

# OLD KENTUCKY COMMONS

E 10th St and N Old Kentucky Rd, Cookeville, TN

**Outparcels AVAILABLE**





- ▶ Access to fully signalized intersection
- ▶ Wendy's now open
- ▶ Less than 2 miles from Tennessee Tech University (10,000+ Students)
- ▶ \$74,920 Average Income within 5 miles
- ▶ 49,388 population within 5 miles







E 10th Street

15,829 ADT

Monument

**AVAILABLE**  
**1.23 ACRES**

Sign Building 1  
 1,600 - 7,500 SF

**AVAILABLE**  
**1.63 ACRES**

Building 2  
 10,000 SF

**AVAILABLE**  
**AVAILABLE**

Building 4a  
 1,600 - 4,000 SF

**Wendy's**

**FOOD CITY**

LOADING DOCK

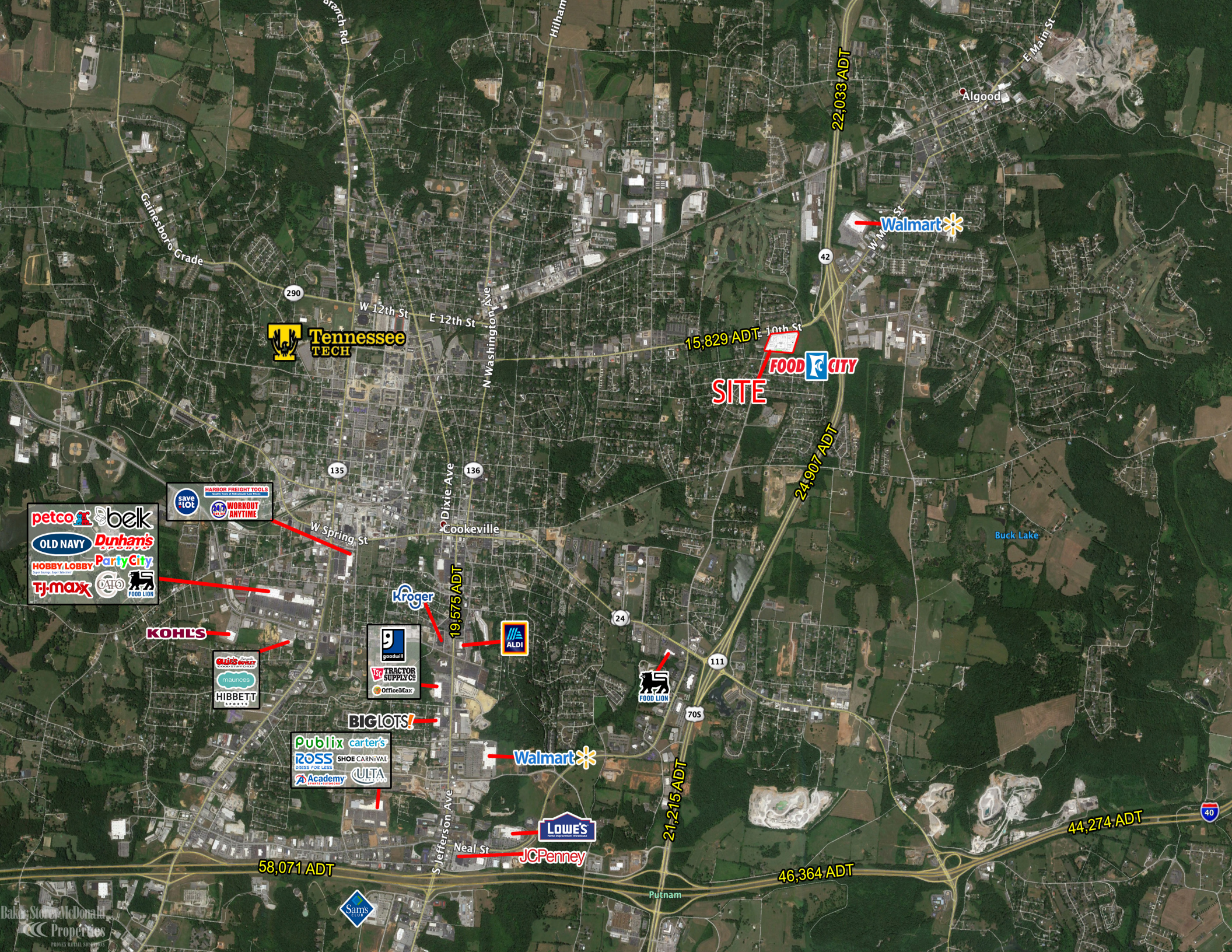
**FOOD CITY**

**GASNGO**

N Old Kentucky Rd

N85°07'12"W  
 N85°02'59"W  
 N85°00'43"W  
 NOTE 3  
 20' Rear SB (Non - Residential)  
 N85°00'32"W  
 N85°01'49"W  
 N84°59'02"W  
 N84°55'13"W





**Tennessee  
TECH**

**SITE**

**FOOD CITY**

**Walmart**

**petco**  
**belk**  
**OLD NAVY**  
**Dunham's**  
**HOBBY LOBBY**  
**Party City**  
**TJ.maxx**  
**CVT**  
**FOOD LION**

