

# 660-670 WEST MAIN STREET

COOKEVILLE, TN 38506



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Introducing a prime leasing opportunity at 660-670 West Main Street, Cookeville, TN. This ground-up development features a national coffee chain QSR, Great Clips, and a nail salon already committed to the center—bringing strong, complementary traffic to the site. With 6,000+ SF of space still available, this highly visible development benefits from 17,000+ daily traffic counts, making it an exceptional choice for retail or restaurant tenants seeking a strategic Cookeville location. With ample parking, modern construction, and a flexible layout, this property presents an unbeatable opportunity for businesses looking to establish or expand their presence in the market. Don't miss your chance to join a dynamic tenant lineup and secure a spot in one of Cookeville's most promising new developments.

### PROPERTY HIGHLIGHTS

- Prime location on West Main Street with +17k traffic counts
- National Coffee Chain committed as the anchor tenant with Walmart located .03 miles away.
- Projected population growth over 1.5% within the next 5 years
- Versatile space suitable for both restaurants and retail
- Ample parking for customers and employees

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	4
Available SF:	1,500 - 6,090 SF
Building Size:	9,870 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,035	19,691	32,228
Total Population	26,691	47,700	79,748
Average HH Income	\$71,578	\$70,259	\$74,724

### TRAFFIC COUNTS

17,300 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	+1.51%	+1.51%	+1.51%



