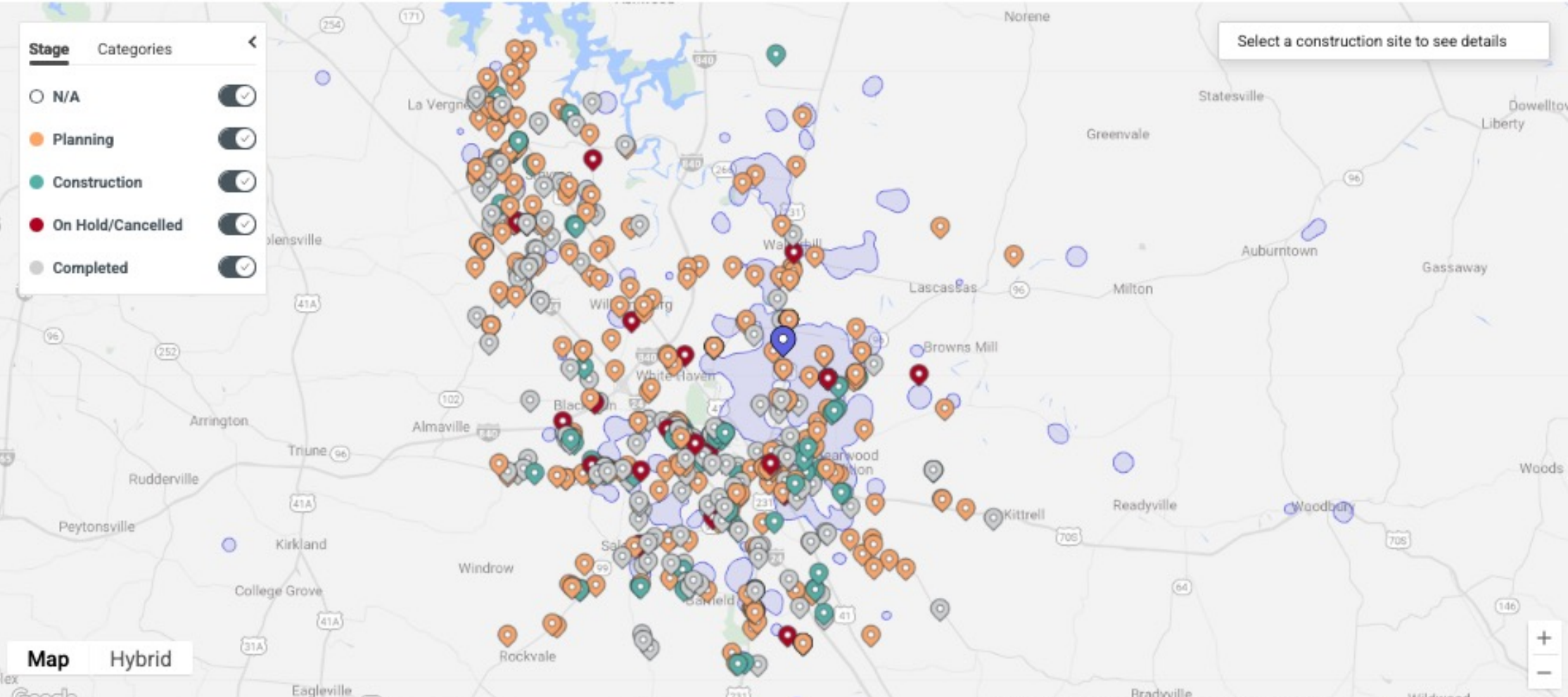
- **±3.90 Acres** of commercially zoned land available for ground lease or build-to-suit
- **Premier Murfreesboro location** with direct access to major arterials serving the I-24 corridor
- **57,249 population within 3 miles** in a high-growth trade area within the Nashville–Murfreesboro MSA
- **\$82,227 median household income within 3 miles**, reflecting a strong and affluent consumer base
- **Strong daytime population** driven by proximity to Middle Tennessee State University (MTSU) and surrounding employment centers
- **More affordable alternative to Nashville** with direct access to regional spillover demand

