



**1730 S. Jefferson Avenue** Cookeville, TN 38506

\$499,000

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,731	12,954	41,220
EST. HOUSEHOLDS	764	5,468	16,839
EST. AVG. HOUSEHOLD INCOME	\$75,810	\$86,003	\$76,050

## **HIGHLIGHTS:**

- 3.33 +/- Acres
- Zoned General Commercial (CG)
- Allowed Uses: Retail, Medical/ Dental, Multi-Family
- Utilities to Site
- 1.5 Miles to Interstate 40
- 1 Mile to TN-111
- Additional Contiguous 2.06+/- Acres Available







The subject property is located within the City limits of Cookeville, less than 1.5 miles south of I-40 and approximately 1 mile north of TN-111. The subject property is the southernmost 3.33+/- acres of Parcel 083J E 017.00. The parcel has been completely cleared, and pad improvements have been added. The parcel is zoned Commercial General (CG), which is the most intense commercial zoning allowing a wide array of uses to include Multi-Family, Assisted Living, Retail, Medical/Dental, and Professional Office. AADT counts in excess of 20,000 vehicles per day. The contiguous 2.06 +/- Acres, priced separately, is also available. South Jefferson Avenue is in the process of being widened from Interstate 40 to TN 111, with a projected completion date of late 2025.



## **Aerial**:







## Pics:







## Survey (Lot #:



