

FOR SALE



2,765 SF TURNKEY DRIVE-THRU BUILDING



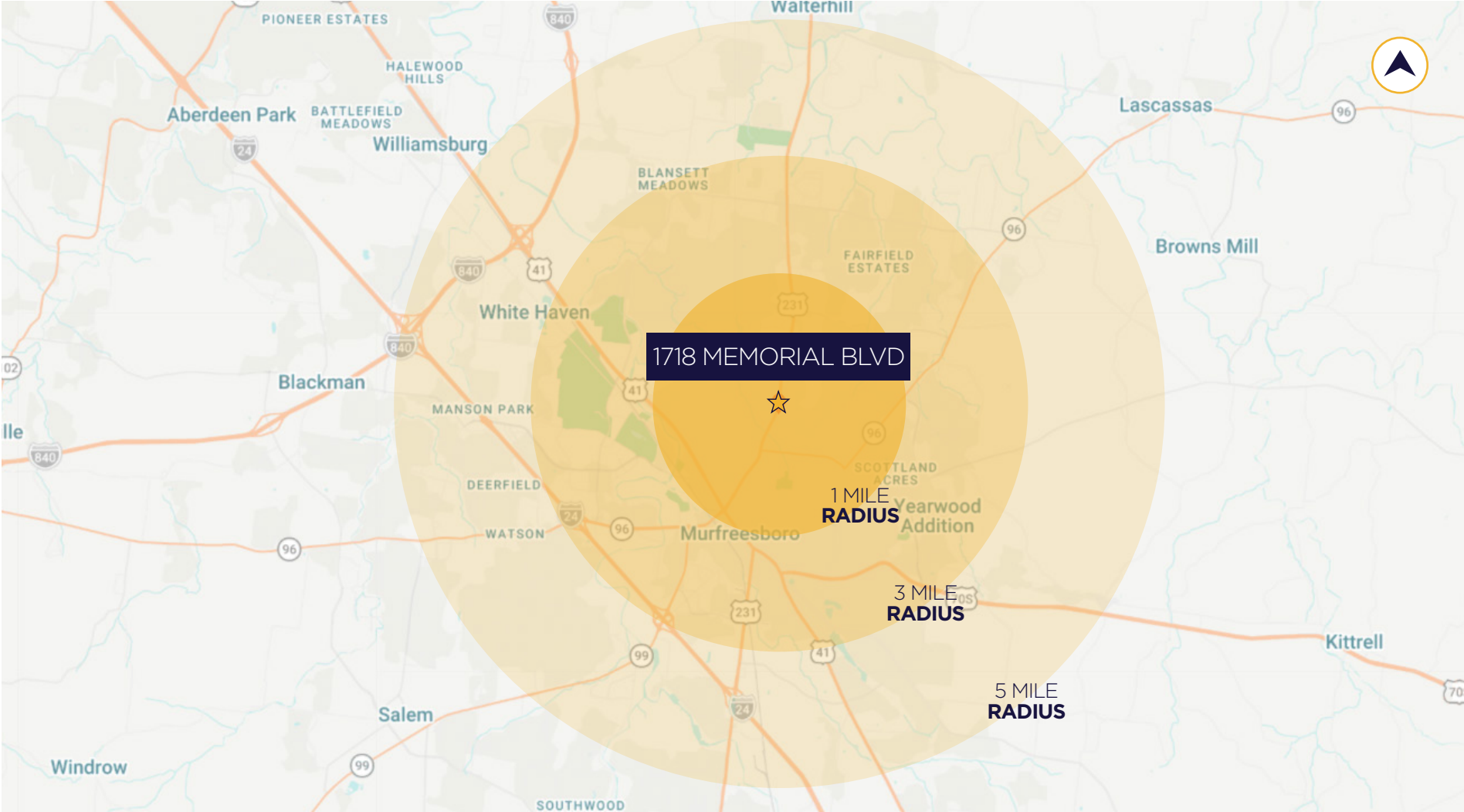
1718 MEMORIAL BLVD
MURFREESBORO, TN 37129

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PROPERTY HIGHLIGHTS

- o Building Size: 2,765 SF
- o Lot Size: 0.736 Acres (32,053 SF)
- o Parking Spaces: 35





**TOTAL
POPULATION**

9,464	72,527	133,361
Within 1 Mile	Within 3 Miles	Within 5 Miles



**HOUSEHOLD
INCOME**

\$61,914	\$70,483	\$76,320
Within 1 Mile	Within 3 Miles	Within 5 Miles



**DAYTIME
POPULATION**

11,828	93,227	148,275
Within 1 Mile	Within 3 Miles	Within 5 Miles

DEMOGRAPHICS MAP

INVESTMENT HIGHLIGHTS



Drive-Thru Opportunity – Building features existing drive-thru lane and window allowing for a new user to operate multiple modes business models simultaneously.



Great Visibility – Subject property is positioned on Memorial Blvd, one of Murfreesboro's prime transportation arteries seeing over 34,000 VPD.



Dense Retail Corridor – Property is surrounded by multiple national retailers such as McDonald's, Taco Bell, Walgreens, AutoZone, Baskin-Robbins, Dairy Queen, Regions Bank, Murphy USA, Starbucks, and many more.



Recent Renovation – Current Ownership recently made significant capital improvements to both the interior and building façade to modernize the look and feel of the property.



College Town – Subject property sits just 1.3 miles from Middle Tennessee State University's campus, the second largest University in the state of Tennessee with an enrollment of just over 20,000 students



Explosive Population Growth – Murfreesboro sits in Rutherford County, which has ranked #1 in total population growth in the state of Tennessee making it one of the fastest growing areas in the Southeast

AERIAL MAP





CONTACT INFORMATION

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