PLANNED DEVELOPMENT

MURFREESBORO DEVELOPMENT

2772 Memorial Boulevard, Murfreesboro, Tennessee 37129, United States (Nearby Activity 250 ft)
Memorial Boulevard, Murfreesboro

Property Trade Area: True Trade Area  Traffic Vol: 70 % Within: 50 mi 



DEMOGRAPHICS

MURFREESBORO DEVELOPMENT

Search Group or Attribute	1 Mile	3 Mile	5 Mile
Overview			
Population	8,311	57,249	100,426
Households	3,062	22,659	39,193
Persons per Household	2.69 105	2.5 98	2.44 96
Household Median Income	\$112,880.84 142	\$82,226.83 103	\$72,415.27 91
Household Median Disposable Income	\$97,916.09 143	\$73,547.4 107	\$65,323.15 95
Household Median Discretionary Income	\$80,490.1 158	\$55,470.32 109	\$46,171.49 91
Average Income Per Person	\$54,305.12 126	\$44,332.4 103	\$39,262.6 91
Median Rent	\$1,825.97 130	\$1,404.27 100	\$1,288.63 91
Median House Value	\$542,253.53 142	\$469,106.63 123	\$428,805.79 113
Households in Poverty	145 (4.7%) 37	2,734 (12.1%) 95	5,448 (13.9%) 110
Household Median Wealth	\$118,877.43 147	\$78,140.98 96	\$68,660.25 85
Average Age	42.24 103	38.5 94	37.19 91
Median Age	43.51 108	36.03 90	33.32 83
Households with Children	807 (26.4%) 98	6,029 (26.6%) 99	9,688 (24.7%) 92
High School Graduate or Higher	5,566 (97.2%) 109	34,947 (94.2%) 106	58,752 (92.6%) 104
Bachelor's Degree or Higher	3,373 (58.9%) 168	16,272 (43.9%) 125	24,531 (38.7%) 110
Pop density (per sq mi)	2,583	2,158	1,069
Area (based on blockgroups)	3	27	94

Audience Overview ?

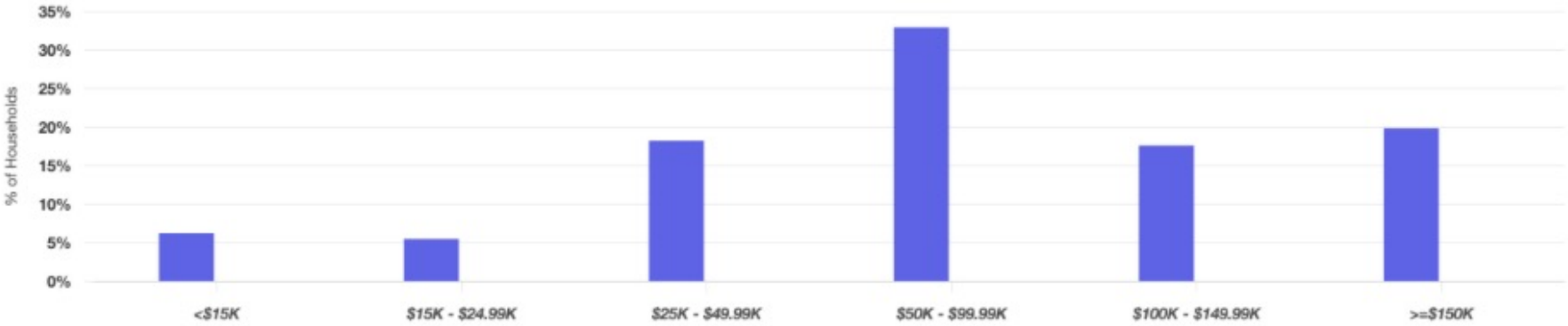
2772 Memorial Boulevard, Murfreesboro, Tennessee 37129, United States (Nearby Activity 250 ft)
Memorial Boulevard, Murfreesboro

Dataset: STI: Popstats View: Potential Market Compare to: 

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
2772 Memorial Boulevard, ... Memorial Boulevard, Murfree...	\$77.9K	39.4%	35.3	White (65.9%)	2.54
	--	--	--	N/A	--

Median Household Income ▾

%



*Demographics are based on a True Trade Area capturing 70% of visits | Data source: STI: Popstats

Favorite Places ?

