

1.02-4.07 ACRE COMMERCIAL TRACT

3310 Memorial Blvd, Murfreesboro, TN 37129

Rare Commercial Opportunity With Memorial Blvd Frontage For Sale



OPPORTUNITY

3310 Memorial Boulevard offers 4.02 acres of commercially zoned land in Murfreesboro, with rare frontage along Memorial Boulevard (US 231). One of the last remaining commercial development opportunities in this established corridor, the property is available for sale with flexible subdivision options, making it well-suited for a variety of retail, service, office, or specialty commercial users.

PROPERTY SUMMARY

ADDRESS	3310 Memorial Blvd, Murfreesboro, TN 37129
ZONING	Commercial (PCD)
TOTAL LOT SIZE	4.07 Acres
PARCEL ONE	1.02 Acres (<i>Zoned for Drive Through</i>)
PARCEL TWO	1.04 Acres
PARCEL THREE	2.01 Acres (<i>Zoned for Early Child Care Use</i>)
PRICE	Contact Broker

Parcel 1
1.02 Acres

Parcel 2
1.04 Acres

Parcel 3
2.01 Acres

Memorial Blvd

Brentmeade Dr

Fairfax Ave



POINTS OF INTEREST



The CANNON

DUNKIN'
cricket
Ascend
TWO'S GRILLE

CLUB PILATES
ups
marco's PIZZA

Brentmeade Dr

Wendy's

