

# **Fortress at Blaze Drive**

Murfreesboro, Tennessee

Land for Sale  $\mid \pm 11.32$  Acres Available

### **Property Overview**

- Outparcels available
- Zoning is Commercial Fringe (CF)
- Level site
- Signalized corner location
- Utilities at site
- Potential uses include bank, day care, self storage, convenience store, office





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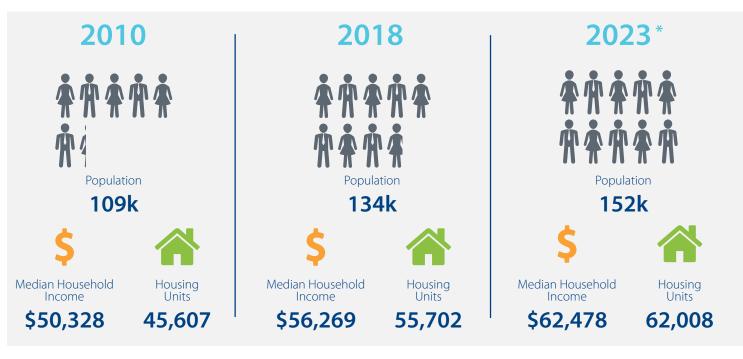
### **Rutherford County Market Overview**

Located in the geographic center of Tennessee, Rutherford County is the fifth largest and second fastest growing county in the state. Only 15 miles southeast of Nashville, the extraordinary growth of Rutherford County is due in part to its accessibility via major U.S. interstate highways. I-24 which runs directly through Murfreesboro, and I-65, I-40, and SR-840 are all within 15 miles of the city limit. The county's low property tax and proximity to Nashville have made it one of the fastest growing residential and retail areas in the state. Home to one of the largest universities in the state, Middle Tennessee State University has over 21,000 students enrolled.





## **Murfreesboro Demographics Overview**

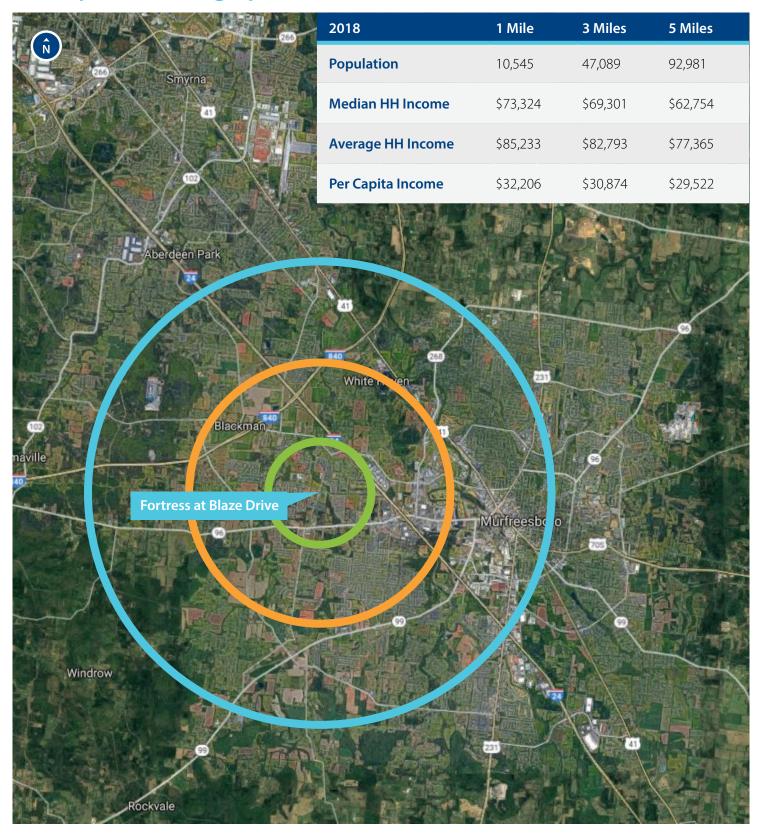


### **Employment**

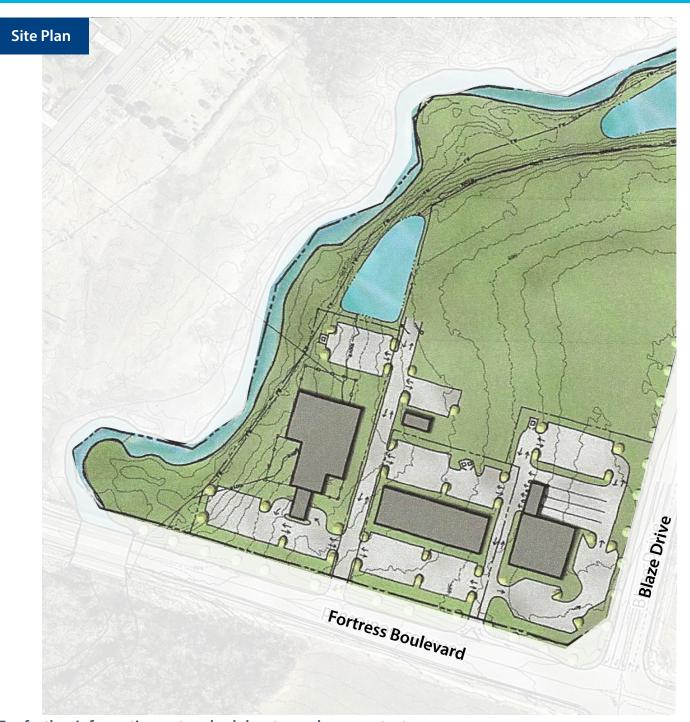
Services	49.9%	2.52
Retail Trade	13.1%	\$ Average Household Income \$74,199
Manufacturing	11.6%	Daytime Population Median Age  145,785 31.7
Transportation/Utilities/Gov't	8.3%	
Finance/Insurance/Real Estate	7.2%	Associate Degree Higher
Construction	4.4%	No Diploma 45.6%
Wholesale Trade	2.7%	High School Graduate / GED Some College, No degree
Information	2.4%	24.3%



## **Area Specific Demographics**







#### For further information or to schedule a tour, please contact:

#### **Brent Basham**

Vice President 615.727.7406 brent.basham@avisonyoung.com

#### **Buck Haltiwanger**

Principal 615.727.7410 buck.haltiwanger@avisonyoung.com

#### **Avison Young**

700 12th Avenue South Suite 302 Nashville, TN 37203 615.727.7400

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