2772 Memorial Boulevard, Murfreesboro, Tennessee 37129, United States (Nearby Activity 250 ft)

Memorial Boulevard, Murfreesboro

Category:

All Categories

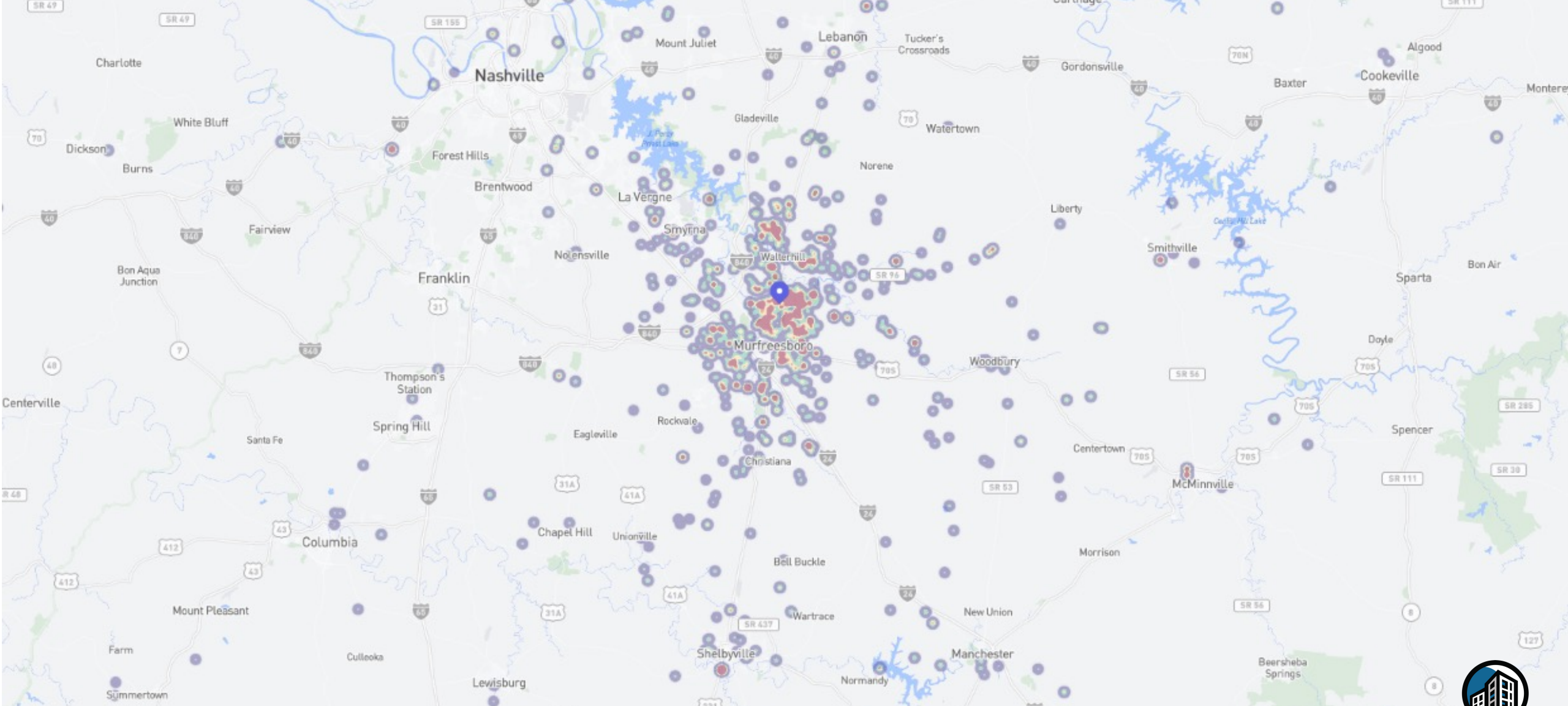
Min. Visits

1

Rank	Name	Distance	Visitors (%)
1	Speedway 2908 Memorial Blvd, Murfreesboro, TN 37129	0.1 mi	5.5K (81.3%)
2	The Avenue Murfreesboro 2615 Medical Center Pkwy, Murfreesboro, TN 37129	4.3 mi	5.4K (78.7%)
3	Stones River Town Centre 1720 Old Fort Pkwy, Murfreesboro, TN 37129	3.8 mi	4.8K (69.9%)
4	The Oaks Shopping Mall 500 N Thompson Ln, Murfreesboro, TN 37129	3.8 mi	4.5K (66.6%)
5	Walmart 2012 Memorial Blvd, Murfreesboro, TN 37129	1.3 mi	4.3K (63%)
6	Towne Center 1955 Old Fort Pkwy, Murfreesboro, TN 37129	4.4 mi	3.7K (55%)
7	Walmart 2000 Old Fort Pkwy, Murfreesboro, TN 37129	4.1 mi	3.4K (50.2%)
8	Irongate Village Shopping Center 2365 Memorial Boulevard, Murfreesboro, TN 37129	0.7 mi	3.3K (48.2%)
9	The Home Depot 1750 Old Fort Pkwy, Murfreesboro, TN 37129	4 mi	3.2K (46.7%)
10	Target 1851 Old Fort Pkwy, Murfreesboro, TN 37129	4.4 mi	3.2K (46.5%)

TRADE AREA

MURFREESBORO DEVELOPMENT



TRAFFIC COUNT

MURFREESBORO DEVELOPMENT



VISITOR ROUTES – PRIOR/POST

Prior / Post Compare ?

2772 Memorial Boulevard, Murfreesboro, Tennessee 37129, United States (Nearby Activity 250 ft)
Memorial Boulevard, Murfreesboro