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Regional Director

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RENDERING



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## SITE PLAN



**Mike Kohne**  
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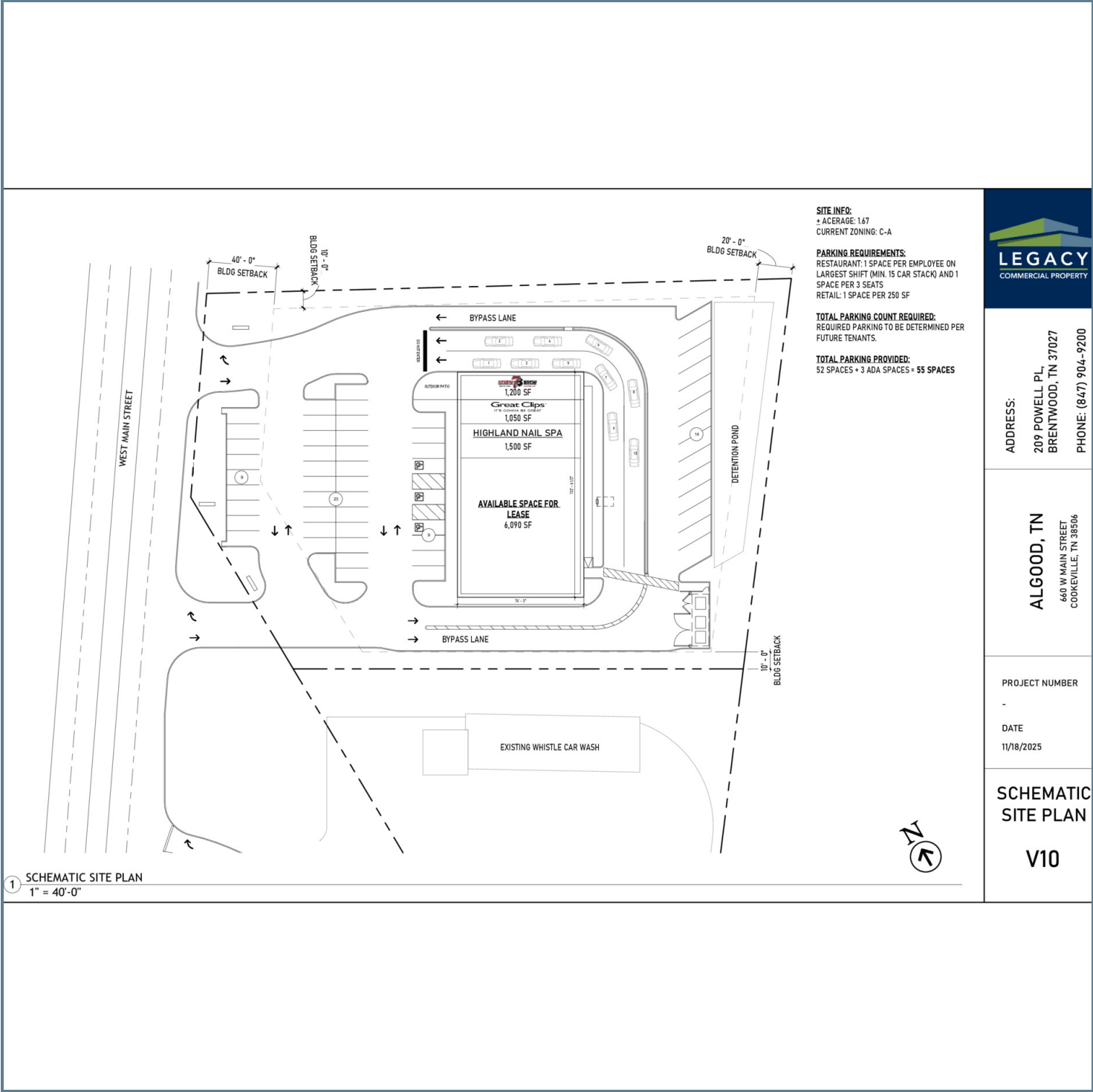
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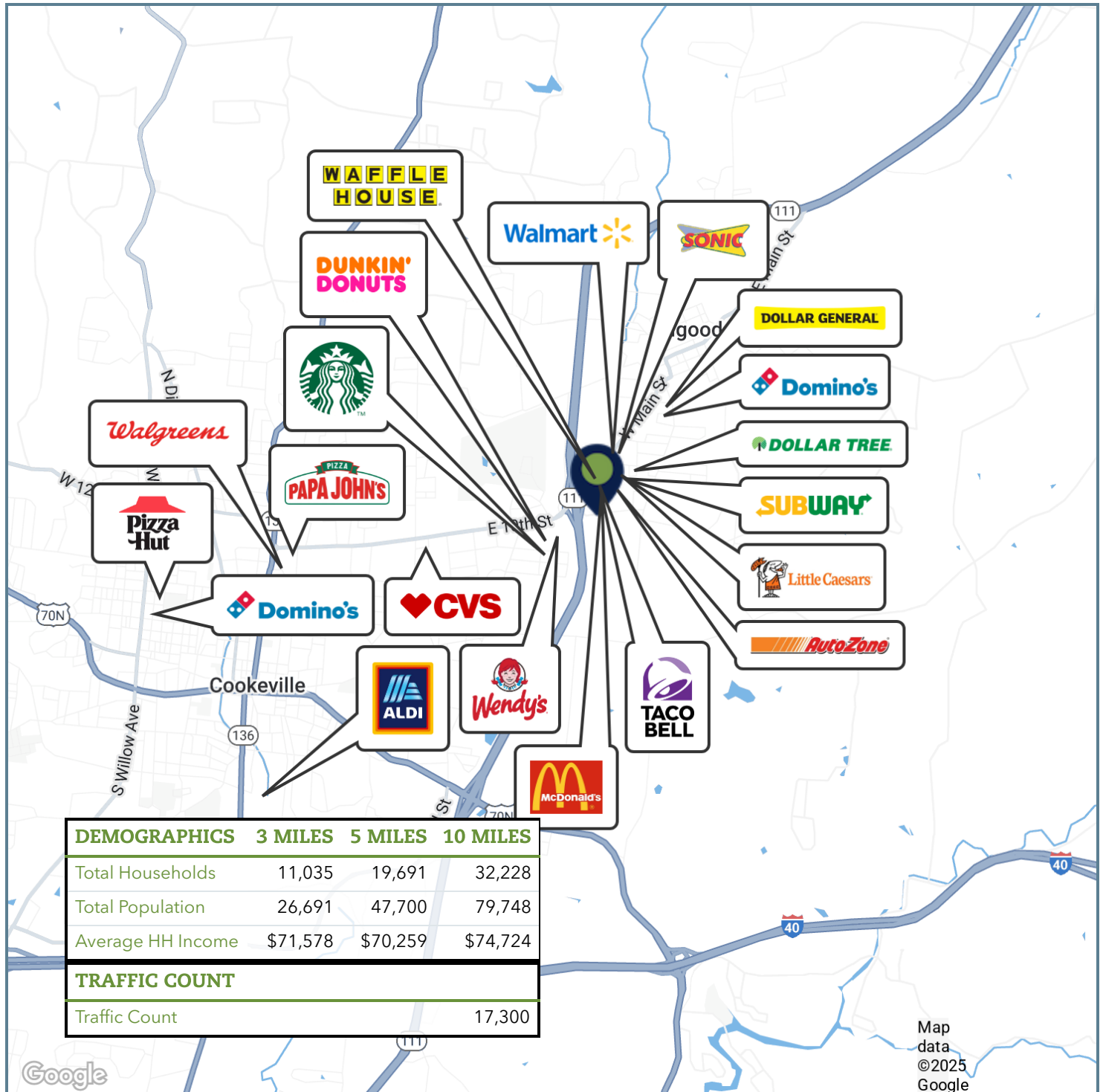


