



104 MONTEREY ST COWAN TN

Property Flyer



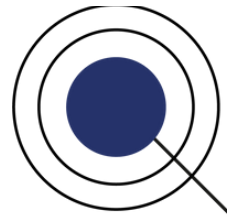
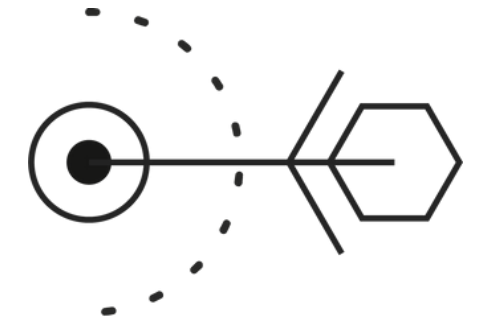
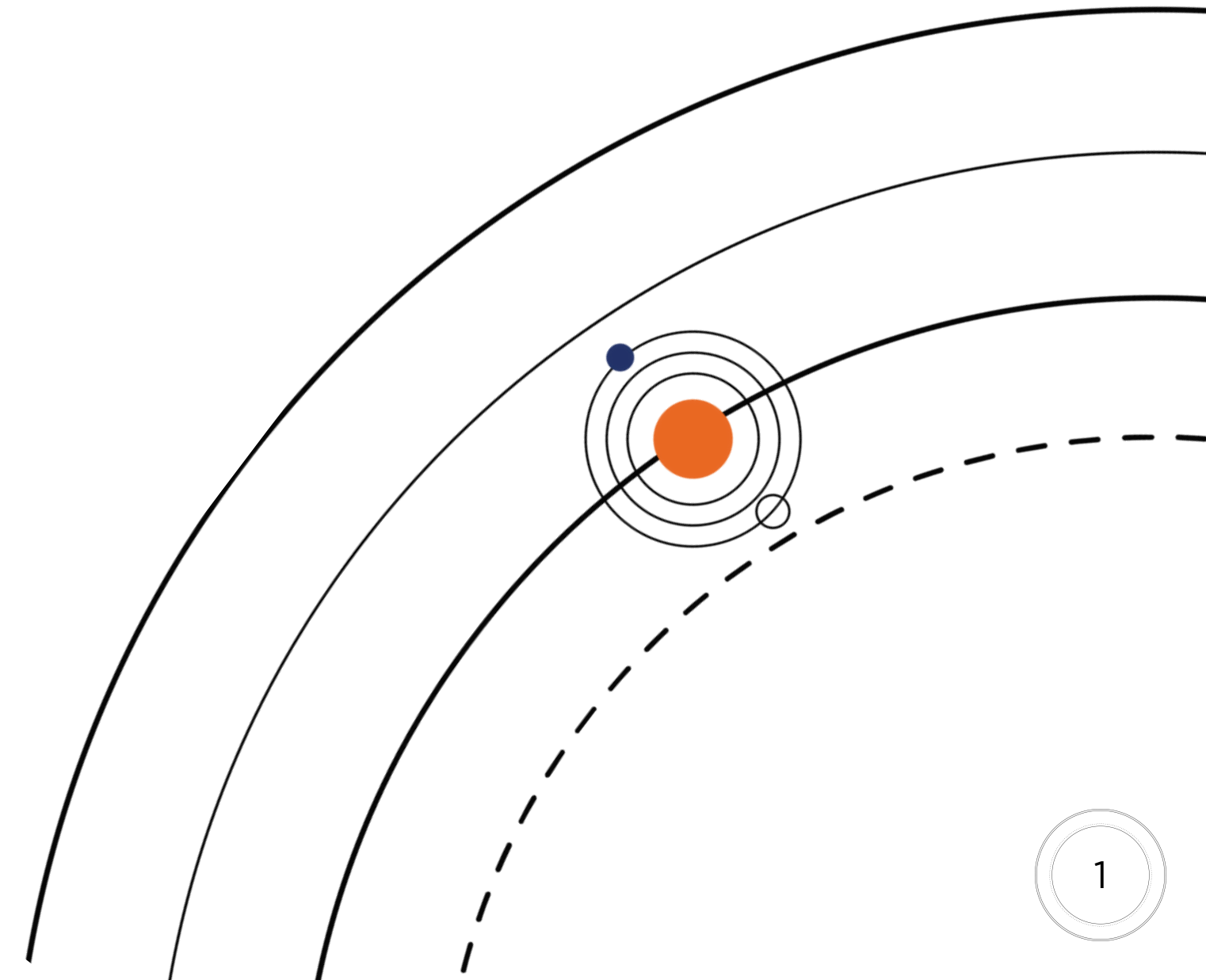


