

HIGHLANDS ELITE
 — REAL ESTATE —
COMMERCIAL



Property Summary: 1221 S Willow Avenue, Cookeville, TN 38506
FOR SALE OR LEASE

Sale Price: \$5,700,000
Lease Price: \$25.00 psf

The offering is situated just South of the I-40 & S Willow Avenue Interchange (Exit #286) at the lighted intersection of S Willow Avenue and Gould Drive.

Lot Size: 1.38 +/- Acres

The parcel totals 1.38 Surveyed acres

Zoning Designation: Commercial/Industrial

The CI District is intended to accommodate a mixture of compatible commercial and light industrial developments.



Property Highlights: 1221 S Willow Avenue, Cookeville, TN 38506

The subject property totals 1.38+/- acres offering multiple road frontages with 163+/- feet of frontage along South Willow Avenue and 276+/-feet of frontage along Gould Drive. South Willow Avenue is a major north/south arterial. AADT counts in excess of 14,795 vpd to the site. The property has a Commercial-Industrial Mixed use (CI) zoning designation which provides for an array of allowed uses to include office, retail, entertainment, some medical and light industrial uses. The site further provides 60 parking spaces along with 14,450sf of nicely appointed office space. The improvements were constructed to allow for vertical expansion with the addition of a 3rd level. The site is just south of the new Target and Home Depot and provides direct access to Interstate 40 being less than ½ mile south of I-40 at Exit 286. New gutters and roof, landscaping, complete exterior repainting, parking lot resurfacing, sealing and striping in 2025. Utilities to site. Cookeville is in the Top 10 fastest growing micropolitan markets in the nation and is located approximately 1.5 hours west of Knoxville, 1.5 hours east of Nashville and 1.5 hours north of Chattanooga.

Mark Brady
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Site Photographs:



