1286 Murfreesboro Hwy.

MANCHESTER, TENNESSEE 37355

Swanson COMPANIES

developments | real estate | construction

615-896-0000



Building SF:	3,096	**Eave Height:**	-
# of Units:	2	**Electricity:**	-
Units SF:	1,296 - 1,800	**Zoning:**	Commercial



PROPERTY HIGHLIGHTS

- 1,296sf double wide trailer on permanent foundation and a 1,800sf warehouse with loft and bathroom with a shower on 1.83ac
- Easy Access to U.S.-41
- Approx. 1 hour to Nashville Airport

DEMOGRAPHIC SNAPSHOT - *Rutherford Co.*

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



TRAFFIC COUNT

- 53,749 I-24
- 15,016 U.S.-41

615-896-0000

www.swansondev.com

Swanson Developments is the property owner, not a real estate brokerage. 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.