



HIGHLANDS ELITE
— REAL ESTATE —
COMMERCIAL



FOR SALE

404 North Willow Avenue, Cookeville, TN. 38501

PRICING: \$1,999,900

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Property Highlights:

- Nicely appointed Medical/Retail/Office/Apartment property situated at the intersection of North Willow Avenue and West 4th Street in Cookeville, Putnam County, TN
- The Site is located in a highly trafficked retail and medical corridor along one of Cookeville's major arterials
- The building was originally constructed in 2017 and underwent major updating and reconfiguration in 2023
- The site is less than 500' from the Cookeville Regional Medical Center (CRMC) campus and is approximately 1,500' from the Tennessee Technological University (TTU)
- The configuration of the Premises provides for multiple uses of the space offering an owner flexibility to occupy all or a portion of the property while leasing the balance
- Each level of the three-level complex has security coded elevator access
- The primary and second level are primarily comprised of retail/office space with the third floor offering a well laid out and tastefully decorated, fully furnished apartment.
- AADT at the corner of North Willow Avenue and West 4th Street in excess of 21,000 vpd.
- Zoning Designation: Local Commercial (CL)
- Cookeville, TN is in the top 10 fastest growing micropolitan markets in the nation
- Putnam County is the County seat for 14 surrounding Counties with a trade area reaching over 210,000
- No state income tax

