

# FOR LEASE

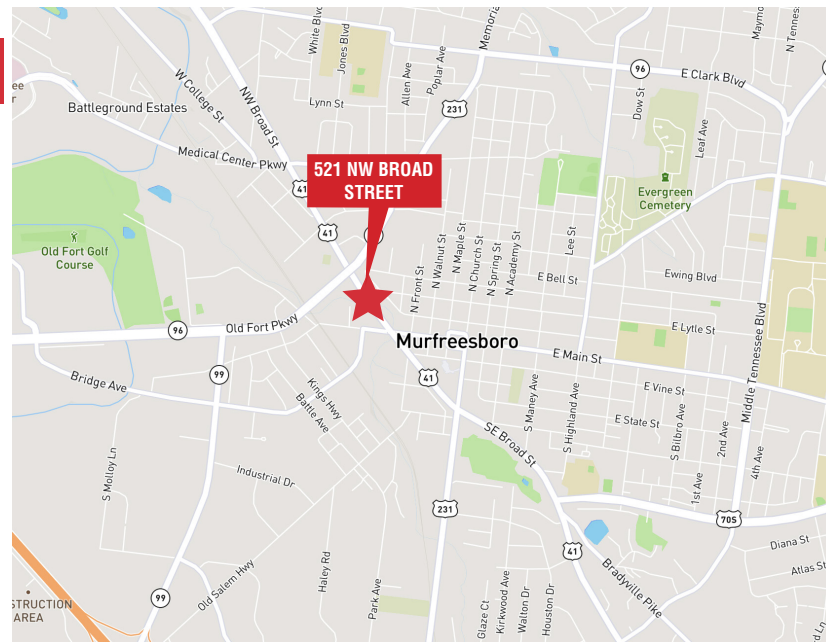
521 NW Broad St  
Murfreesboro, TN 37130

**NAI** Nashville  
Stanton Group



## PROPERTY HIGHLIGHTS

- 2,847 SF
- 1.02 acre lot
- Turn-key restaurant space with patio
- Drive-thru potential
- 50 parking spaces
- NW Broad Street benefits from high visibility and constant traffic flow through the area
- Traffic count: 33,909 VPD
- Murfreesboro is ranked the #1 boomtown in the US



