



OFFERING SUMMARY

Sale Price:

Building and 1.99 Acres \$1,900,000.00

Sale Price:

Building and .79 Acres \$1,200,000.00

Building Size: 7,728 SF

Available SF: 7,728 SF

Lot Size: 1

Number of Units: 1

Price / SF: \$245.86

Year Built: 1960

Renovated: 2000

Zoning: C3

PROPERTY OVERVIEW

Former car dealership property on two parcels. Property is offered for sale with building and parcel 004.00 with .79 acres or in its entirety.

Parcel 004.00 offers 7728 square feet on .79 acres on a corner lot with approximately 40 parking spaces. Building offers all of the traditional features associated with a car dealership with showroom floor service counter and six double deep service bays with 3 lifts remaining.

Parcel 004.01 offer 1.2 acres at the intersection of West Broad and West Spring Streets of asphalt lighted asphalt parking lot with excellent visibility.

PROPERTY HIGHLIGHTS

- - 7,728 SF building
- - 6 Double Deep Service Bays
- - Zoned C3 for versatile commercial use
- - Ideal for retail or vehicle-related businesses
- - Prime location with high visibility
- - Excellent investment or owner/user opportunity

| Cookeville, TN 38501



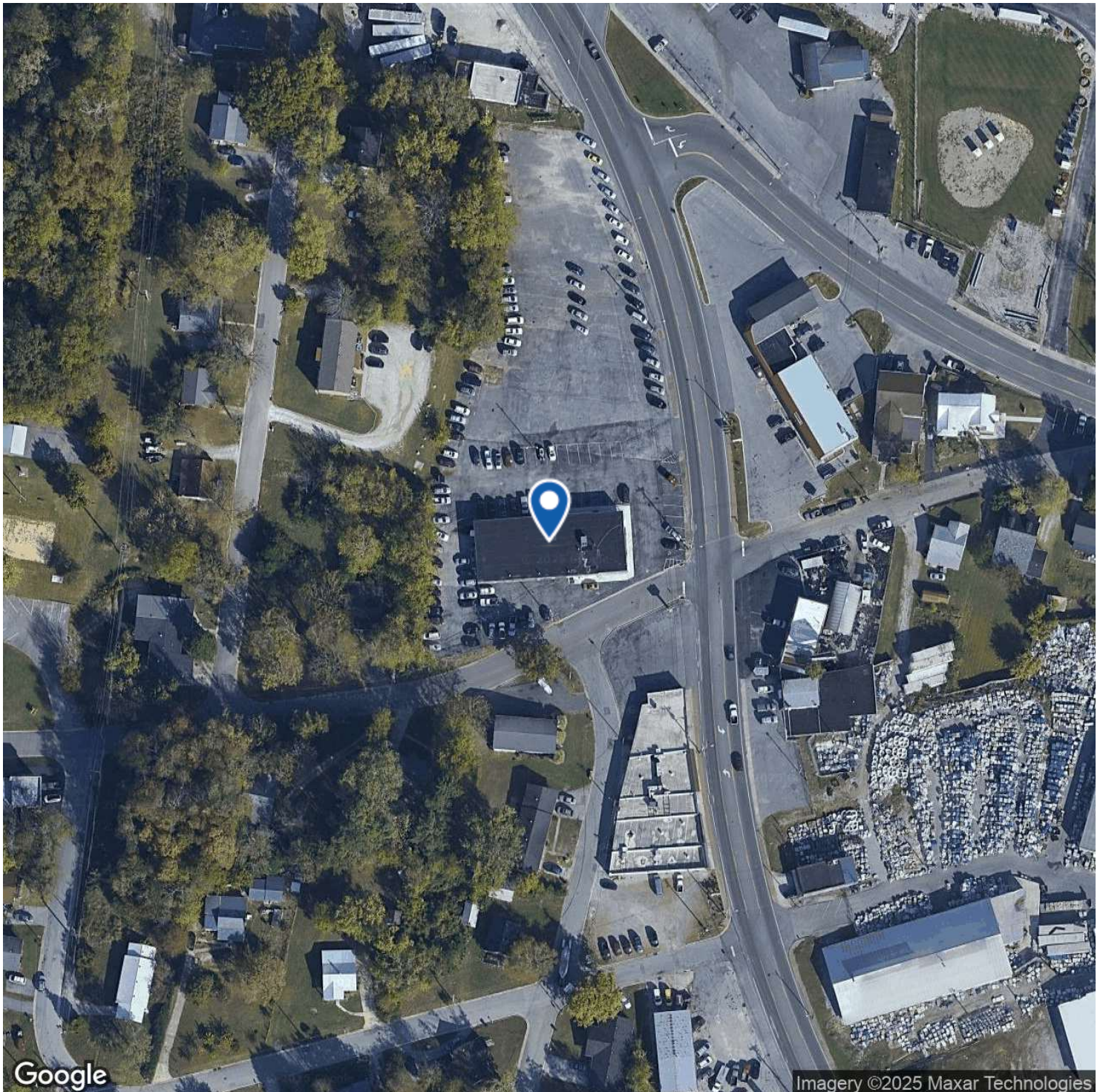
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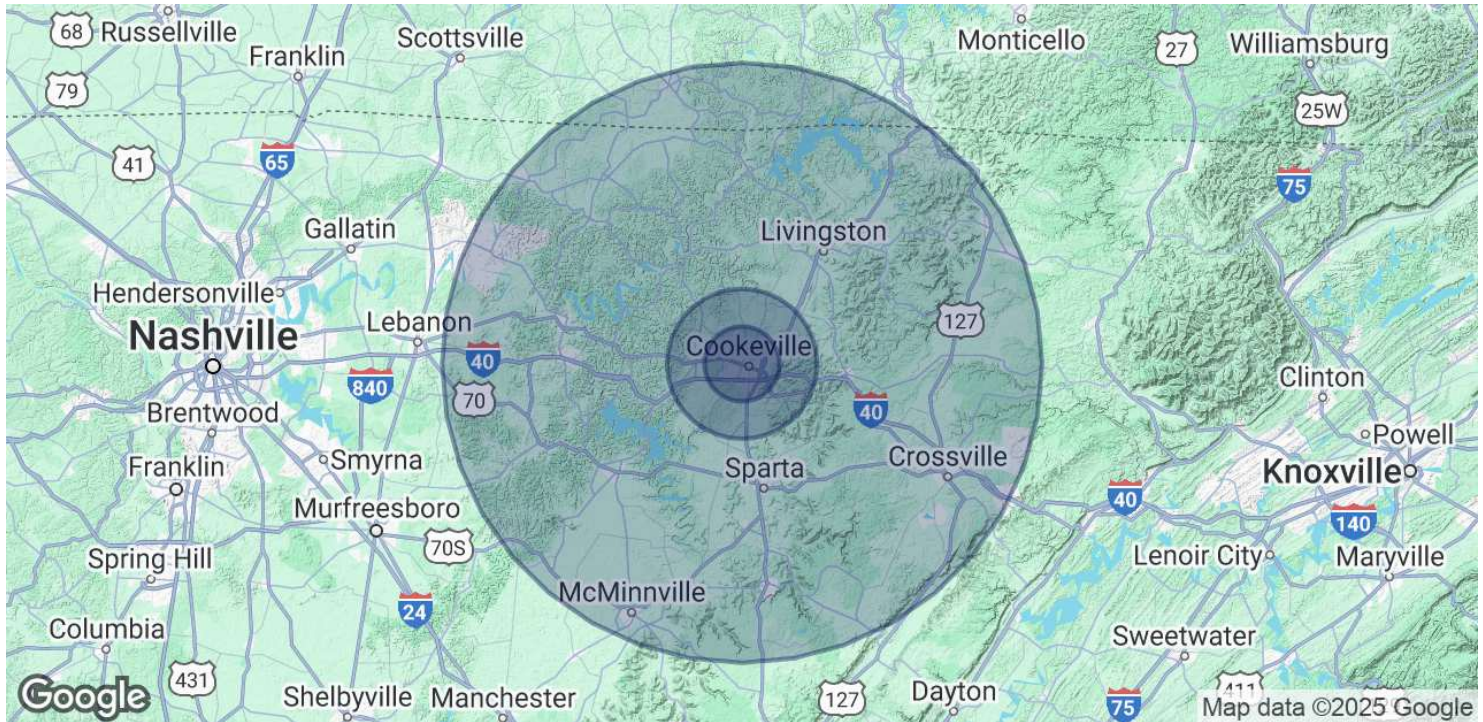
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| POPULATION | 5 MILES | 10 MILES | 40 MILES |
|----------------------|---------|----------|----------|
| Total Population | 54,875 | 82,903 | 378,447 |
| Average Age | 39 | 40 | 43 |
| Average Age (Male) | 37 | 38 | 42 |
| Average Age (Female) | 40 | 41 | 44 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 40 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 22,445 | 33,504 | 153,748 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$77,949 | \$81,870 | \$74,678 |
| Average House Value | \$300,468 | \$306,544 | \$261,440 |

Demographics data derived from AlphaMap

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