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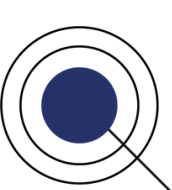


PROPERTY DESCRIPTION

INDUSTRIAL PROPERTY FOR LEASE LEAVES A PRIME OPPORTUNITY

Discover a versatile industrial property that blends historical character with modern utility. Located in Cowan, TN, this 60,000 sqft facility offers flexible usage options and is strategically positioned for business success.

This property is a unique opportunity to secure a footprint in an area with rich industrial history, excellent logistics, and a supportive community for businesses. Ideal for manufacturing, warehousing, or distribution, this site is ready to support your operational needs. Land in the city of Cowen was recognized as a finalist for Nokian Tyres' site selection, underscoring its industrial appeal, rated for heavy manufacturing, this property is a great fit for any type of manufacturing expansion or primary location.



KEY FEATURES

- Size and flexibility: 60,000 sqft total, divisible into three 20,000 sqft spaces
- Ceiling Heights: Ranging from 8.5 ft to 16 ft, accommodating diverse industrial applications.
- 2nd Floor has 8.5ft ceiling heights on the sides and 16ft ceiling height in the center.
- 1st Floor has 8.5ft ceiling heights throughout with some spots ceiling heights close to 12ft.

- Access Points: Four large bay doors for streamlined logistics and operations.
- Power: Equipped with three-phase power to support heavy machinery and manufacturing. This
- Electrical power comes from Duck River Electric (TVA) and may qualify for certain State programs.
- Utilities: The City of Cowen is the provider for Water and Sewer for the site. The building also has natural gas provided by Elk River Utilities.

ADDITIONAL PHOTOS



SVN | SECOND STORY REAL ESTATE MANAGEMENT



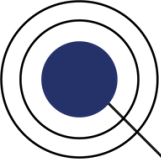


MARKET INSIGHT

- Local housing market stability, with 64.5% owner-occupied units, presents a robust workforce base.
- Competitive real estate costs, with a median home value of \$270,366, significantly below the national average.
- Steady growth, with housing units increasing at an annual rate of 1.06%, signaling a thriving community

GEOGRAPHY

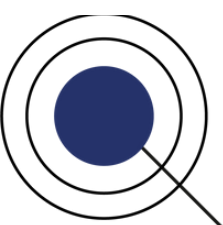
Cowan is situated at the western base of the Cumberland Plateau, and is concentrated around the point where U.S. Route 41A crosses the CSX railroad tracks. The edge of the plateau juts out in a series of ridges creating several small valleys in the area, including Hawkins Cove to the northeast and Keith Cove to the south. Cowan is drained by Boiling Fork Creek, a tributary of the Elk River. US 41A (Cumberland Street) is the primary road in Cowan, connecting the city with Winchester and the Tims Ford Lake area to the west. To the east of Cowan, US 41A ascends nearly 1,000 feet (300 m) to the top of the Cumberland Plateau, where it passes through Sewanee and Monteagle



