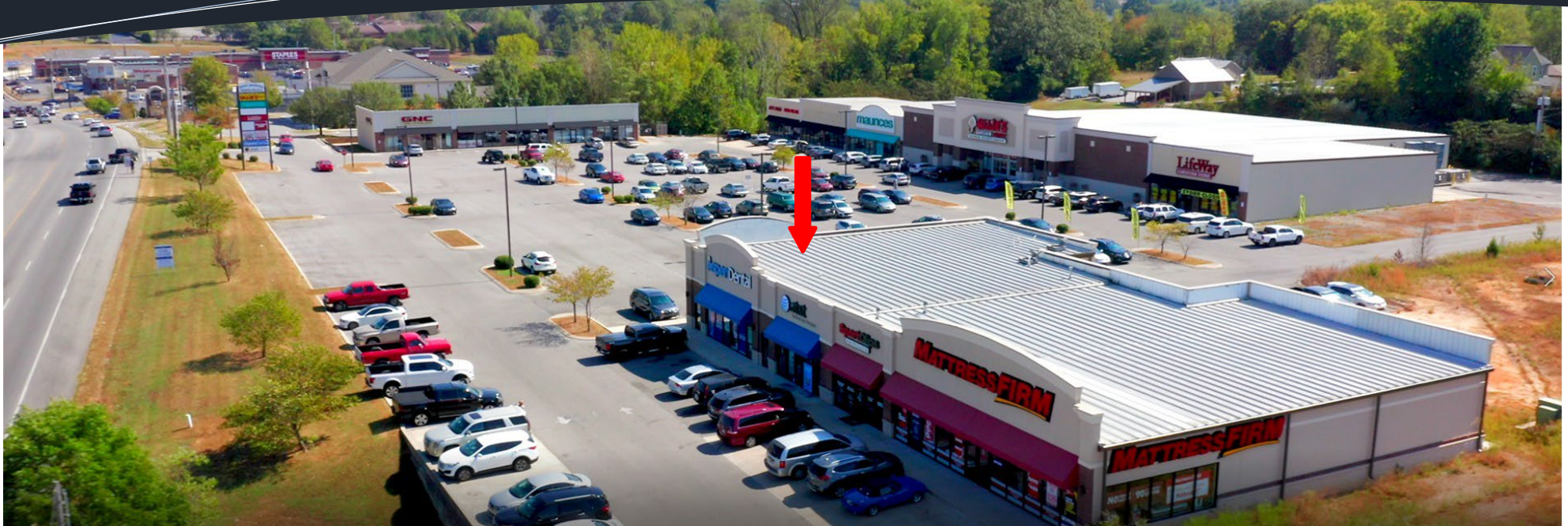


West Jackson Marketplace

416-B West Jackson Street
Cookeville, TN 38501



Demographics	2021 Estimated Population	2021 Estimated Households	2021 Estimated Avg. Households Income
1 MILE	5,273	2,290	\$56,328
3 MILES	33,137	13,641	\$62,037
5 MILES	54,240	22,033	\$65,568
10 MILES	80,889	32,626	\$67,310
25 MILES	173,749	69,635	\$63,359

AVAILABLE

- +/- 1,495 SF (Currently AT&T)
- 23,726 vehicles daily

Current Tenants: Aspen Dental, Sports Clips and Mattress Firm

Neighboring Tenants: GNC, The Slice Pizza and Games, Cellular Accessories, Maurice's, Ollie's Bargain Outlet, Rose's Nails, Belk, Old Navy, TJ Maxx, rue 21, Claire's, Petco, Durham Sports, Game Stop, Verizon, Kohls, and others

Nearby: Cookeville Regional Medical Center +/- 1.5 miles
Tennessee Tech University +/- 1.5 miles

Matt Eads, CCIM | Brookside Properties, Inc. 2002 Richard Jones Rd | Ste C-200 | Nashville, TN 37215
Office 615.627.1914 | Cell 615.587.7330 | Email: meads@brooksideproperties.com

