

FOR LEASE

2,000 SqFt

201 N OAK AVE

Cookeville, TN 38501




OFFERING SUMMARY

Lease Rate:	\$22.00/SF/YR
Building Size:	2,000 SF
Number of Levels:	1
Year Built:	2003
Parking Spaces:	34

PROPERTY OVERVIEW

Prime Medical District Location - Flexible Layout, Low Buildout Costs
Located in the heart of the medical district, this property offers excellent proximity to the regional hospital, downtown Cookeville, and Tennessee Tech University. Ideal for medical, professional, or administrative use. The building is constructed on a spacious crawlspace with trussed ceilings, eliminating internal load-bearing walls. This design allows for maximum layout flexibility and cost-effective buildouts. Suite A - 2,000 SF This suite features a large open floor plan and includes: Welcoming waiting/reception area One public restroom (accessible from the waiting area) Main open area Three private offices Breakroom with kitchenette

LOGAN ENGLER
Dogwood Property Estates

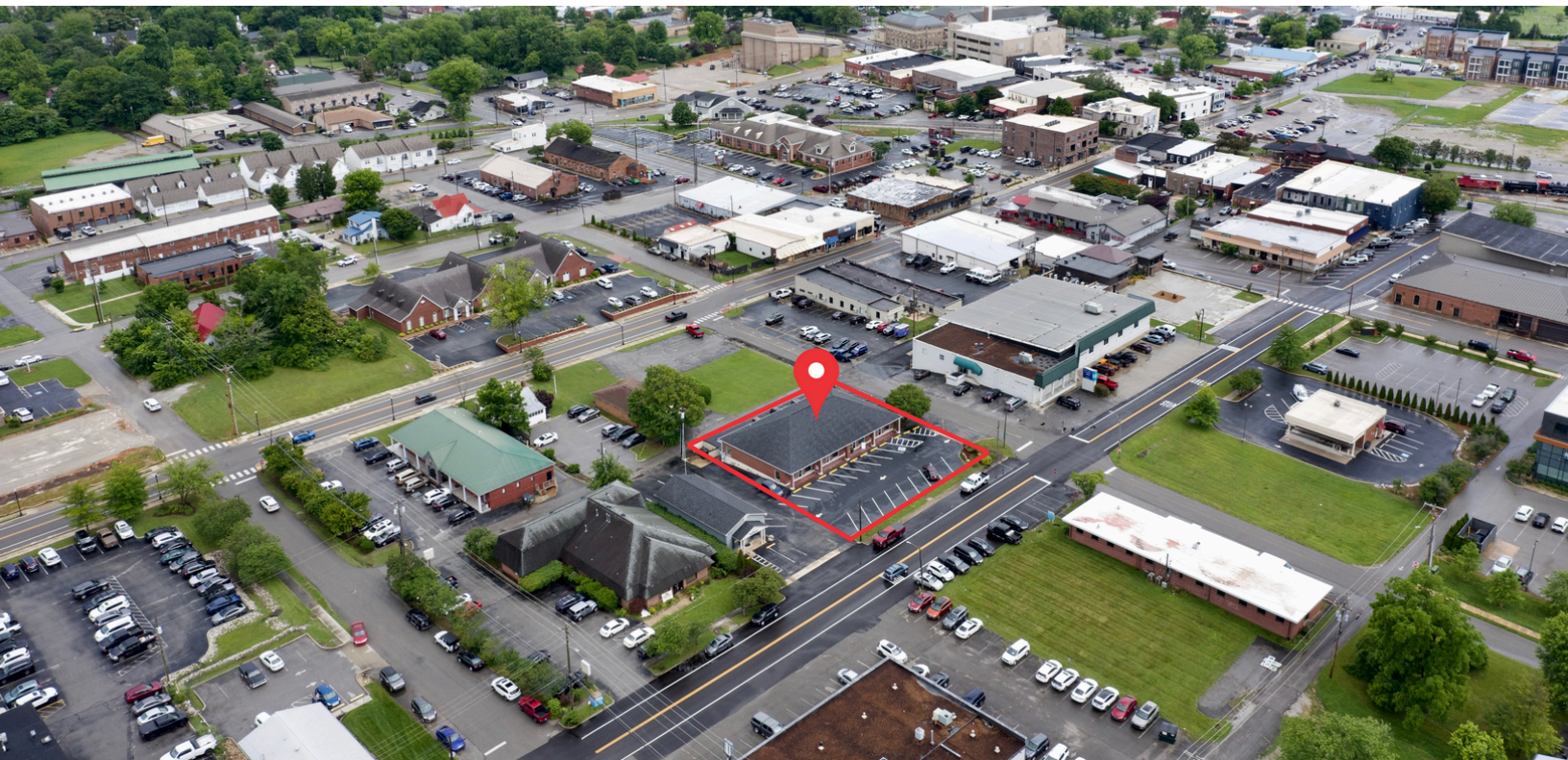