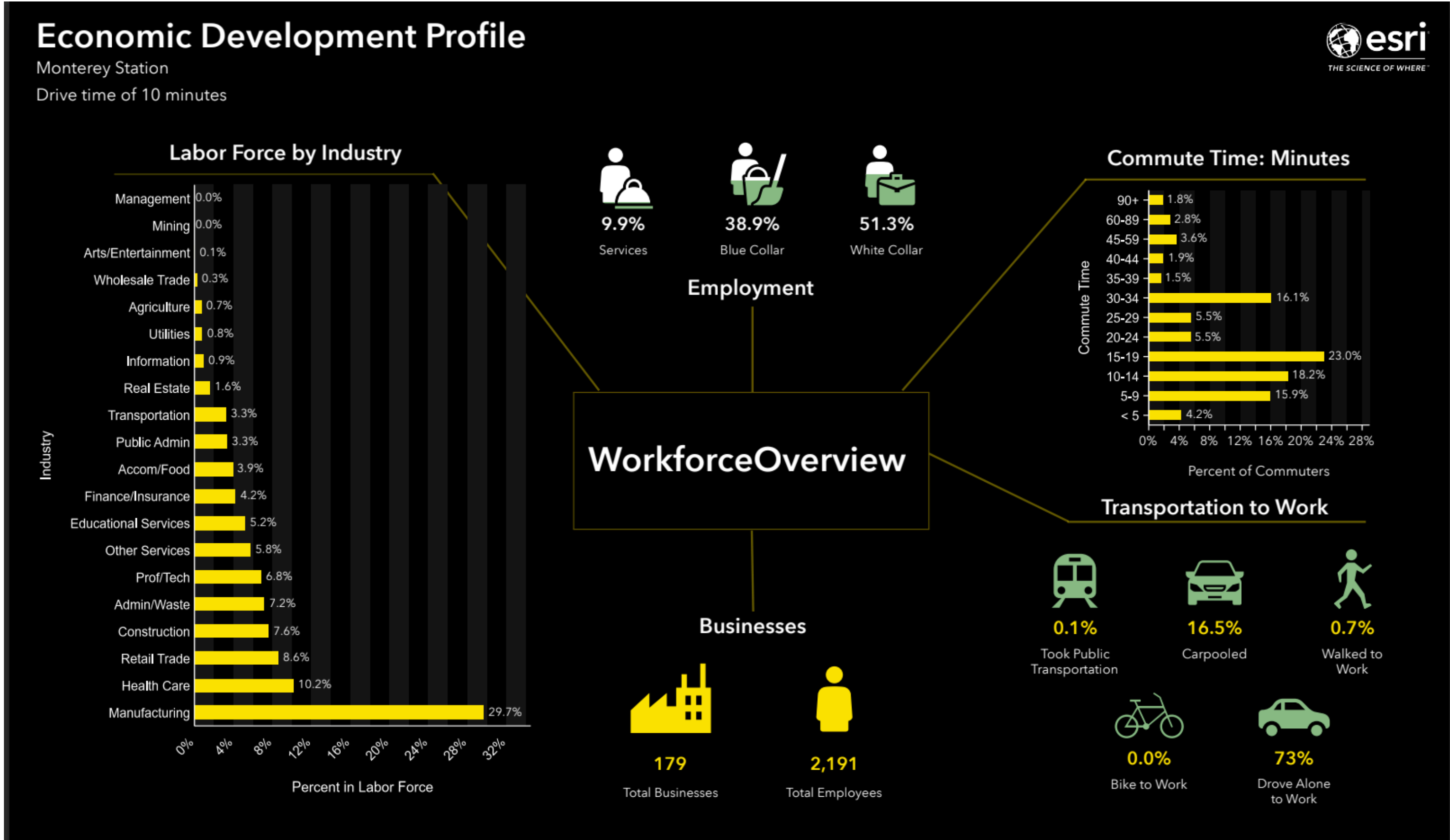
MARKET OVERVIEW

Cowan is a city in Franklin County, Tennessee, United States. The population was 1,737 at the 2010 census. It is part of the Tullahoma, Tennessee Micropolitan Statistical Area. The earliest settlers arrived in the Cowan area in the late 18th and early 19th centuries. The town of Cowan dates from the mid-19th century and developed mostly as a railroad town. It was the site where several branch lines met the main Nashville to Chattanooga trunk of the Nashville, Chattanooga and St. Louis Railway which ran through the important Cowan Tunnel. Cowan's history is closely tied to the railroad, which was a vital part of the town's development: Pusher engines: Cowan was the last stop before the steep climb onto the Cumberland Plateau, so pusher engines were based there to help trains make the ascent Cowan is also known for its cultural attractions and locally owned storefronts.

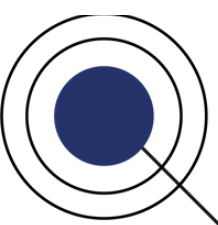
Some attractions include: The annual 3 day Fall Heritage Festival : A yearly event in Cowan and the Franklin County Fair: The Artisan Depot Gallery & Gifts,Chimbolo Mexican Restaurant,Franklin House & Firefly Gallery,Lapp's Greenhouse,Mountain Mobile Massage,The Sole Shop,Up in Smoke BBQ,Valley Vintage,Machine Falls,Busby Falls,Adams Falls,Falls Mill