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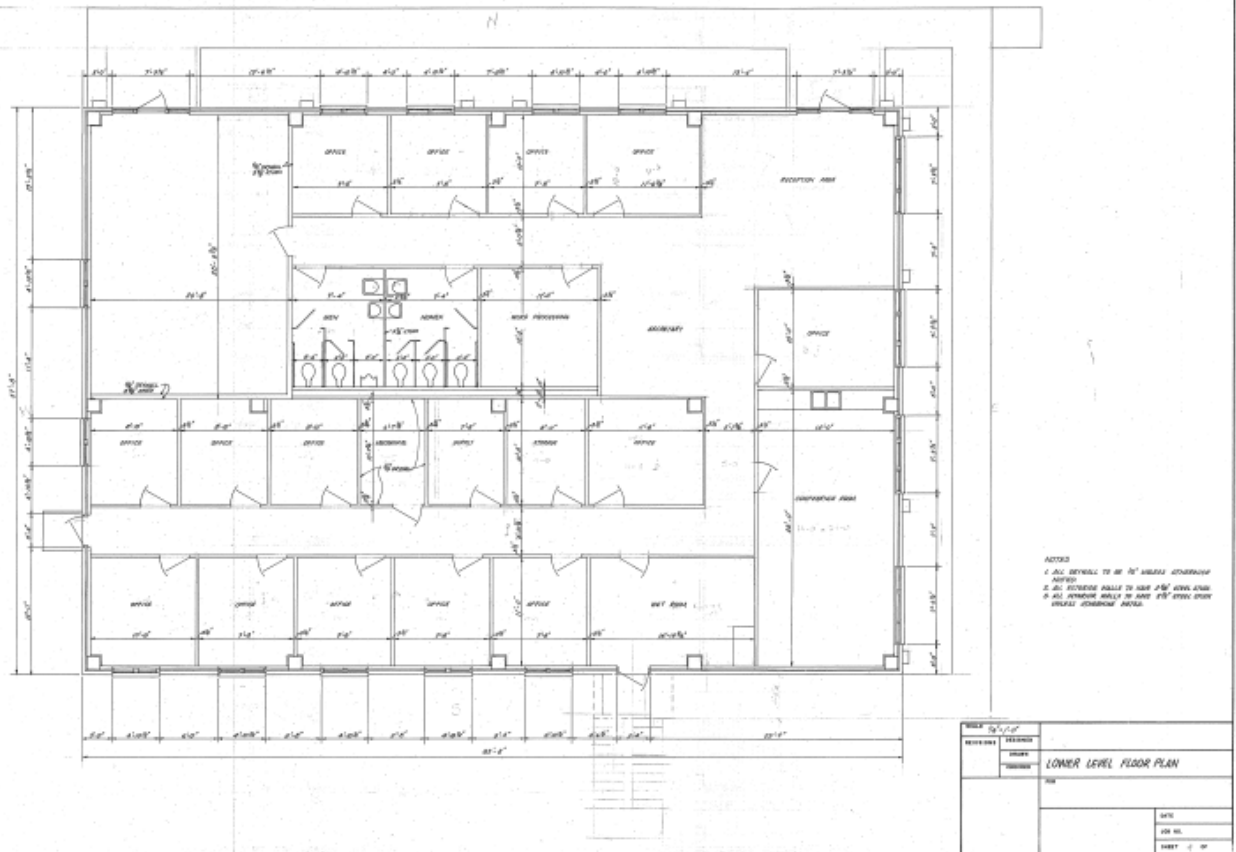
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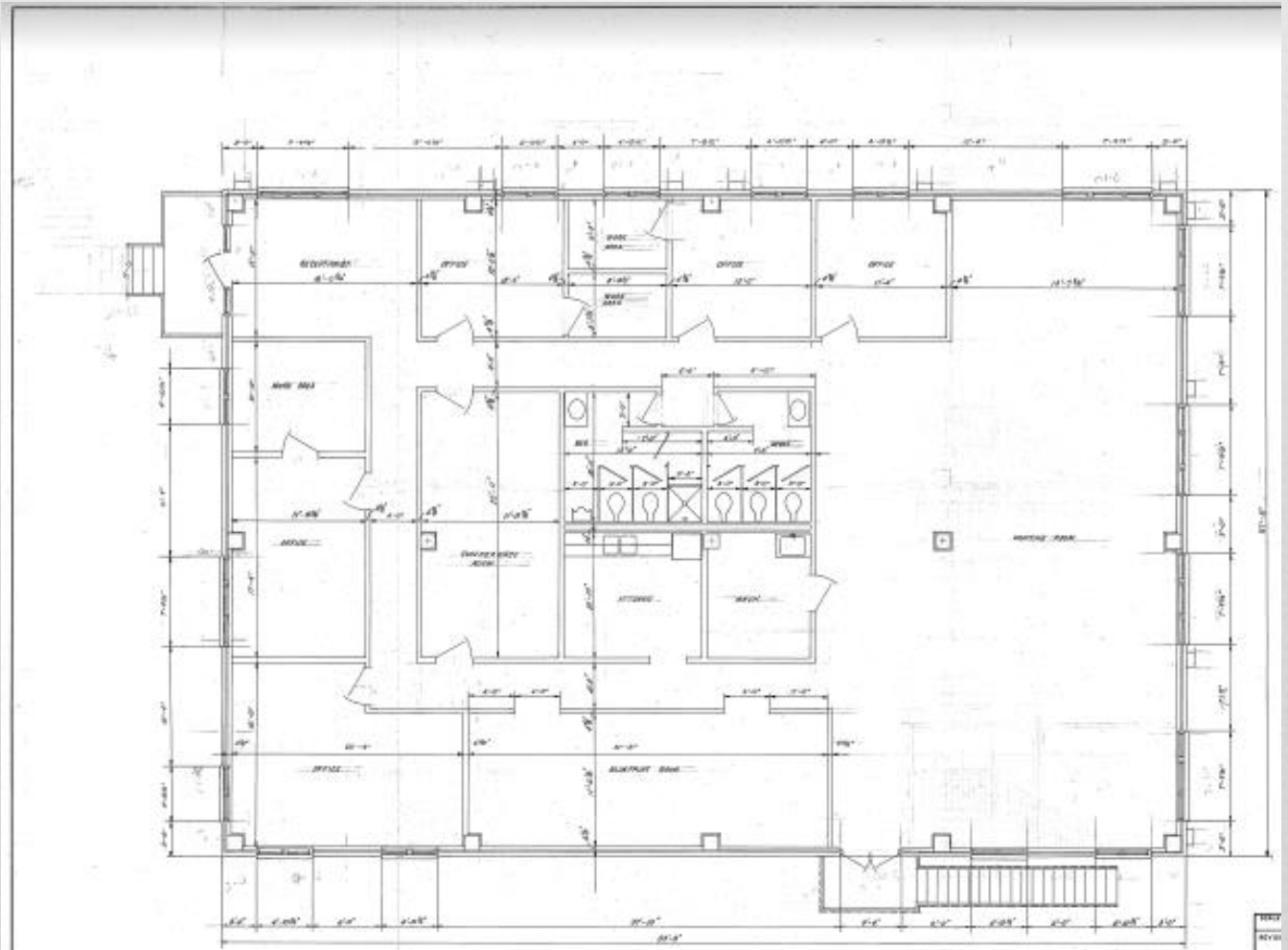
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Floorplan (1st Floor):