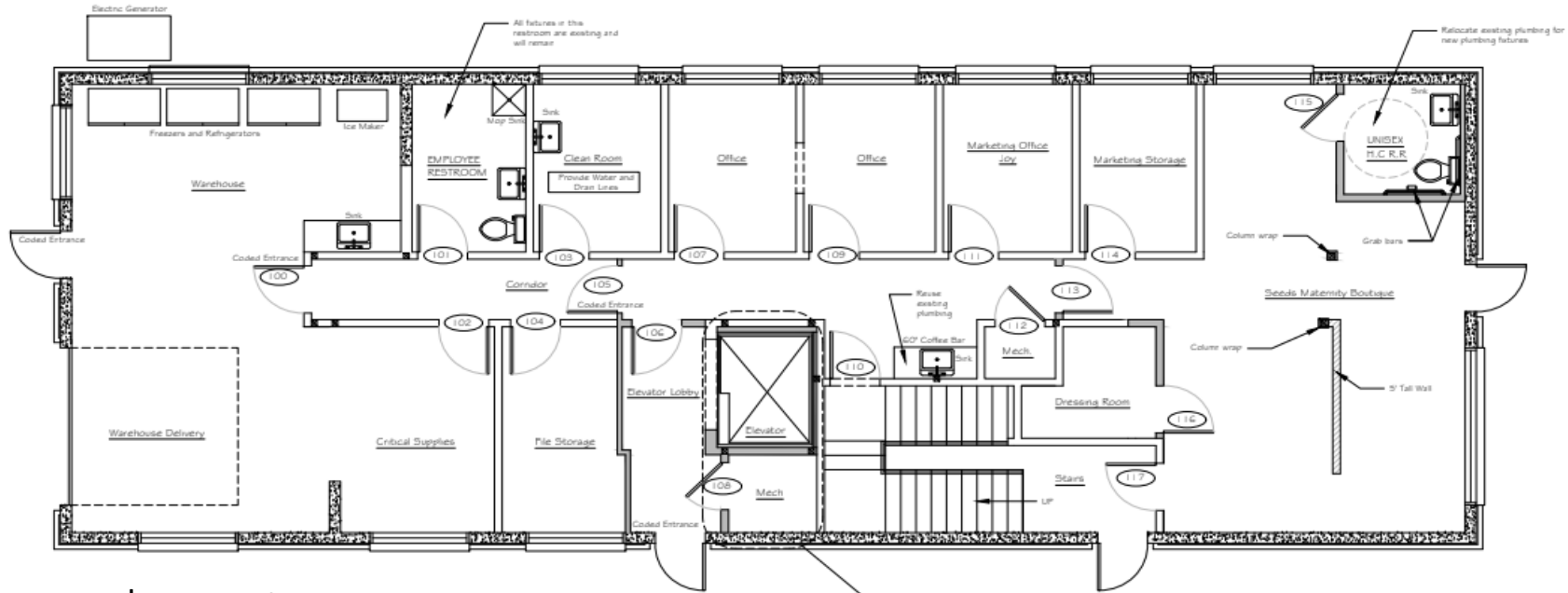
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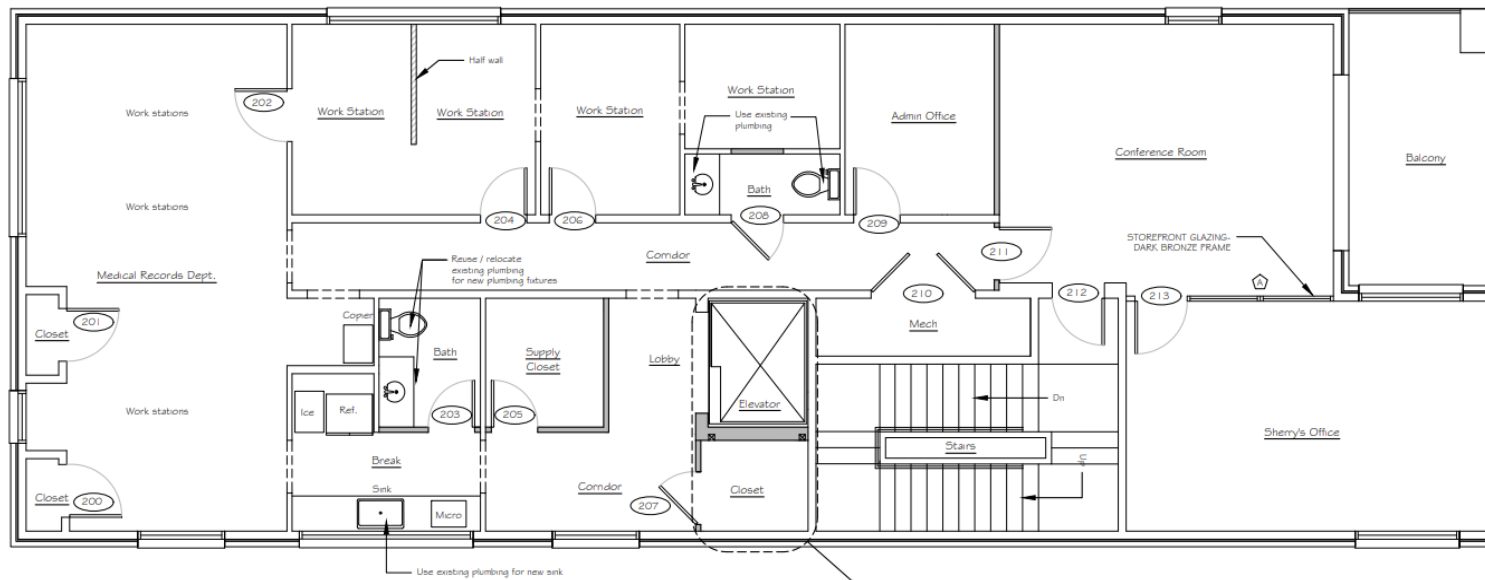