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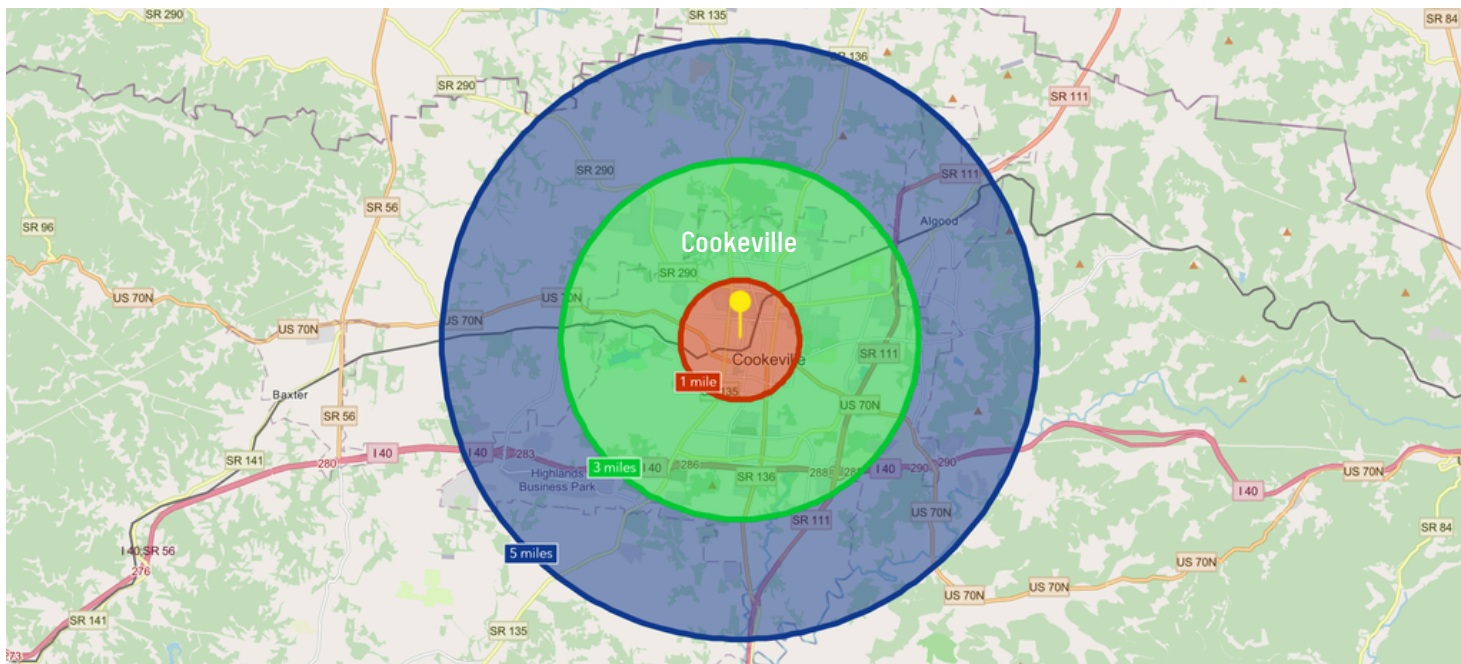
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DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
9,153 Population	24.5 Median Age		26,043 Population	33.8 Median Age		20,075 Population	41.1 Median Age	
2.2 Average Household Size	\$39,247 Median Household Income		2.2 Average Household Size	\$48,800 Median Household Income		2.4 Average Household Size	\$59,354 Median Household Income	
52% White Collar	22% Blue Collar	16.2% Unemployment Rate	61% White Collar	22% Blue Collar	3.3% Unemployment Rate	62% White Collar	25% Blue Collar	2.0% Unemployment Rate
\$39,247 Median Household Income	\$21,501 Per Capita Income	\$12,734 Median Net Worth	\$48,800 Median Household Income	\$30,735 Per Capita Income	\$38,198 Median Net Worth	\$59,354 Median Household Income	\$32,676 Per Capita Income	\$182,095 Median Net Worth

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