



COOKEVILLE, TENNESSEE

Market Guide

City Contact Information



Melinda Keifer
Economic & Community Development Coordinator
mkeifer@cookeville-tn.gov

45 East Broad Street
Cookeville, TN 38501

931.520.5226 office
931.260.5240 cell

cookeville-tn.org

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics (30 Minute Drive Time)



Population
119,298



Average Age
39.8



Household Income (Median)
\$37,831



Household Income (Average)
\$54,316



Number of Households
47,780



Growth Rate
6.45%

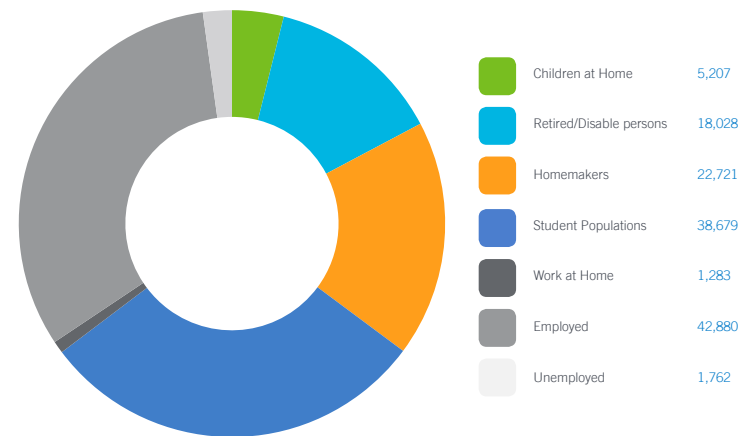
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

- Salisbury, NC 323 S Arlington St
- Rome, GA 825 Cartersville Hwy Se
- Lexington, NC 90 W US Hwy 64
- LaGrange, GA 803 New Franklin Road
- Ruston, LA 1201 N Service Rd E
- Troy, AL 1420 Highway 231 S

Daytime Population 130,562 (30 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Grocery



Restaurants



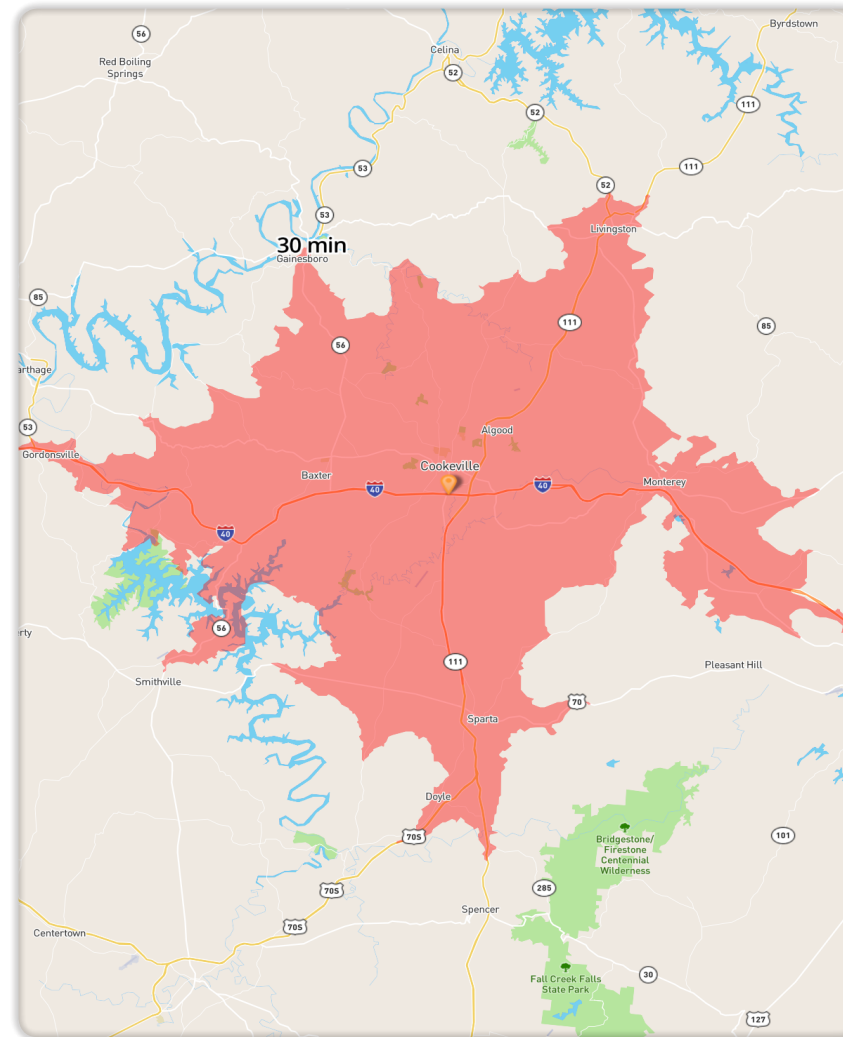
Apparel



Health & Wellness



There's a lot of potential here.



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	7 Mile Radius
2018 Estimated Population	29,178	50,534	62,472
Daytime Population	59,282	75,302	81,222
Median HH Income	\$32,736	\$36,186	\$37,886
Number of Households	11,950	20,509	25,206

	10 Minute DT	15 Minute DT	30 Minute DT
2018 Estimated Population	39,628	63,268	119,298
Daytime Population	68,945	84,273	130,562
Median HH Income	\$35,209	\$37,090	\$37,831
Number of Households	16,189	25,663	47,780

*Source: STI PopStats



John Ruzic
Portfolio Director
waughn@retailstrategies.com
205.209.4598 office
251.533.2318 cell



Jordan Williams
Retail Development Manager
jordan@retailstrategies.com
205.209.4598 office
205.209.5671 cell



