

FOR LEASE

Restaurant, Retail or Office for Lease: 1,152-20,000 SF

514 S Willow Avenue, Cookeville, TN 38501





SITE OVERVIEW

v3 Realty is pleased to offer 1,152-20,000 SF of restaurant, retail or office space for lease at Willow Bend located at 514 S Willow Avenue, Cookeville, Tennessee.

PROPERTY HIGHLIGHTS:

- Lease Rate(s): Negotiable
- Unit Sizes:
 - 2,000 SF
 - 20,000 SF
- Outparcel Size
 - 3,500 SF
- Zoning: Regional Commercial
- AADT: 23,726
- Parking: 4.5 per 1,000 SF
- Located at busiest intersection in Cookeville
- Anchors: Staples and Dollar Tree



136



Jackson Plaza



Great Clips



1,152 & 2,000 SF Available



20,000 SF Available



3,500 SF Outparcel



RETAIL CORRIDOR

Cookeville Major Employers

Tenant	SF
Dollar Tree	12,219
Relax Nail Salon	1,412
Saffire Vapor	1,411
Staples	23,925
Regional Finance	1,200
Great Clips	1,200
Vacant	1,152
Vacant	2,000
IBBI	10,000
Proposed	20,000
Penn Station	1,500
Vacant	3,500





DEMOGRAPHIC SNAPSHOT

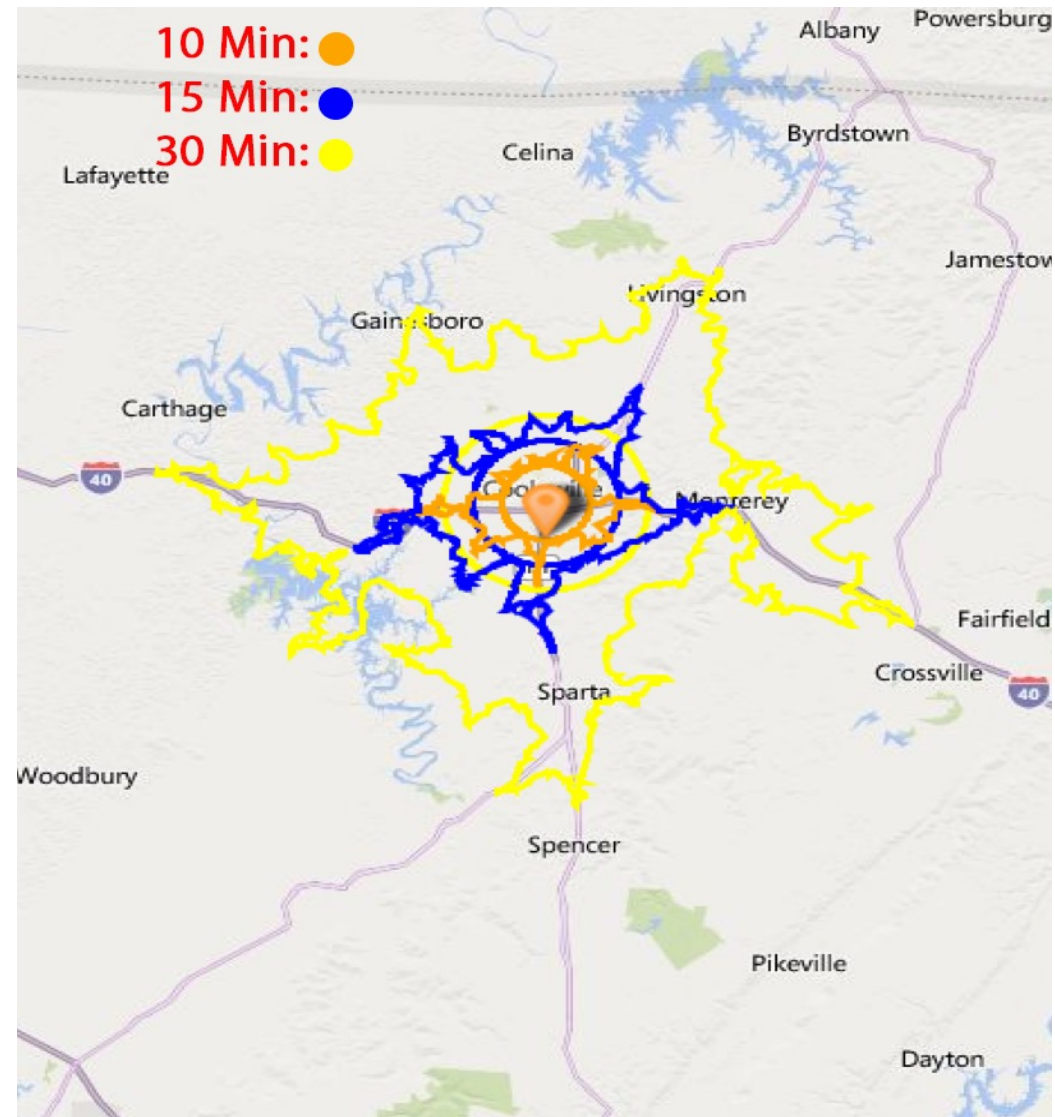
	1 MILE	3 MILE	5 MILE
2021 Population	5,965	34,657	55,811
2026 Projected Population	6,540	37,579	60,440
2021 Median Age	35.70	32.60	34.70
2021 Households	2,579	14,345	22,782
2026 Projected Households	2,840	15,641	24,803
2021 Avg. Household Size	2.30	2.30	2.30
2021 Avg. Household Income	\$57,392	\$61,023	\$63,612
2021 Median Household Income	\$38,426	\$41,552	\$47,647
2021 Median Home Value	\$164,895	\$184,973	\$184,354
2021 Businesses	1,155	2,494	2,793
2021 Employees	8,862	26,405	29,504



