

5180 ACADEMY ROAD | 5180 Academy Rd, Cookeville, TN 38506

**OFFERING SUMMARY**

Sale Price:	\$499,000
Building Size:	4,800 SF
Available SF:	4,800 SF
Lot Size:	1.24 Acres
Number of Units:	1
Price / SF:	\$103.96
Year Built:	2025
Renovated:	2025
Zoning:	N/A

PROPERTY OVERVIEW

Warehouse Space Available – For Sale or Lease! This 4,800 sq. ft. warehouse (60' x 80') is ready for your business needs! Featuring 16-ft ceilings, LED lighting, and insulation with heating, this space is built for efficiency. It includes a restroom and a 12' x 14' roll-up door for easy access. Situated on 1.24 acres in the county, this property offers ample space and flexibility.

PROPERTY HIGHLIGHTS**4,800 SQ. FT. WAREHOUSE (60' X 80')****16-FT CEILINGS****LED LIGHTING****INSULATION AND HEATING****RESTROOM****12' X 14' ROLL-UP DOOR****SITUATED ON 1.24 ACRES IN THE COUNTY**

- 4,800 SF modern industrial building
- Single unit, ideal for warehouse /distribution use

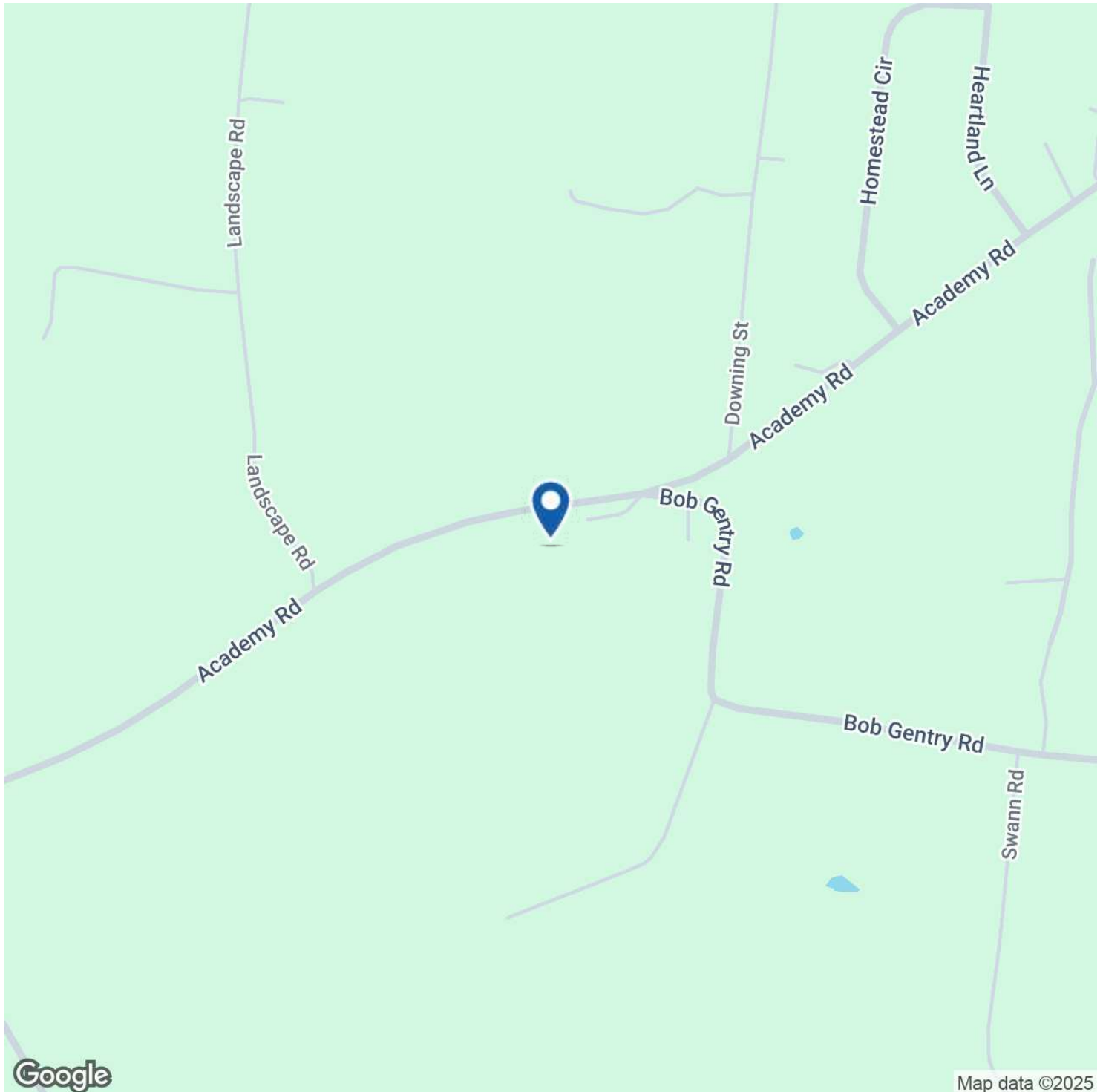
CRAIG HUGHES

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UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES | 931.284.9098 | 263 S WILLOW AVE, COOKEVILLE, TN 38501

