



Patriot Plaza | *Cookeville, TN*





***PATRIOT PLAZA
1844 Foreman Drive
Cookeville, TN***



BUILDING INFORMATION

Type of space	Class A Office
County	Putnam County
Site/Building Name	Patriot Plaza
Total Building SF	25,294 SF
Available Space	12,653 SF
Number of Stories	2
Number of Parking Spaces	103
Ownership	private
Year Building Built	2024
Building Construction Material	Steel, Concrete, Masonry
Concrete Floor Thickness	4 inch
Reinforced Concrete Floor	Yes
Ceiling Height Minimum	8'6"
Ceiling Height Maximum	12 feet

UTILITIES

Electric Service	Yes
Electric Service Provider	City of Cookeville
KVA	120
Voltage	208
Phase	Three
Natural Gas Service	Yes
Natural Gas Service Provider	City of Cookeville
Natural Gas Line Size	N/A
Sewer Service	Yes
Sewer Service Provider	City of Cookeville
Sewer Line Size	8 inch
Water Service	Yes
Water Service Provider	City of Cookeville
Water Line Size	12 inch

TELECOMMUNICATIONS

Telecommunications	Yes
Telecommunications	Twin Lakes (10 GB Available)
Distance to Major Interstate	0.1 miles from Interstate I-40
Distance to Major Highway	Located on State Route 135 and 2.5 miles from Highway 111
Distance to Commercial Airport	78 miles to Nashville International (BNA)
Rail Access	No



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PROPERTY HIGHLIGHTS

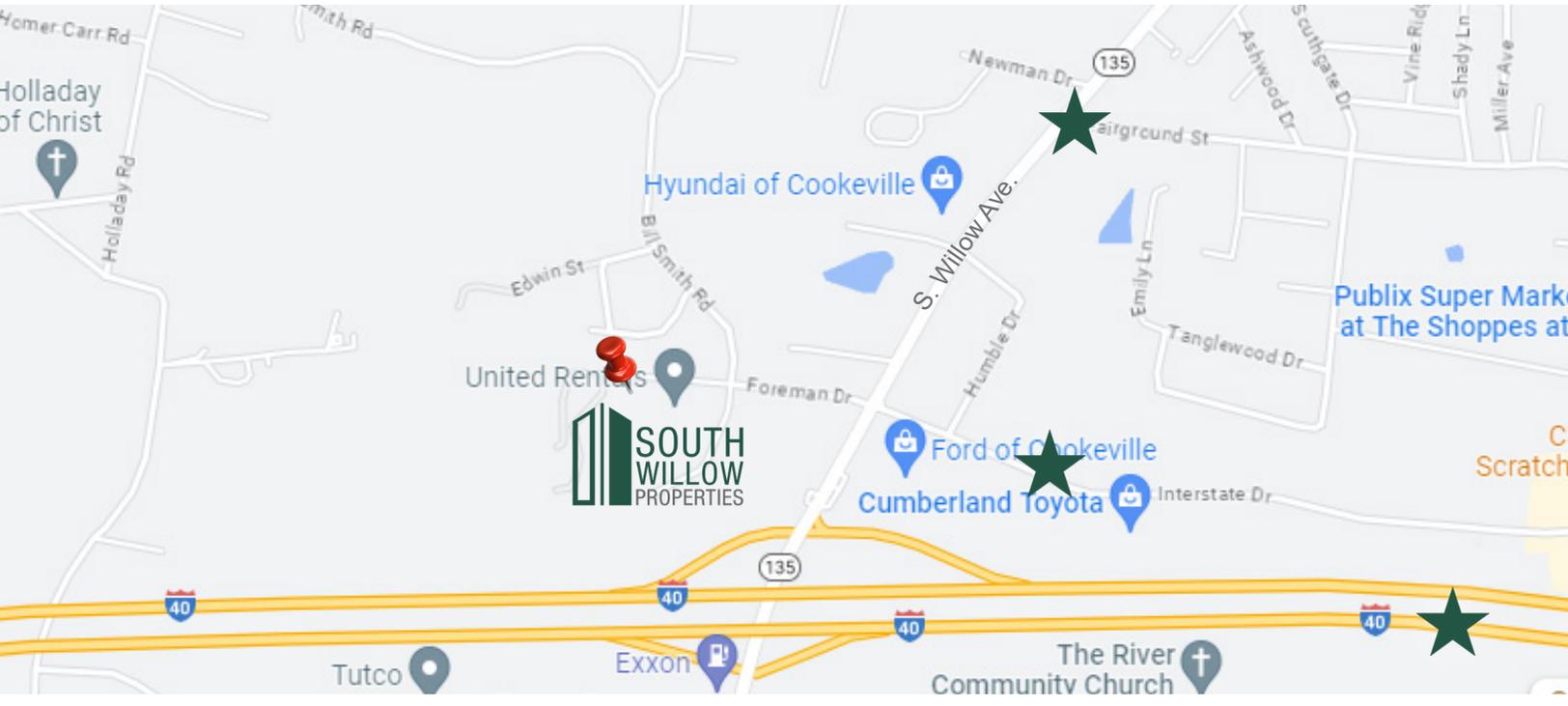
LOT SIZE: 3.95 Acres
PARCEL#: 065E B 004.01
ZONING: C-3
MARKET: T01
CLASS: 08-COMMERCIAL
CROSS STREET: SOUTH WILLOW AVENUE



STREET VIEW FROM FOREMAN DRIVE



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COLLECTION STREET	CROSS STREET	TRAFFIC VOL
INTERSTATE 40	WILLOW AVENUE	58,071
WILLOW AVENUE	FAIRGROUND STREET	21,039
INTERSTATE DRIVE	HUMBLE	13,033

HIGH VISIBILITY OF FACILITY FROM INTERSTATE 40



PATRIOT PLAZA

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Available Tenant Space



FIRST LEVEL FLOOR PLAN HIGHLIGHTS:

- Exterior Access / Separate Entrance
- Generous TI Allowance
- Perfect opportunity to custom select finishes and optimize your floor plan.



PATRIOT PLAZA
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About Our Town



COOKEVILLE, TN

Located halfway between Nashville and Knoxville in the Upper Cumberland Region of Middle Tennessee, Cookeville is the largest micropolitan area in the state. Cookeville, often known as the Hub of the Upper Cumberland, is a key regional hub for work, education, shopping, healthcare, leisure, and culture. With multiple parks and lakes in the area, including the 260-acre Cane Creek Park, Cookeville offers a wealth of choices for outdoor enjoyment. Cummins Falls State Park, Burgess Falls State Park, and Edgar Evins State Park are just a few of the state parks that are located near Cookeville. The city, which is home to Tennessee Tech University, has a strong dedication to higher education, providing its citizens with a variety of academic opportunities and enhancing the cultural environment of the area. Cookeville is known as a traditional Tennessee town that best represents the warmth and tenacity of the South due to its enduring appeal, that effectively integrates history and innovation.

POPULATION 1-MILE 3-MILE 5-MILE

2028 Projected	777	16,208	47,821
2023	735	15,558	45,941
2020	710	15,163	44,796

HOUSEHOLDS 1-MILE 3-MILE 5-MILE

2028 Projected	320	6,904	19,533
2023	303	6,628	18,761
2020	293	6,459	18,287

INCOME 1-MILE 3-MILE 5-MILE

Avg. Household	\$82,263	\$81,254	\$70,342
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