

Available

Veterans Pkwy & New Salem Hwy
Murfreesboro, TN

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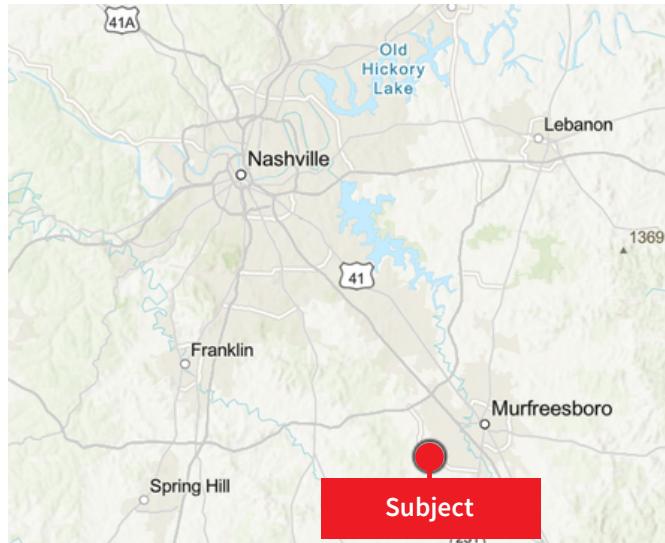
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The city of Murfreesboro is located approximately 35 miles southeast of Nashville in Rutherford County. With a population of over 150,000, the city has ranked among the 15 fastest growing cities in the US and first in Tennessee. Murfreesboro is also home to Middle Tennessee State University, which has a student enrollment of over 21,913 students. Located just four miles west of Interstate 24, the subject property sits at the signalized intersection of New Salem Hwy and Veterans Parkway.

For Sale / Ground Lease

With Wawa co-tenancy

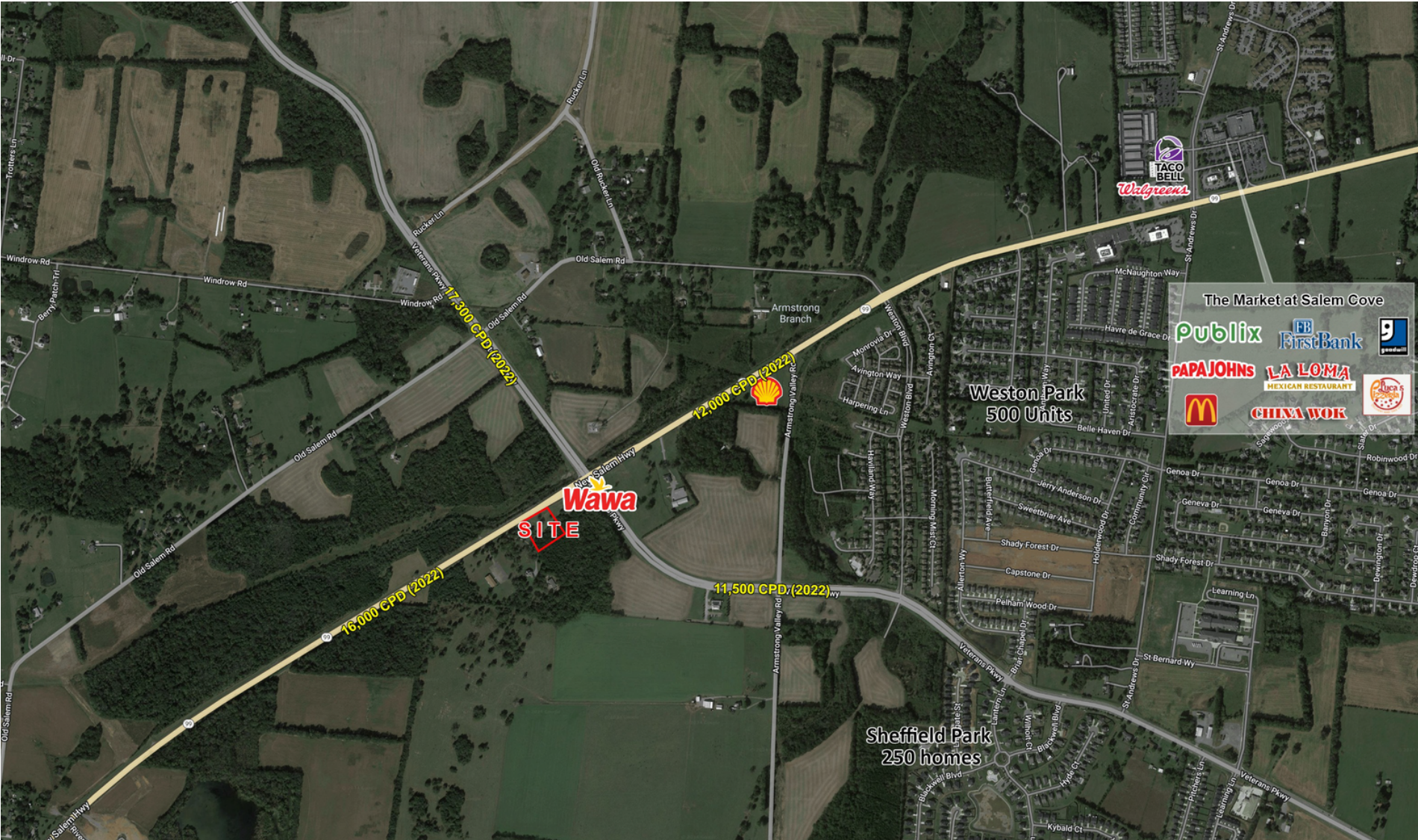


Property Overview & Demographics

- Total Lot Size: 1.75 AC (Demisable)
- Traffic Counts: 12,000 VPD (New Salem Hwy); 13,445 VPD (Veterans Pkwy)
- Tremendous residential growth with over 12,000 units under construction within 3 miles, (multi family & single family residential)
- Nearby Retailers: Publix, Costco, Walmart, Walgreens, McDonald's, First Bank, Dunkin', Sonic, Dollar General
- Ideal Uses: Automotive/Car Wash, Light Medical, Oil/Lube, QSR, Coffee, Daycare, etc.

	3 mile	5 miles	7 miles
2023 Total Population	41,508	95,028	150,203
Total Households	15,131	35,695	56,925
2023 Daytime Population	24,996	92,170	152,248
2023 Average Household Income	\$114,280	\$108,102	\$101,450

Overview Aerial



Zoom Aerial

