

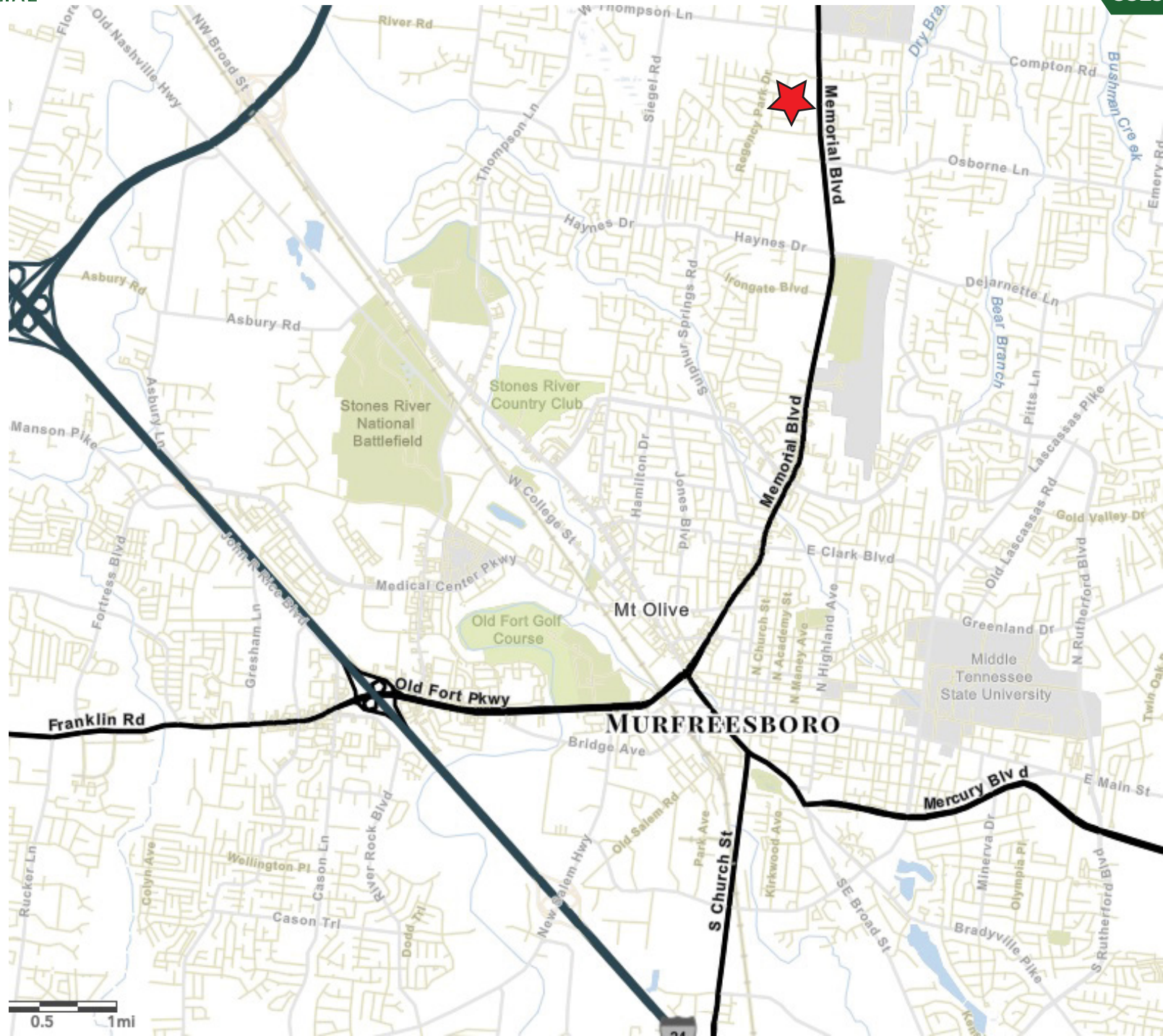


OFFERING MEMORANDUM

3325 Memorial Blvd
9,000 SF / .93 AC
\$2,710,000
Murfreesboro, TN



- Six tenant, one story, free standing retail building
- Built 2004
- Steel frame structure, brick & EIFS exteriors, metal roof
- Located along commercial corridor with recent and current development activity
- 40 parking spaces





- Rutherford County Population: 337,508
- Murfreesboro Population: 145,791
- Largest suburb in the Nashville MSA
- Tennessee’s fastest-growing community
- Ranked 6th in the state for retail sales with \$5.7 billion in 2019
- No State or Local Tax on Wages, Salaries, or Estates
- Middle Tennessee State University - 21,721 Enrollment
- Motlow State Community College - 2,000+ Enrollment
- Average Home Sale Price: \$292,742
- Saint Thomas Rutherford Hospital - 358 Beds
- TriStar Stonecrest Medical Center, Smyrna - 109 Beds

Largest Private Sector Employers

	Employees
• Nissan North America, Inc.	8,000
• National Healthcare Corporation	2,071
• Ingram Content Group	2,000
• State Farm Insurance Companies	1,650
• Amazon	1,550
• Saint Thomas Rutherford Hospital	1,400
• Asurion	1,250
• Verizon Wireless	1,068
• Bridgestone/Firestone Inc.	1,010
• Square D/Schneider Electric	900

EXCLUSIVELY MARKETED BY



201 E. Main St., Ste 420 • Murfreesboro, TN 37130

John G. Mifflin

- Local presence with national connections
- 27 years in Commercial Real Estate; Mifflin Real Estate Co., LLC established in 2003
- 20th year as Preferred Broker for Walmart Stores, Inc. (site selection & entitlements for Middle & East TN; 40+ closed transactions for Walmart)
- 1992 Graduate of Middle Tennessee State University
- Murfreesboro Native