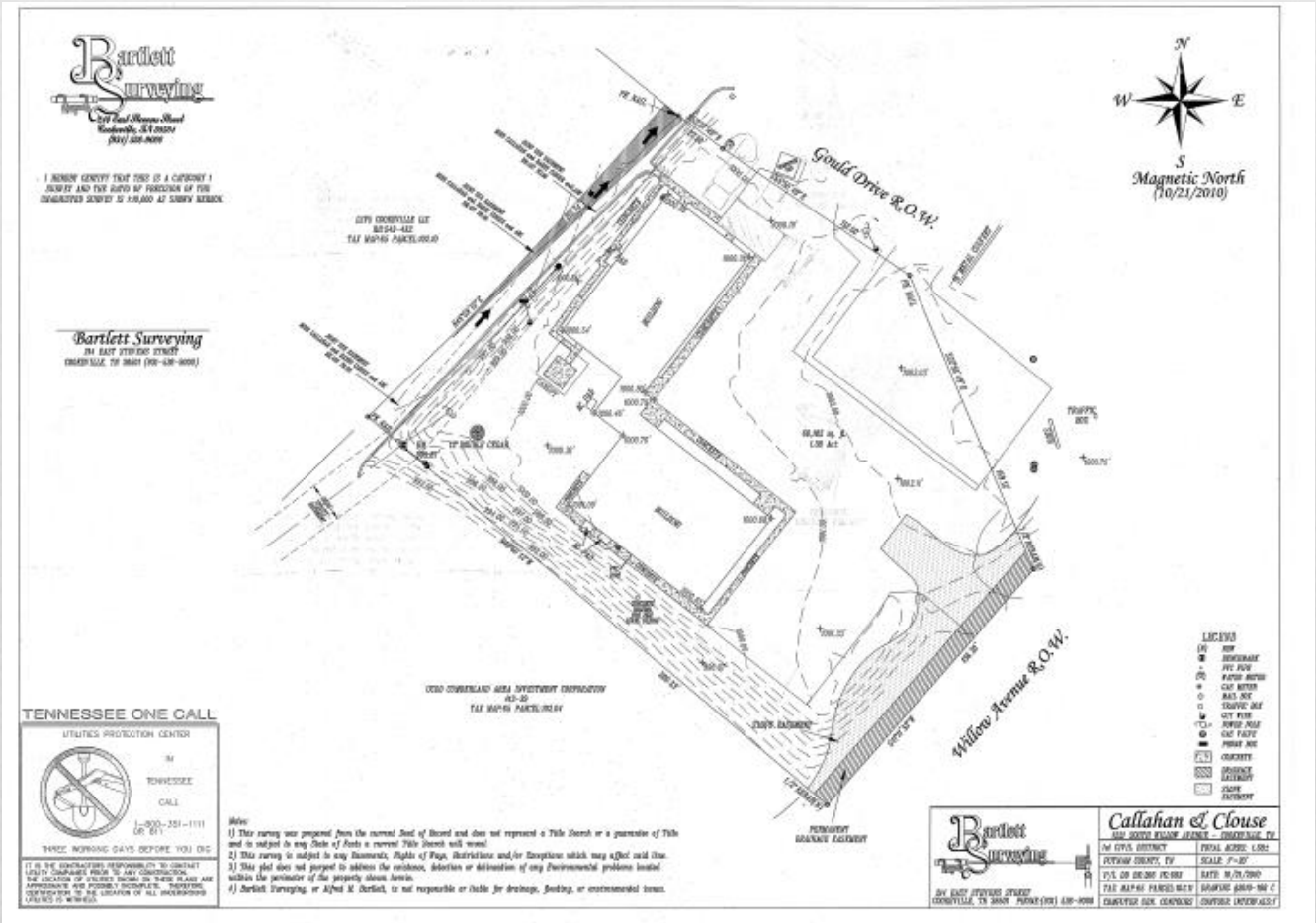
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Floorplan (2nd Floor):