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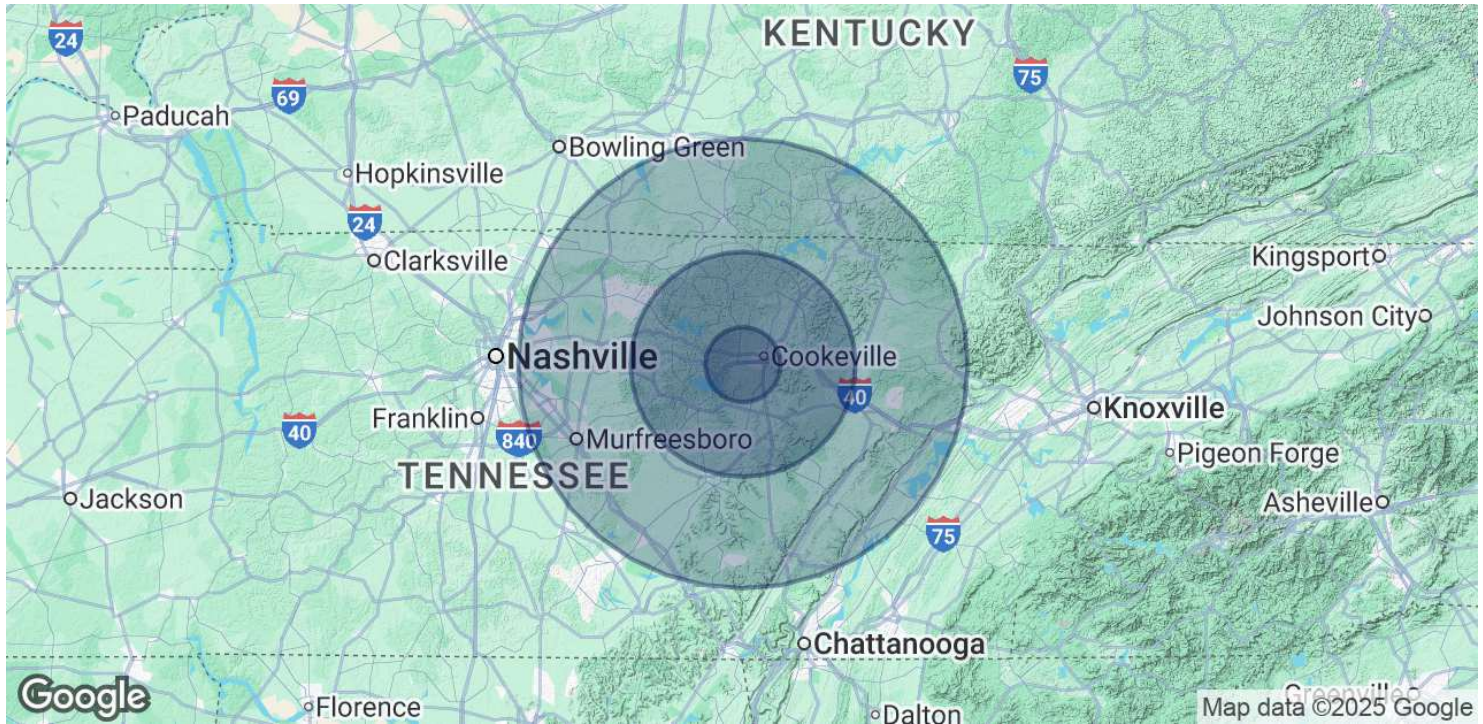
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POPULATION	10 MILES	30 MILES	60 MILES
Total Population	75,546	238,155	1,415,239
Average Age	40	42	41
Average Age (Male)	38	41	40
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	10 MILES	30 MILES	60 MILES
Total Households	30,605	95,159	556,363
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$80,994	\$76,483	\$90,495
Average House Value	\$300,776	\$268,737	\$357,342

Demographics data derived from AlphaMap

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**LOCATION DESCRIPTION**

Cookeville, TN, offers an ideal location for Industrial/Warehouse/Distribution investors and tenants. The area is strategically positioned near major transportation routes, including Interstates 40 and 24, providing seamless access for shipping and distribution needs. Situated in the heart of the Upper Cumberland region, Cookeville offers a skilled workforce from the nearby Tennessee Technological University and exceptional quality of life for employees. Nearby, Burgess Falls State Park and Cummins Falls State Park provide recreational opportunities, while the upscale restaurants and boutique shops in downtown Cookeville offer added convenience and leisure options for employees. The location's proximity to top-notch amenities and natural beauty make it an attractive choice for industrial and distribution operations.

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