Show By: Location Category: All Categories Show Zipcodes: ☐ Hide

Prior			Post		
Rank	Property	Foot-Traffic	Rank	Property	Foot-Traffic
1	 Speedway Convenience Store Memorial Blvd, Murfreesboro, TN	3.1%	1	 Speedway Memorial Blvd, Murfreesboro, TN	2%
2	 Walmart Memorial Blvd, Murfreesboro, TN	2.5%	2	 Publix Memorial Blvd, Murfreesboro, TN	1.7%
3	 Speedway Memorial Blvd, Murfreesboro, TN	1.5%	3	 Irongate Village Shopping Center Memorial Boulevard, Murfreesboro, TN	1.4%
4	 Chick-fil-A Memorial Blvd, Murfreesboro, TN	1.4%	4	 Walmart Memorial Blvd, Murfreesboro, TN	1.3%
5	 McDonald's Memorial Blvd, Murfreesboro, TN	1%	5	 Speedway Convenience Store Memorial Blvd, Murfreesboro, TN	1.3%
6	 Wilson Bank & Trust Memorial Blvd, Murfreesboro, TN	0.9%	6	 McDonald's Memorial Blvd, Murfreesboro, TN	0.9%
7	 The Shoppes of Northgate Wendelwood Dr, Murfreesboro, TN	0.9%	7	 Wilson Bank & Trust Memorial Blvd, Murfreesboro, TN	0.9%
8	 SONIC Drive In North Memorial Blvd, Murfreesboro, TN	0.9%	8	 Kroger Fuel Center Memorial Blvd, Murfreesboro, TN	0.9%
9	 Slim Chickens Memorial Blvd, Murfreesboro, TN	0.8%	9	 Aldi Memorial Blvd, Murfreesboro, TN	0.8%
10	 Irongate Village Shopping Center Memorial Boulevard, Murfreesboro, TN	0.8%	10	 Chick-fil-A Memorial Blvd, Murfreesboro, TN	0.8%

VISITOR ROUTES CATEGORIES

MURFREESBORO DEVELOPMENT

Visitor Journey ?