West Jackson Marketplace

416-B West Jackson Street
Cookeville, TN 38501



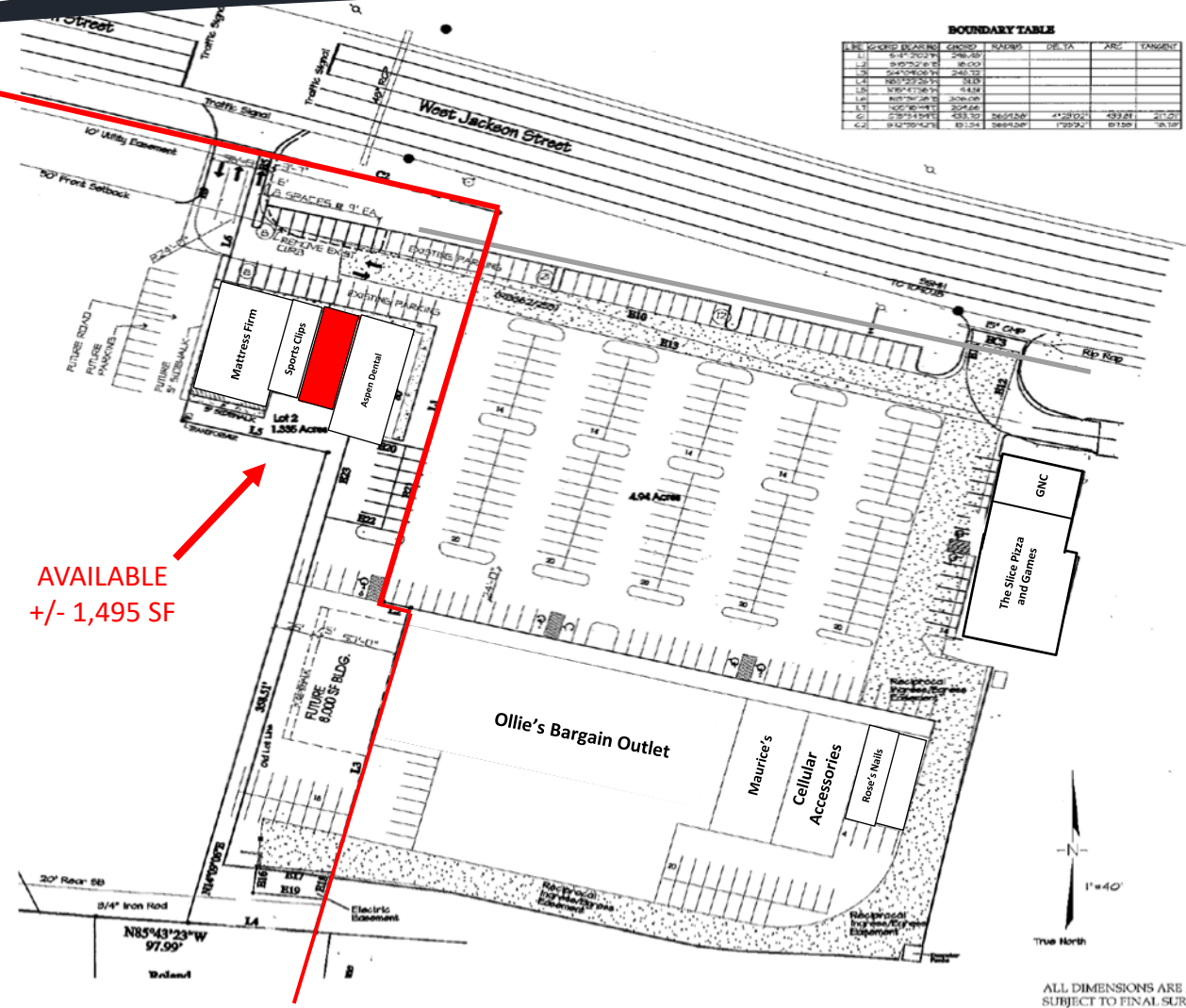
BOUNDARY TABLE

LINE	BEARING	LENGTH	AREA	DELTA	ANG	TANGENT
L1	S 47° 02' 21" E	258.40				
L2	S 0° 00' 00" E	46.00				
L3	N 0° 00' 00" E	31.00				
L4	N 85° 43' 23" W	97.99				
L5	N 85° 43' 23" W	97.99				
L6	N 85° 43' 23" W	97.99				
L7	N 85° 43' 23" W	97.99				
L8	N 85° 43' 23" W	97.99				
L9	N 85° 43' 23" W	97.99				
L10	N 85° 43' 23" W	97.99				
L11	N 85° 43' 23" W	97.99				
L12	N 85° 43' 23" W	97.99				
L13	N 85° 43' 23" W	97.99				
L14	N 85° 43' 23" W	97.99				
L15	N 85° 43' 23" W	97.99				
L16	N 85° 43' 23" W	97.99				
L17	N 85° 43' 23" W	97.99				
L18	N 85° 43' 23" W	97.99				
L19	N 85° 43' 23" W	97.99				
L20	N 85° 43' 23" W	97.99				
L21	N 85° 43' 23" W	97.99				
L22	N 85° 43' 23" W	97.99				
L23	N 85° 43' 23" W	97.99				
L24	N 85° 43' 23" W	97.99				
L25	N 85° 43' 23" W	97.99				
L26	N 85° 43' 23" W	97.99				
L27	N 85° 43' 23" W	97.99				
L28	N 85° 43' 23" W	97.99				
L29	N 85° 43' 23" W	97.99				
L30	N 85° 43' 23" W	97.99				
L31	N 85° 43' 23" W	97.99				
L32	N 85° 43' 23" W	97.99				
L33	N 85° 43' 23" W	97.99				
L34	N 85° 43' 23" W	97.99				
L35	N 85° 43' 23" W	97.99				
L36	N 85° 43' 23" W	97.99				
L37	N 85° 43' 23" W	97.99				
L38	N 85° 43' 23" W	97.99				
L39	N 85° 43' 23" W	97.99				
L40	N 85° 43' 23" W	97.99				
L41	N 85° 43' 23" W	97.99				
L42	N 85° 43' 23" W	97.99				
L43	N 85° 43' 23" W	97.99				
L44	N 85° 43' 23" W	97.99				
L45	N 85° 43' 23" W	97.99				
L46	N 85° 43' 23" W	97.99				
L47	N 85° 43' 23" W	97.99				
L48	N 85° 43' 23" W	97.99				
L49	N 85° 43' 23" W	97.99				
L50	N 85° 43' 23" W	97.99				
L51	N 85° 43' 23" W	97.99				
L52	N 85° 43' 23" W	97.99				
L53	N 85° 43' 23" W	97.99				
L54	N 85° 43' 23" W	97.99				
L55	N 85° 43' 23" W	97.99				
L56	N 85° 43' 23" W	97.99				
L57	N 85° 43' 23" W	97.99				
L58	N 85° 43' 23" W	97.99				
L59	N 85° 43' 23" W	97.99				
L60	N 85° 43' 23" W	97.99				
L61	N 85° 43' 23" W	97.99				
L62	N 85° 43' 23" W	97.99				
L63	N 85° 43' 23" W	97.99				
L64	N 85° 43' 23" W	97.99				
L65	N 85° 43' 23" W	97.99				
L66	N 85° 43' 23" W	97.99				
L67	N 85° 43' 23" W	97.99				
L68	N 85° 43' 23" W	97.99				
L69	N 85° 43' 23" W	97.99				
L70	N 85° 43' 23" W	97.99				
L71	N 85° 43' 23" W	97.99				