Dutch Bros
SLIM CHICKENS

parc
AT MURFREESBORO
PREMIER APARTMENTS

ALDI

JET'S PIZZA
H&R BLOCK
SUBWAY

BIG O TIRES

elevated living
3343
Memorial

Fairfax Ave

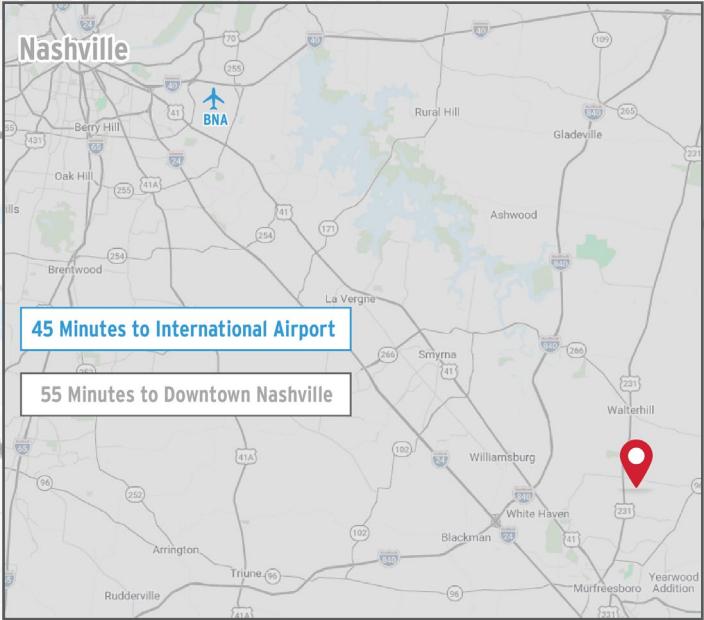
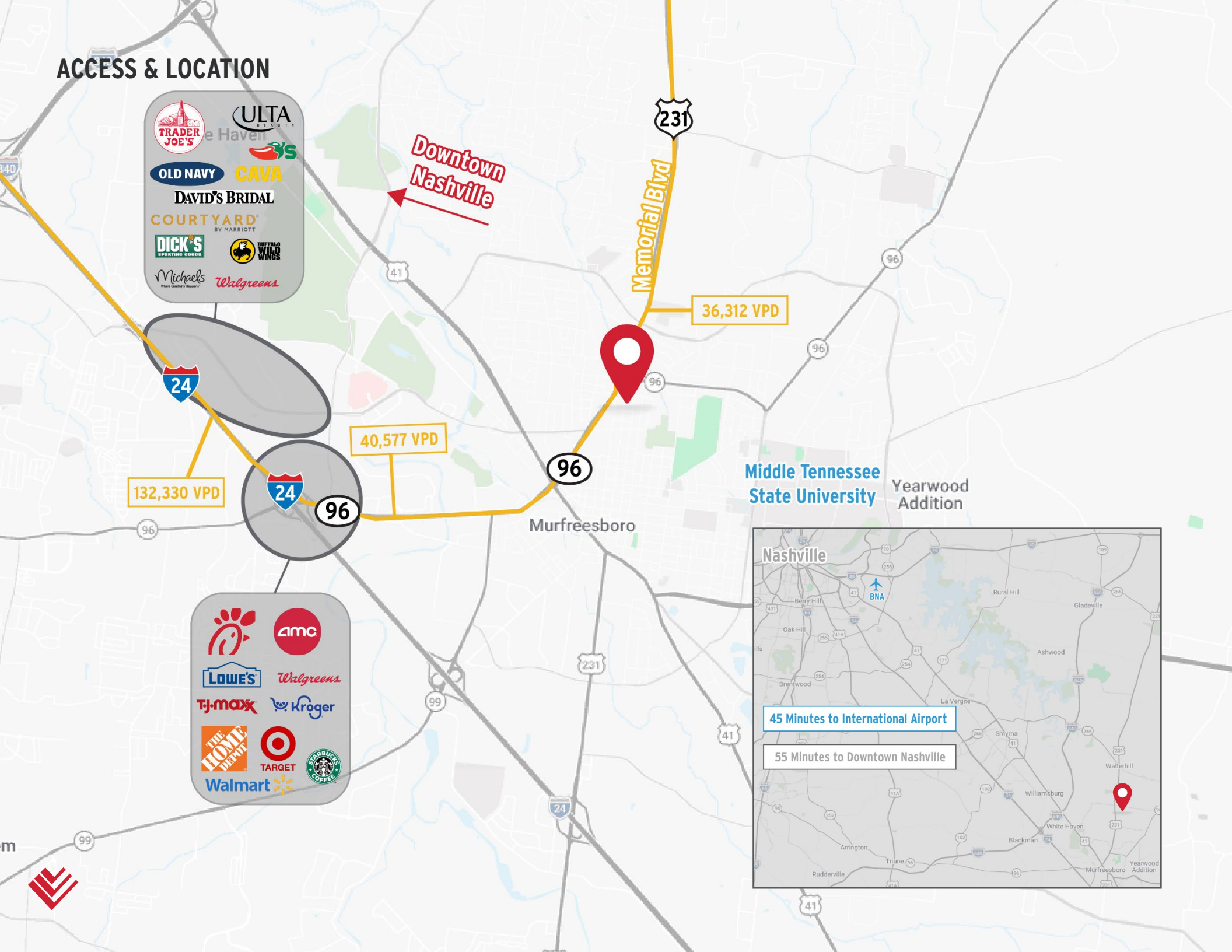
Memorial Blvd

DEMOGRAPHICS

Positioned along Memorial Boulevard, the property is located within one of Murfreesboro's strongest commercial corridors. More than 48,000 residents and 12,000 employees are located within three miles, with average household incomes exceeding \$135,000. Continued population growth, projected to surpass 50,000 residents within three miles by 2031, combined with a strong employment base and affluent surrounding neighborhoods, supports long-term demand for commercial development.

	1 MILE	3 MILES	5 MILE
2025 POPULATION	7,756	48,186	95,587
2031 POPULATION	8,128	50,491	100,773
AVERAGE HOUSEHOLD INCOME	\$167,561	\$135,350	\$116,065
MEDIAN AGE	43.7	38.7	34.0
TOTAL EMPLOYEES	2,330	12,016	48,964

ACCESS & LOCATION



PHOTOS



FOR MORE INFORMATION CONTACT

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