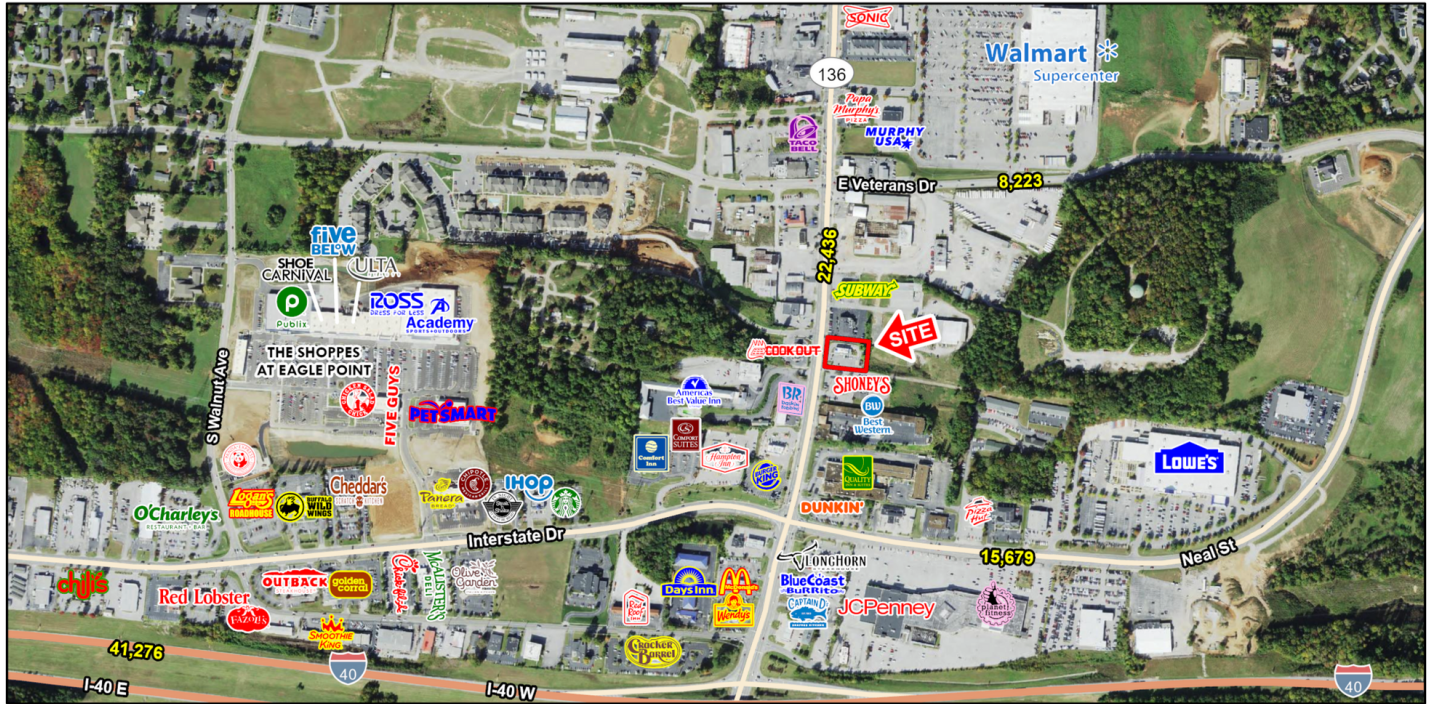


# 870 S JEFFERSON AVE

Cookeville, TN 38501

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Cookeville is the county seat of Putnam County and is a part of the Cookeville MCSA. The city is located approximately 79 miles east of Nashville and 101 miles from Knoxville. The city is also home to Tennessee Tech University which has a student enrollment over 11,000 students (2019).



## PROPERTY HIGHLIGHTS

- 1,960 SF freestanding building on 0.73 acres for lease
- Area retailers include : Walmart Supercenter, Publix, Kroger, Academy Sports, Sam's Club, Lowe's, Ross, Chipotle, Chick Fil A, Dunkin' Donuts, Aspen Dental, Verizon, Firestone, Walgreens, O'Reilly's
- Traffic Counts: S Jefferson Ave (22,436 VPD) & I-40 (41,276 VPD)

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	28,565	51,656	64,248
HOUSEHOLDS	11,808	21,201	26,259
AVERAGE HH INCOME (\$)	56,748	57,870	59,580

## EXCLUSIVE AGENT(S)

ROBERT SLOAN • robert.sloan@tscg.com • 901.334.5703



# 870 S JEFFERSON AVE

Cookeville, TN 38501

## SITE PLAN



### EXCLUSIVE AGENT(S)

ROBERT SLOAN • [robert.sloan@tscg.com](mailto:robert.sloan@tscg.com) • 901.334.5703