



# Cookeville Mall and Marketplace Cookeville, TN

400 Dubois Rd. Cookeville, TN 38501

## 18,242 SF Space For Lease

- Renovated common areas, and exterior
- Highly visible from I-40 and in close proximity to Exit - 287
- Anchor tenant: JC Penney and Planet Fitness
- 50,000+ drive by cars daily
- Regional trade hub



*For more information and personal showing please contact:*

David P. Crabtree Jr.

Brookside Properties

2002 Richard Jones Rd. Ste C-200

Nashville, TN 37215

Mobile: 615.579.0530

[dcrabtreejr@brooksideproperties.com](mailto:dcrabtreejr@brooksideproperties.com)





# General Overview



Putnam County is located in Middle Tennessee along Interstate 40, 76 miles east of Nashville, 100 miles west of Knoxville, and 100 miles north of Chattanooga. Centrally located in the mid-state area, Cookeville-Putnam County is the regional center for employment, education, retailing, healthcare, recreational, and cultural activities. The continually growing market draws 15,000 Upper Cumberland Region residents each day to work, to school, to receive healthcare, shop, or participate in leisure time activities.

Retailers are beginning to recognize the increased demand for additional shopping and dining locations. Cookeville is home to several national restaurant and retail chains (see list below).

With an increasing population and the influx of regional and state-wide customers, Cookeville is focusing its efforts on retaining current sales revenue along with drawing more customers to its expanding market.

Cookeville serves as the county seat for Putnam County and is one of the four cities located in the county. The other cities include Algood (population 2,942), Baxter (population 1,279), and Monterey (population 2,717).

Putnam County government is administered by an elected county executive. A twenty-four member commission makes up the legislative body. The City of Cookeville and the City of Algood operate under the council-manager form of municipal government. The town of Baxter and the City of Monterey operate under the mayor-council form of government.

*For more information and personal showing please contact:*

David P. Crabtree Jr.  
Brookside Properties  
2002 Richard Jones Rd. Ste C-200  
Nashville, TN 37215  
Mobile: 615.579.0530  
[dcrabtreejr@brooksideproperties.com](mailto:dcrabtreejr@brooksideproperties.com)



# Traffic Counts

Conveniently located by Exit 287 on I-40 this highly visible retail center is a prime location with over 80,000 cars per day passing by with abundant parking and immediate interstate access. The Cookeville trade market is deceptively large, drawing from the surrounding counties of: White, DeKalb, Smith, Jackson, and Overton. With over 50,000 cars passing by the Cookeville Mall daily there is a great opportunity for superior brand presence in this newly revitalized marketplace. Available space is limited, call, text or email me with any questions.

*For more information and personal showing please contact:*

David P. Crabtree Jr.  
 Brookside Properties  
 2002 Richard Jones Rd. Ste C-200  
 Nashville, TN 37215  
 Mobile: 615.579.0530  
[dcrabtreejr@brooksideproperties.com](mailto:dcrabtreejr@brooksideproperties.com)



Figure 3



# Proposed Premises



*Any information regarding property for lease, sale, etc. and the estimates of demographics and expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. 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.*