**HARBOR FREIGHT TOOLS**  
**WORKOUT ANYTIME**

**KOHL'S**

**CLIK'S**  
**HIBBETT**

**Publix**  
**ROSS**  
**Academy**  
**carter's**  
**SHOE CARNIVAL**  
**ULTA**

**BIG LOTS**

**Kroger**

**gandull**  
**TRACTOR SUPPLY CO.**  
**OfficeMax**

**ALDI**

**FOOD LION**

**Walmart**

**LOWE'S**

**JCPenney**

**Sams**

**Baker, Stone & McDonald Properties**

290

135

136

24

111

705

42

40

58,071 ADT

19,575 ADT

21,215 ADT

15,829 ADT

24,907 ADT

22,033 ADT

46,364 ADT

44,274 ADT

Gainesboro Grade

W 12th St

E 12th St

W Spring St

Dixie Ave

Cookeville

S Jefferson Ave

Neal St

Putnam

10th St

W Main St

E Main St

Hilham

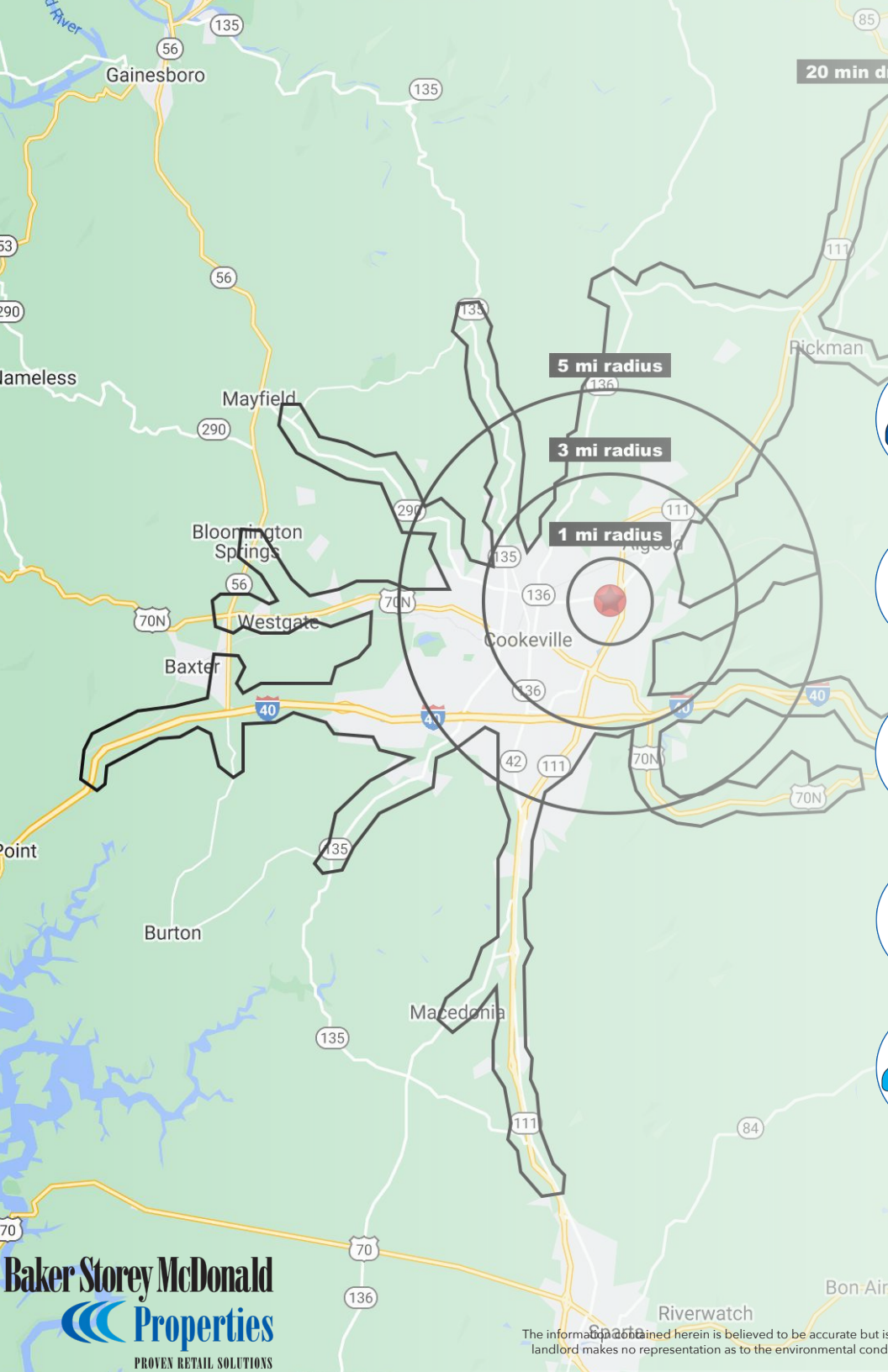
Branch Rd

Algood

Buck Lake



# DEMOGRAPHIC SUMMARY



20 min drive time

5 mi radius

3 mi radius

1 mi radius



**2024 Est. Population**  
**2029 Prj. Population**

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drive Time
<b>2024 Est. Population</b>	4,508	31,469	50,306	56,006
<b>2029 Prj. Population</b>	4,720	32,528	52,212	58,513



**2024 Households**  
**2029 Households**

<b>2024 Households</b>	2,032	12,804	21,044	23,248
<b>2029 Households</b>	2,152	13,429	22,133	24,534



**2024 Avg. Income**  
**2029 Avg. Income**

<b>2024 Avg. Income</b>	\$93,555	\$75,207	\$76,586	\$78,510
<b>2029 Avg. Income</b>	\$96,434	\$77,488	\$78,872	\$80,867



**2024 Med. HH Income**  
**2029 Med. HH Income**

<b>2024 Med. HH Income</b>	\$69,629	\$51,885	\$55,468	\$58,211
<b>2029 Med. HH Income</b>	\$70,527	\$52,305	\$55,954	\$58,797



**Daytime Population**

<b>Daytime Population</b>	2,613	27,118	42,424	46,784
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