 **Priscilla Smith**

psmith@nainashville.com

o 615.377.4747

d 615.953.9592

7105 Town Center Way, 3rd Fl

Brentwood, TN 37027

+1 615 377 4747

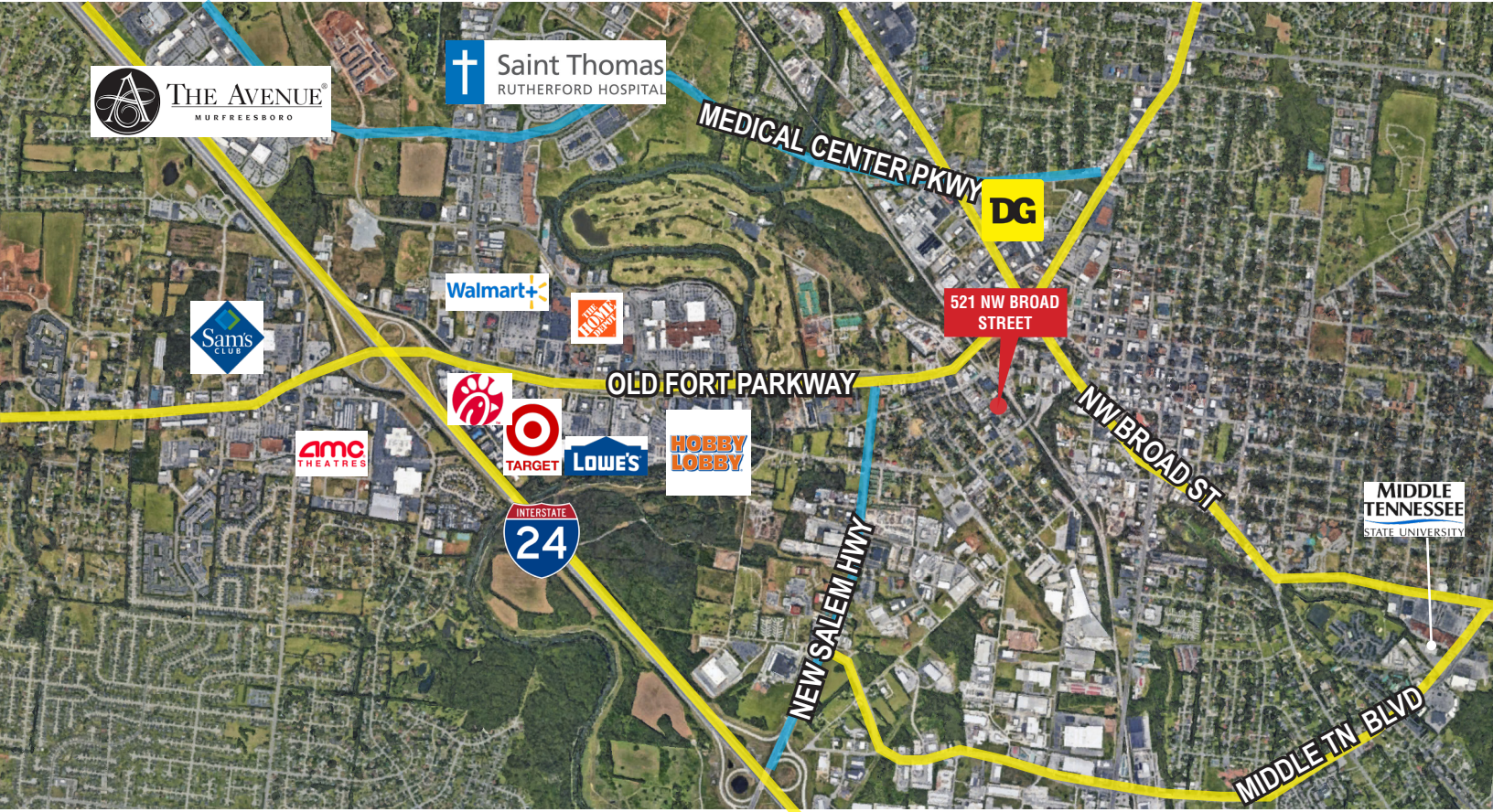
nainashville.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# FOR LEASE

521 NW Broad St  
Murfreesboro, TN 37130

Surrounding Area



For more information:

✉ **Priscilla Smith**

psmith@nainashville.com

o 615.377.4747

d 615.953.9592

# FOR LEASE

521 NW Broad St  
Murfreesboro, TN 37130

About the Area



## MURFREESBORO

Murfreesboro is a city in and the county seat of Rutherford County, Tennessee. Murfreesboro's population saw a 20% increase over the past five years as well as a 38% increase in household income. It is Tennessee's fastest growing major city and one of the fastest growing cities in the country. Murfreesboro is also home to Middle Tennessee State University, the largest undergraduate university in the state of Tennessee, with 23,000+ total students.

## Demographics

	1 mile	3 miles	5 miles
Population 2010	5,725	60,569	117,554
Population 2022	6,573	74,996	160,681
Households 2010	2,438	23,829	45,138
Households 2022	2,771	29,207	60,633
Avg Household Income	\$47,367	\$66,470	\$82,460