L72	N 85° 43' 23" W	97.99				
L73	N 85° 43' 23" W	97.99				
L74	N 85° 43' 23" W	97.99				
L75	N 85° 43' 23" W	97.99				
L76	N 85° 43' 23" W	97.99				
L77	N 85° 43' 23" W	97.99				
L78	N 85° 43' 23" W	97.99				
L79	N 85° 43' 23" W	97.99				
L80	N 85° 43' 23" W	97.99				
L81	N 85° 43' 23" W	97.99				
L82	N 85° 43' 23" W	97.99				
L83	N 85° 43' 23" W	97.99				
L84	N 85° 43' 23" W	97.99				
L85	N 85° 43' 23" W	97.99				
L86	N 85° 43' 23" W	97.99				
L87	N 85° 43' 23" W	97.99				
L88	N 85° 43' 23" W	97.99				
L89	N 85° 43' 23" W	97.99				
L90	N 85° 43' 23" W	97.99				
L91	N 85° 43' 23" W	97.99				
L92	N 85° 43' 23" W	97.99				
L93	N 85° 43' 23" W	97.99				
L94	N 85° 43' 23" W	97.99				
L95	N 85° 43' 23" W	97.99				
L96	N 85° 43' 23" W	97.99				
L97	N 85° 43' 23" W	97.99				
L98	N 85° 43' 23" W	97.99				
L99	N 85° 43' 23" W	97.99				
L100	N 85° 43' 23" W	97.99				



Shopping Center

AVAILABLE
+/- 1,495 SF



ALL DIMENSIONS ARE APPROX. AND SUBJECT TO FINAL SURVEY ADJUSTMENTS.
THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR THE ACTUAL CONSTRUCTION OF THIS PROJECT.

Matt Eads, CCIM | Brookside Properties, Inc. 2002 Richard Jones Rd | Ste C-200 | Nashville, TN 37215
Office 615.627.1914 | Cell 615.587.7330 | Email: meads@brooksideproperties.com

Disclaimer: Any information regarding property for lease, sale, etc. and the estimates of demographics an expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.

West Jackson Marketplace

416-B West Jackson Street
Cookeville, TN 38501



Matt Eads, CCIM | Brookside Properties, Inc. 2002 Richard Jones Rd | Ste C-200 | Nashville, TN 37215
Office 615.627.1914 | Cell 615.587.7330 | Email: meads@brooksideproperties.com

Disclaimer: Any information regarding property for lease, sale, etc. and the estimates of demographics an expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.

West Jackson Marketplace

416-B West Jackson Street
Cookeville, TN 38501



Matt Eads, CCIM | Brookside Properties, Inc. 2002 Richard Jones Rd | Ste C-200 | Nashville, TN 37215
Office 615.627.1914 | Cell 615.587.7330 | Email: meads@brooksideproperties.com

Disclaimer: Any information regarding property for lease, sale, etc. and the estimates of demographics an expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.