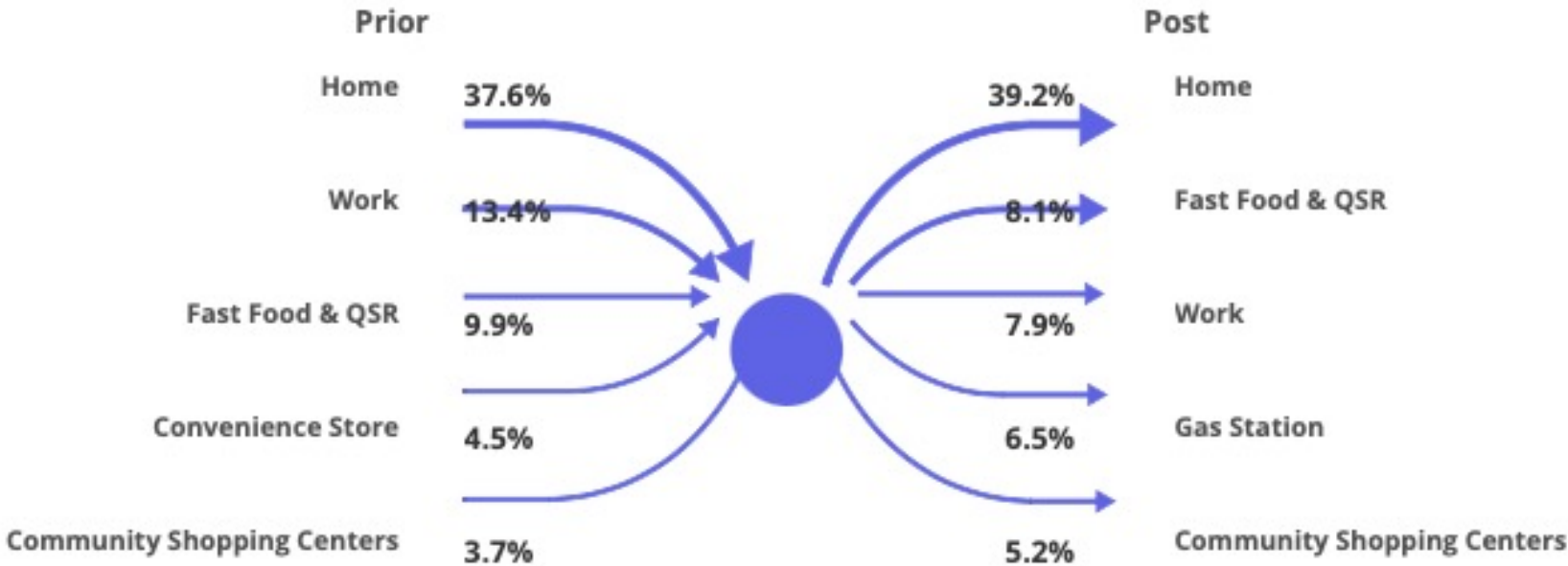
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Memorial Boulevard, Murfreesboro

Show by:

