

# FOR LEASE

1,650 SqFt

219 N OAK AVE

Cookeville, TN 38501




## OFFERING SUMMARY

Lease Rate:	<b>\$21.00/SF/YR</b>
Building Size:	<b>1,650 SF</b>
Number of Levels:	<b>1</b>
Year Built:	<b>1976</b>
Renovated:	<b>2000</b>
Parking Spaces:	<b>13</b>

## PROPERTY OVERVIEW

Prime Medical District Office Space - 1,650 SqFt Located in the heart of Cookeville's thriving medical district, this versatile office space offers unparalleled access to the regional hospital, downtown Cookeville, and Tennessee Tech University. It's an excellent choice for medical, dental, professional, or administrative use. Currently built out as a dental office, the 1,650 sq ft suite features a smart and functional layout, including: Welcoming reception and waiting area One public restroom for patient use Four fully equipped operatories One private office with an en-suite restroom Dedicated lab and sterilization room While the space could benefit from new flooring and a fresh coat of paint, it is otherwise move-in ready. Ownership is open to negotiating tenant improvements with the right lease rate and term. This is a rare opportunity to secure a well-located, customizable medical office in one of Cookeville's most sought-after areas.

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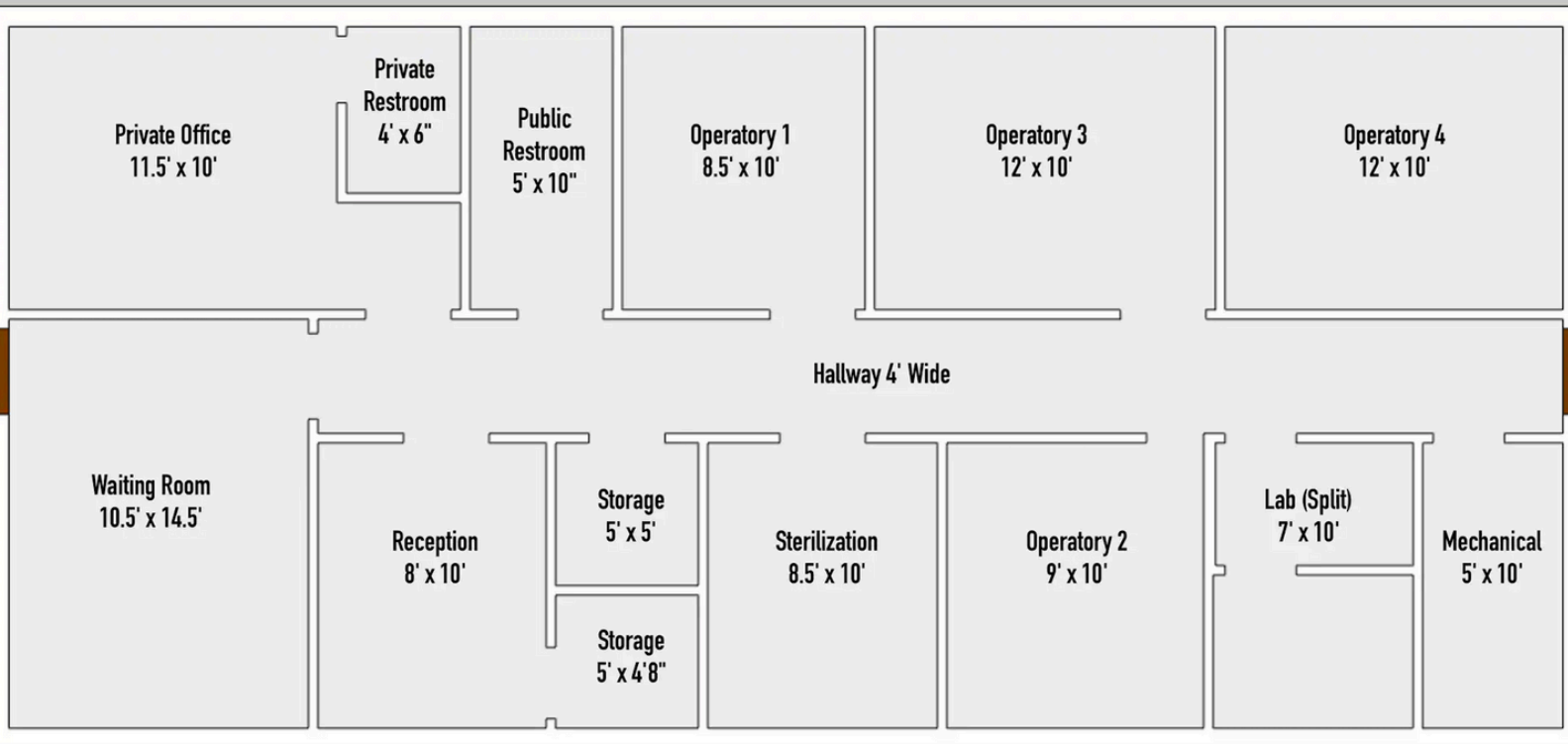
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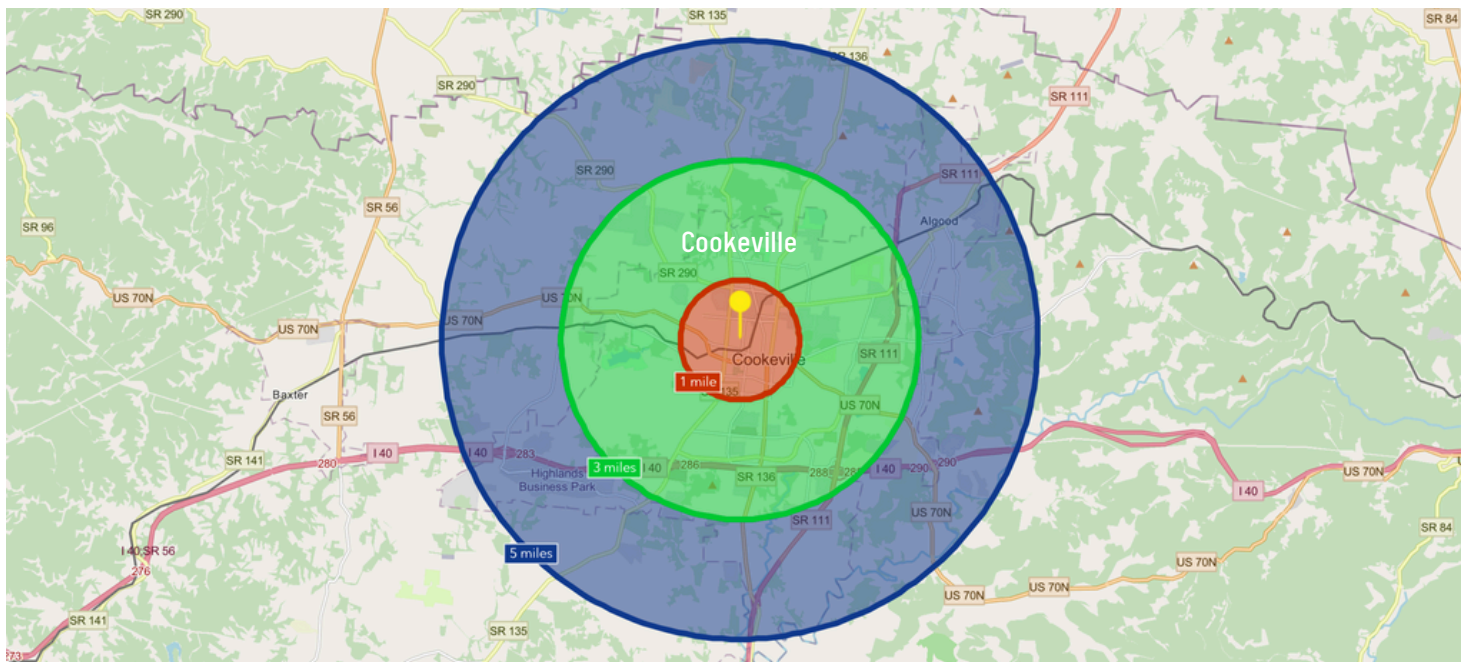
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## DEMOGRAPHICS



### 1 MILE

### 3 MILES

### 5 MILES

9,638

Population

24.5

Median Age



Average Household Size

\$37,039

Median Household Income



52%

White Collar



22%

Blue Collar



26%

Services

15.7%

Unemployment Rate

25,558

Population

34.1

Median Age



Average Household Size

\$49,838

Median Household Income



61%

White Collar



22%

Blue Collar



17%

Services

3.3%

Unemployment Rate

19,908

Population

41.1

Median Age



Average Household Size

\$59,304

Median Household Income



62%

White Collar



25%

Blue Collar



13%

Services

2.0%

Unemployment Rate



\$37,039

Median Household Income



\$21,163

Per Capita Income



\$12,211

Median Net Worth



\$49,838

Median Household Income



\$31,038

Per Capita Income



\$44,384

Median Net Worth



\$59,304

Median Household Income



\$32,677

Per Capita Income



\$181,272

Median Net Worth

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