Credit: Demographics provided by CoStar

Drive Time Demographics

	10 Min.	15 Min.	30 Min.
2019 Population	40,238	64,662	121,301
2024 Projected Population	41,275	66,181	123,485
2019 Avg. Age	37.50	38.40	39.90
2019 Households	16,445	26,227	48,588
2024 Projected Households	16,894	26,870	49,492
2019 Avg. Household Size	2.29	2.37	2.42
2019 Avg. Household Income	\$65,109	\$65,984	\$62,526
2019 Med. Household Income	\$49,588	\$52,034	\$50,153
2019 Median Home Value	\$190,251	\$185,820	\$170,813
2019 Businesses	1,541	1,756	2,615
2019 Employees	27,246	30,254	41,614

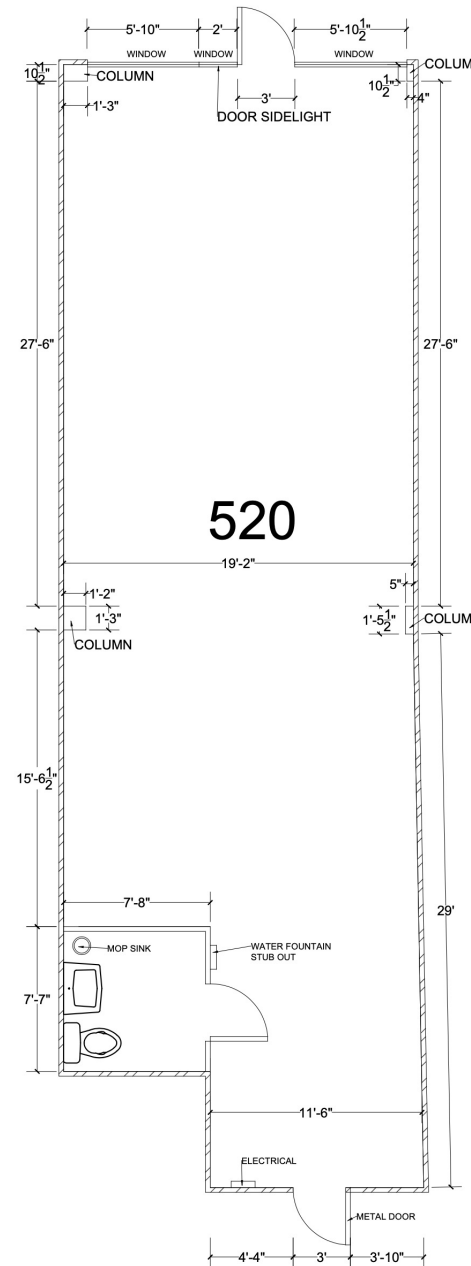


Credit: Demographics and map provided by Retail Strategies



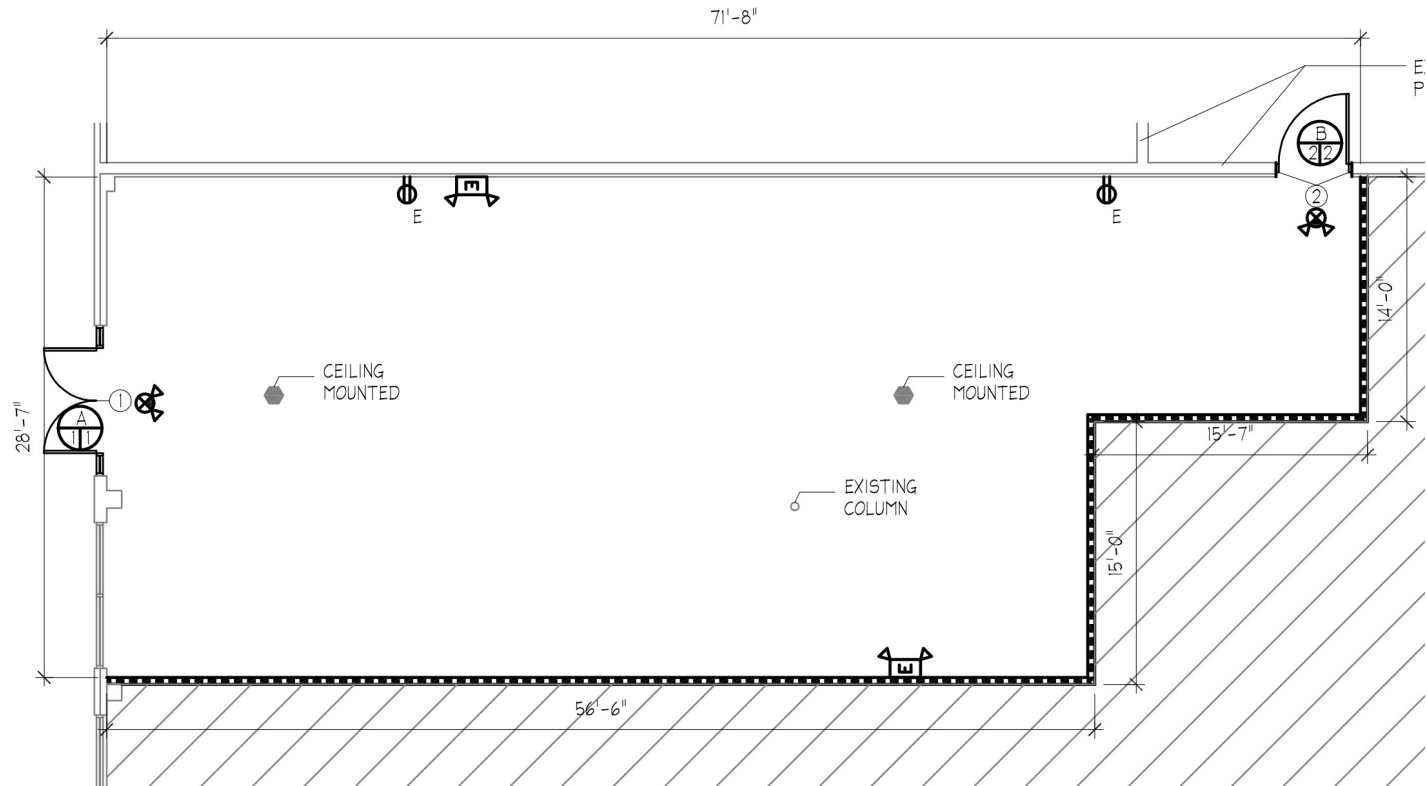
1,152 SF Unit for Lease

- **Height:** 9 feet to bottom of rafters
- **Condition:** "Vanilla Box" with lighting, HVAC and 1 ADA compliant restroom installed
- **Layout:** Current buildout ideal for a variety of retail or office users



2,000 SF Unit for Lease

- **Height:** 12 feet to bottom of rafters
- "Vanilla Box" with lighting and HVAC installed
- Landlord to Install Bathrooms to Tenant Specifications
- New Sewer, Water, Electrical, Gas and Roof
- Ideal for retail or office tenant



Proposed Up to 20,000 SF Unit for Lease

- New Construction
Inline Unit
- Build to Suit
- Demisable up to
20,000 SF
- 4.5 parking spaces per
1,000 SF



3,500 SF Outparcel for Lease

- Build to Suit
- 3,500 SF retail or office space
- Anchored by Penn Station East Coast Subs



Restaurant, Retail or Office for Lease

Existing Inline: 1,152 SF

Existing Inline: 2,000 SF

New Construction Inline: 20,000 SF

Outparcel: 3,500 SF

514 S Willow Avenue, Cookeville, TN 38501

PLEASE CONTACT:

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