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1st Level



2nd Level

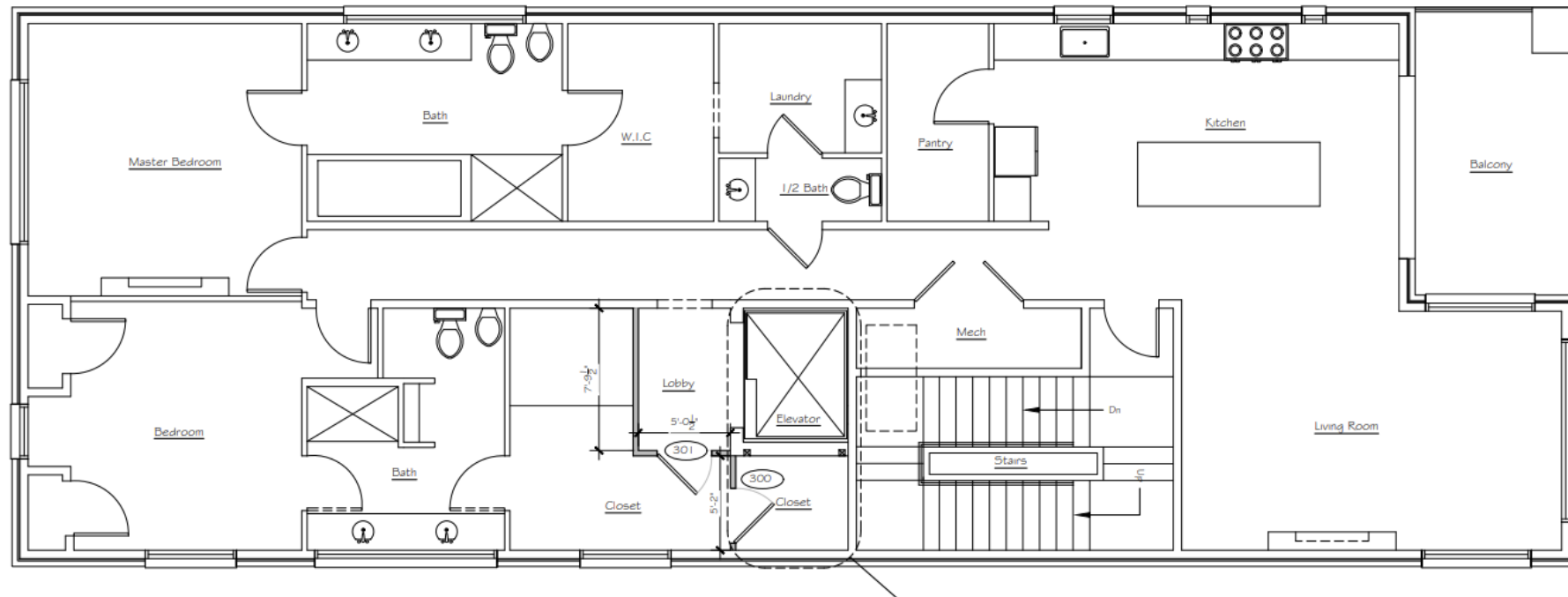


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3rd Level Apartment



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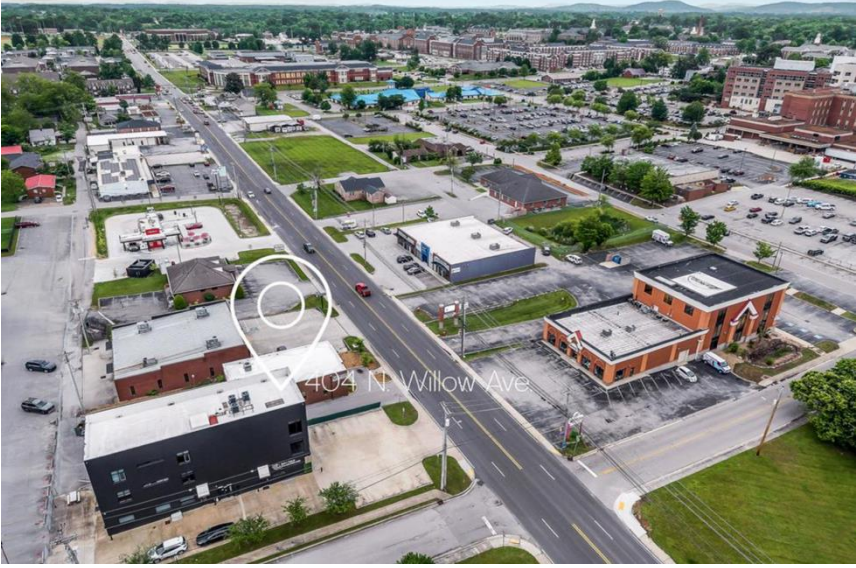
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Interior Photographs:



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Exterior Photographs:



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Aerial:



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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 and is one of the fastest growing micropolitan markets in the nation.