Source: Costar

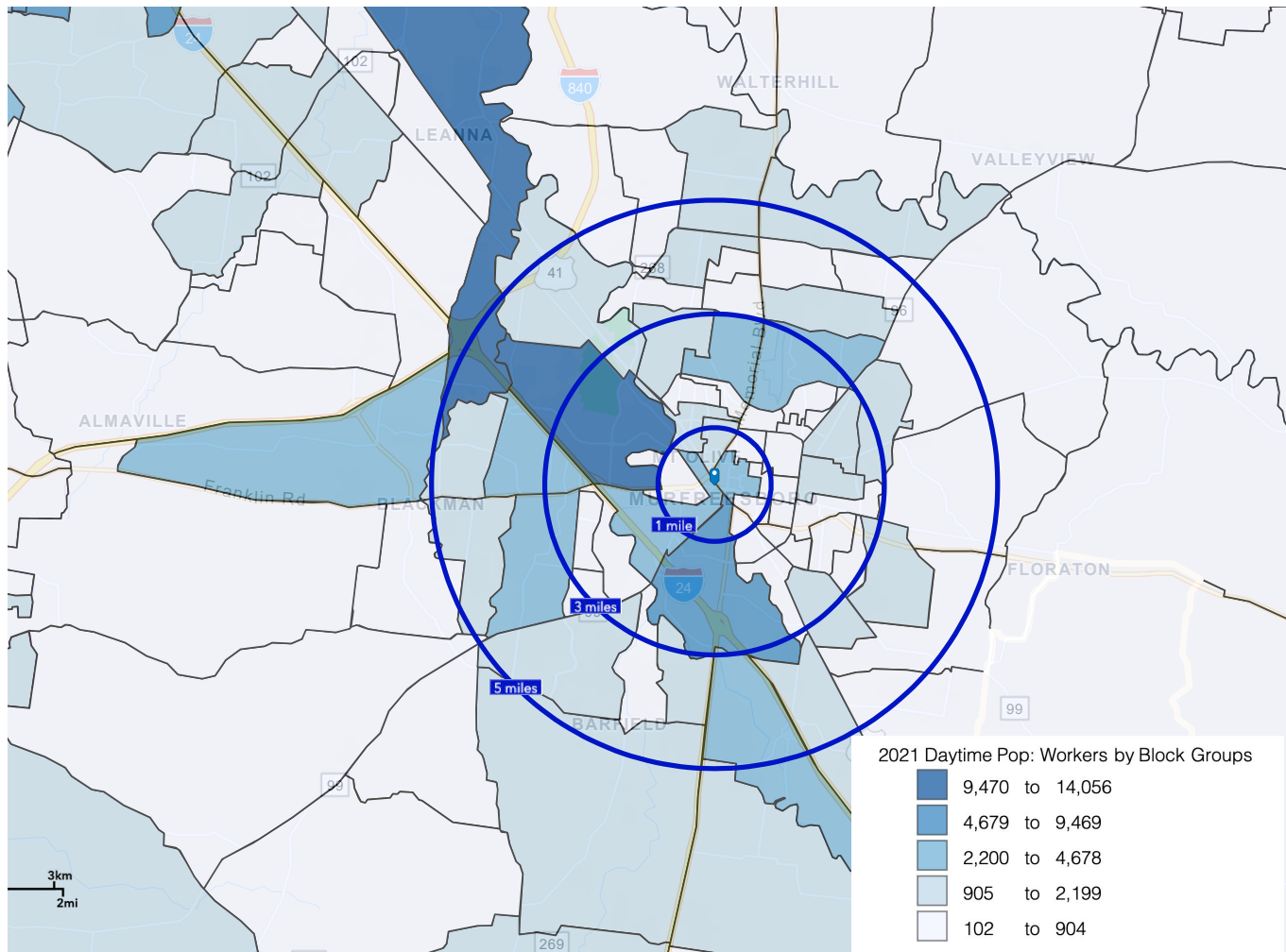
For more information:

✉ **Priscilla Smith**  
psmith@nainashville.com  
o 615.377.4747  
d 615.953.9592

# FOR LEASE

521 NW Broad St  
Murfreesboro, TN 37130

Daytime Population



For more information:

✉ **Priscilla Smith**

psmith@nainashville.com

o 615.377.4747

d 615.953.9592