

# FORMER PIZZA HUT

1112 Mercury Blvd, Murfreesboro, TN 37130

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

The City of Murfreesboro is located approximately 35 miles southeast of Nashville in Rutherford County. With a population over 130,000, 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.

### PROPERTY HIGHLIGHTS

- Freestanding 2,400 SF restaurant with drive-thru on 0.66 AC
- The subject site sits approximately 1.6 miles from Middle Tennessee University and 2.9 miles from Stones River Mall.
- Traffic Counts: Middle TN Blvd (23,557 VPD) and Mercury Blvd (16,919)
- Area retailers include Walgreens, Burger King, Sonic, Bank of America, Advance Auto, T-Mobile, Bargain Hunt, Save A Lot, and CitiTrends
- Ideal uses: Quick serve restaurant, coffee, oil/lube, automotive, cellular, car wash, convenience store, medical, etc.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,515	63,554	131,496
HOUSEHOLDS	4,788	25,076	51,172
AVG HH INCOME	\$54,936	\$60,265	\$75,268



### EXCLUSIVE AGENT(S)

CHRIS CALDWELL • [chris.caldwell@tscg.com](mailto:chris.caldwell@tscg.com) • 615.259.0200  
 JUSTIN SCHAD, CCIM • [justin.schad@tscg.com](mailto:justin.schad@tscg.com) • 615.259.0200

# FORMER PIZZA HUT

1112 Mercury Blvd, Murfreesboro, TN 37130

## SITE PLAN



### EXCLUSIVE AGENT(S)

CHRIS CALDWELL • [chris.caldwell@tscg.com](mailto:chris.caldwell@tscg.com) • 615.259.0200  
JUSTIN SCHAD, CCIM • [justin.schad@tscg.com](mailto:justin.schad@tscg.com) • 615.259.0200