Location

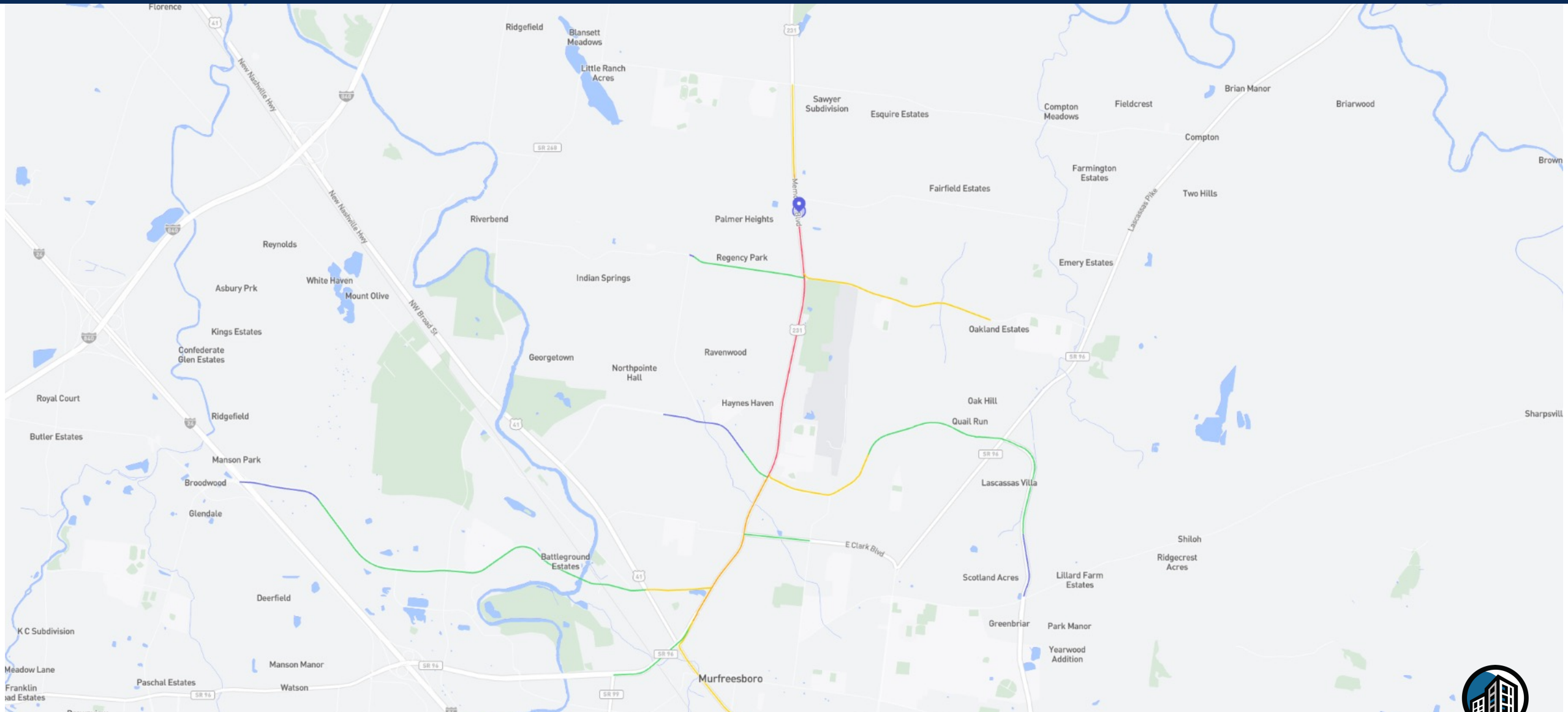
Category

Category Group



VISITOR ROUTES

MURFREESBORO DEVELOPMENT



WHY MURFREESBORO, TENNESSEE?

- One of the *fastest-growing cities in Middle Tennessee*, driving long-term demand
- **Strategic location** along I-24, approximately 35 miles from downtown Nashville
- Home to **Middle Tennessee State University (MTSU)**, providing a stable workforce and consistent economic activity
- **Diverse and expanding economy** supported by healthcare, education, manufacturing, and logistics
- Ongoing **commercial, residential, and infrastructure development** signaling sustained growth
- Strong **population, job, and income growth** supporting real estate appreciation
- More **affordable alternative to Nashville** while benefiting from regional spillover



MURFREESBORO METRO AREA HIGHLIGHTS

The Murfreesboro metro area is part of the rapidly growing Nashville–Davidson–Murfreesboro–Franklin MSA, one of the fastest-expanding regions in the Southeast. It benefits from strong population and job growth, a diverse economy anchored by healthcare, education, manufacturing, and logistics, and excellent regional access via I-24. Proximity to Nashville, combined with a lower cost of living and an active development pipeline, continues to drive demand for commercial and residential real estate.



PRICING

FOR PRICING, PLEASE CONTACT US

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