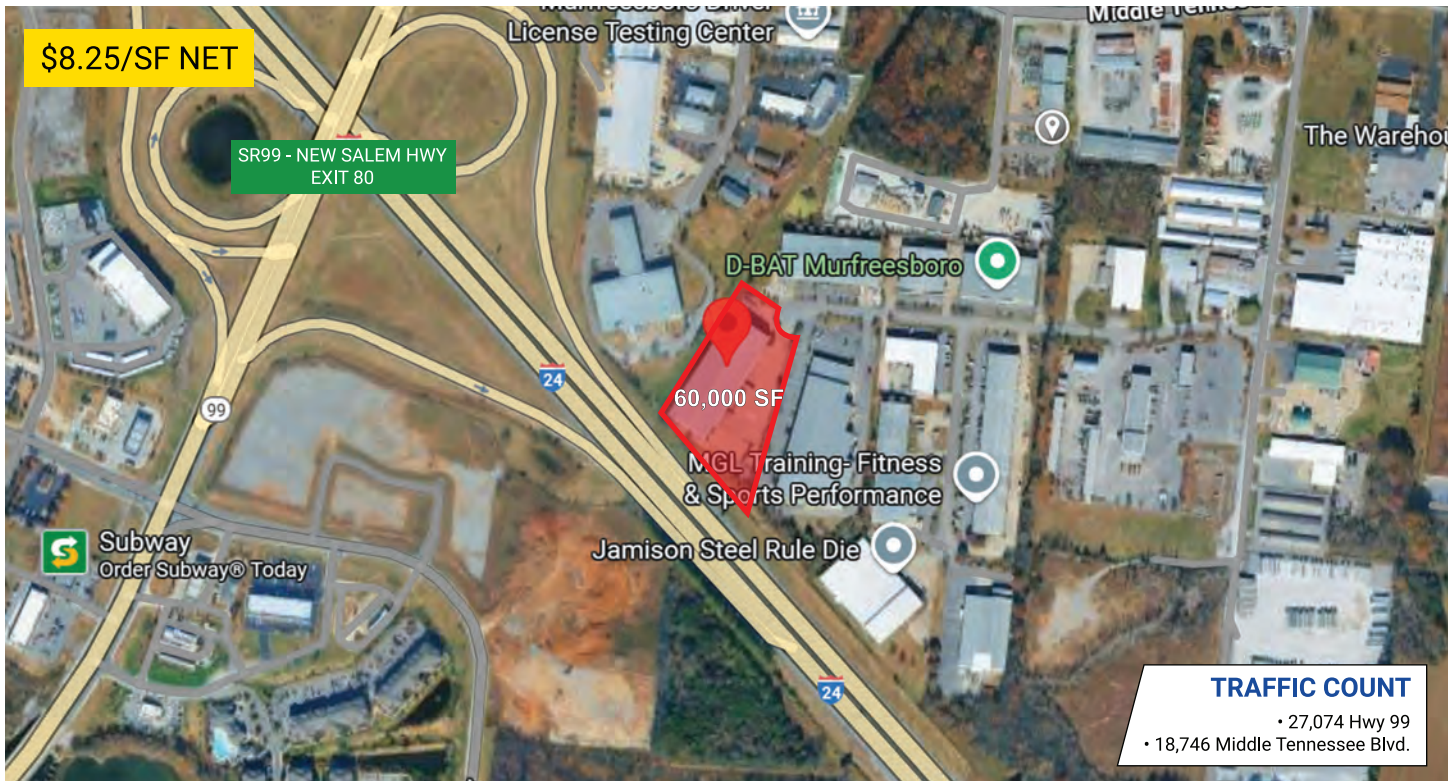


# 971 Esther Ln.

MURFREESBORO, TENNESSEE 37129



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#### TRAFFIC COUNT

- 27,074 Hwy 99
- 18,746 Middle Tennessee Blvd.

Building SF:	60,000	Eave Height:	37'
# of Units:	1	Electricity:	110/220v ; 800amp
Units SF:	60,000	Zoning:	Heavy Industrial

#### PROPERTY HIGHLIGHTS

- Easy Access to I-24, U.S.-231, Hwy 99 and Hwy 96
- Approx. 30 minutes to Nashville Airport

#### DEMOGRAPHIC SNAPSHOT

##### RUTHERFORD COUNTY

2025 Population Estimate	358,394
2025 Median HH Income	\$87,758
2025 Number of Households	138,402



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The information herein has been obtained from sources believed to be reliable. There is no guarantee, warranty or representation that the information herein is accurate. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance or value of the property. Property location imagery provided by Google Maps.