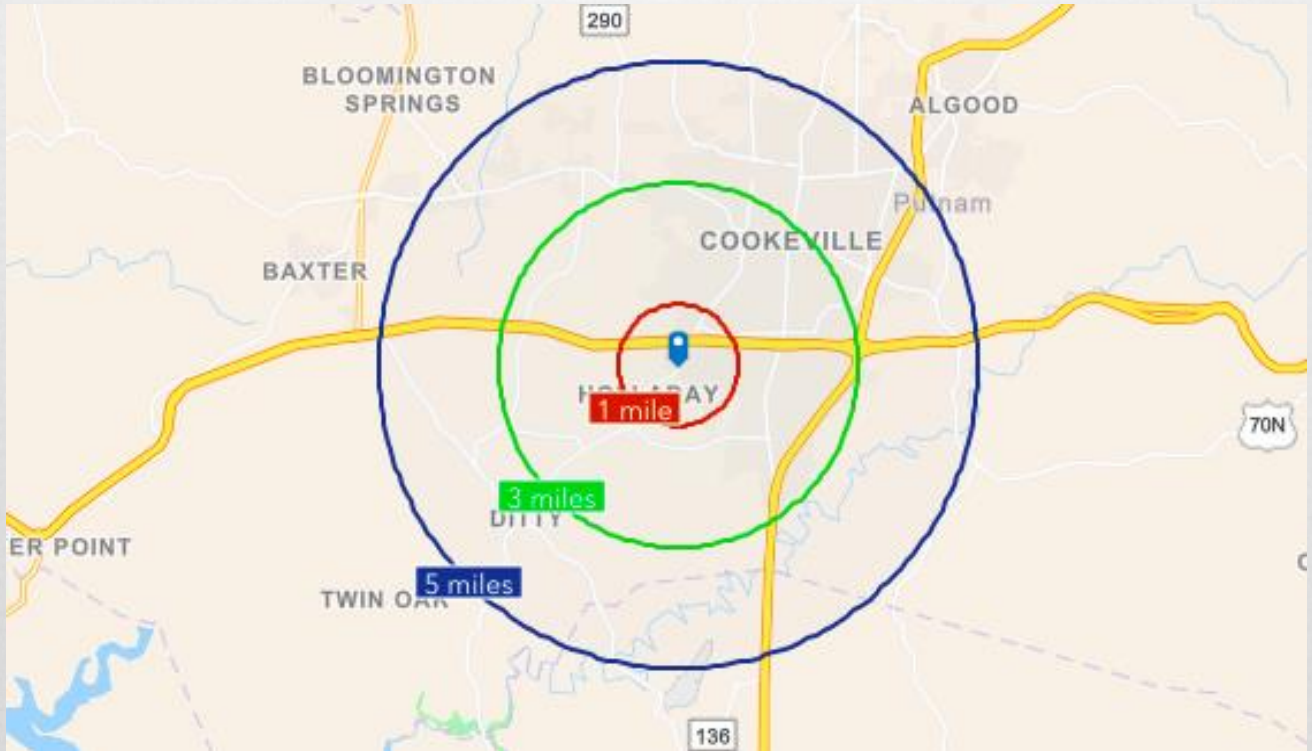


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Survey:



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,279	17,178	48,188
Median Age	45.1	38.7	33.7
Households/Income	1 MILE	3 MILES	5 MILES
Total Households	566	7,739	20,989
Average HH Size	2.31	2.29	2.27
Average HH Income	\$88,124	\$91,572	\$87,149



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Cookeville, TN Major Employers:

Company Name	Product	Total Employees
Cookeville Regional Medical Center	Healthcare	2,000
Tennessee Technological University	Education	1,100
Averitt Express	Transportation & Distribution	1,000
Cummins Filtration	Heavy Duty Filters	670
Ficosa North America	Automotive Side View Mirrors	609
Academy Sports & Outdoors	Retail, Transportation & Distribution	450



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The City of Cookeville, located in Putnam County, TN was incorporated in 1903, is located 79 miles east of Nashville and 101 miles west of Knoxville at the intersection of I-40 and Highway 111 in the Upper Cumberland Region of Middle Tennessee. The Municipality's land area is 35.89 square miles. Cookeville is the county seat of Putnam County and is the largest of four cities located within the county.

Cookeville offers a wide variety of small shops, boutiques, restaurants, recreational opportunities, and much more.

Cookeville is home to Tennessee Technological University , Cookeville Regional Medical Center and is one of the fastest growing micropolitan markets in the nation.