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## RETAILER MAP



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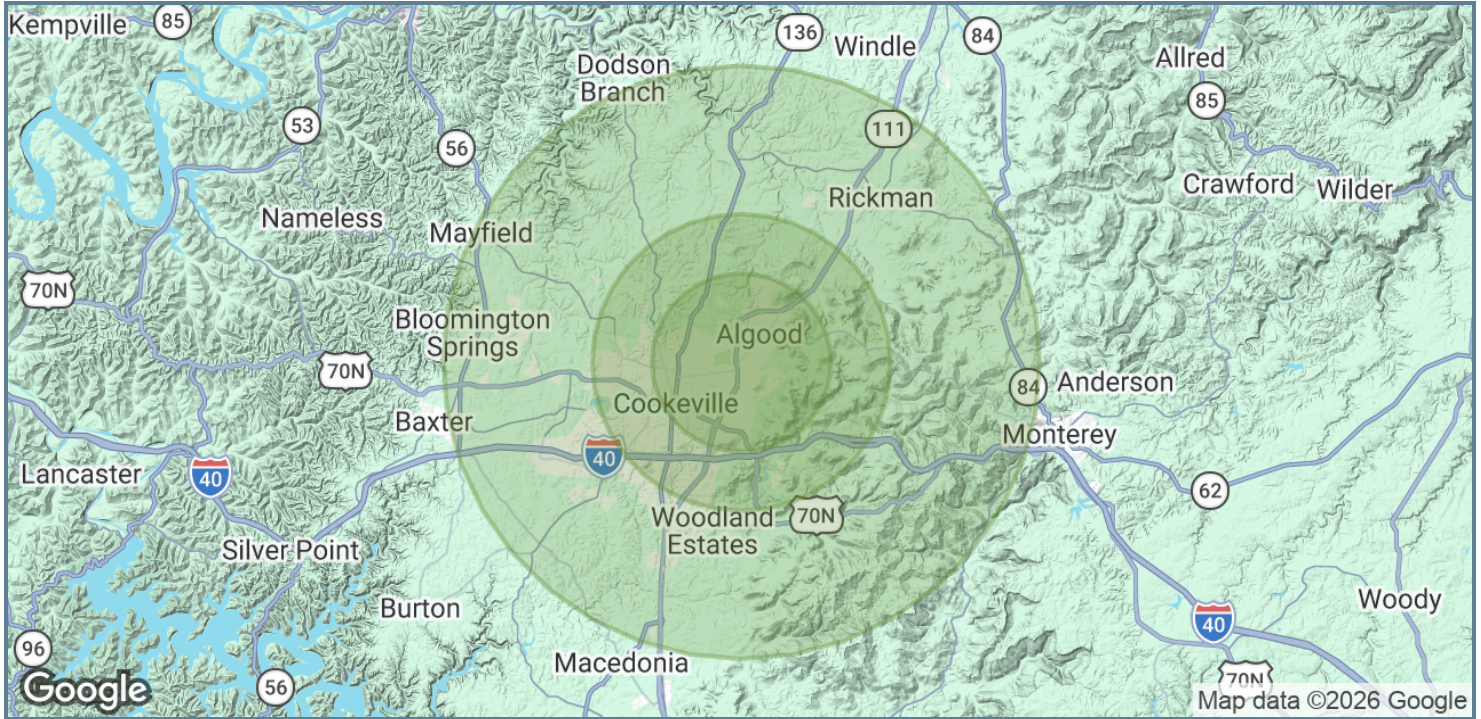
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total Population	26,691	47,700	79,748
Average Age	38	38	40
Average Age (Male)	36	37	39
Average Age (Female)	39	40	41

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total Households	11,035	19,691	32,228
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$71,578	\$70,259	\$74,724
Average House Value	\$296,340	\$305,425	\$304,815

### TRAFFIC COUNTS

Vehicles Per Day	17,300/day
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# SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.





**LEGACY**  
COMMERCIAL PROPERTY

## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