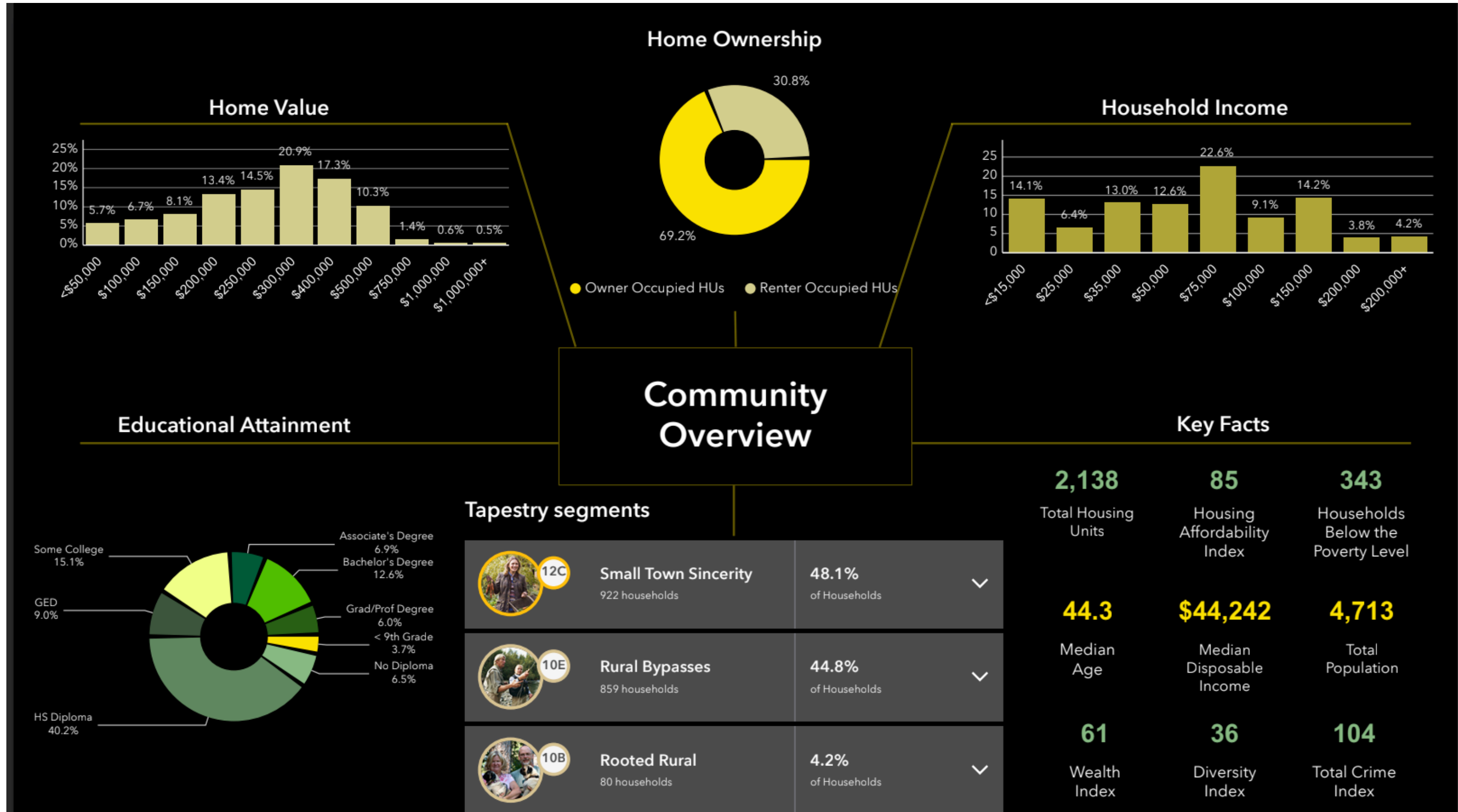
ECONOMIC PROFILE



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).



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DEMOGRAPHIC ANALYSIS

	10 minutes	25 minutes	40 minutes
Population			
2010 Population	4,576	33,753	96,855
2020 Population	4,688	35,153	103,140
2024 Population	4,713	36,440	107,108
2029 Population	4,686	37,406	110,241
2010-2020 Annual Rate	0.24%	0.41%	0.63%
2020-2024 Annual Rate	0.13%	0.85%	0.89%
2024-2029 Annual Rate	-0.11%	0.52%	0.58%
2020 Male Population	47.2%	49.0%	49.0%
2020 Female Population	52.8%	51.0%	51.0%
2020 Median Age	44.8	43.4	42.2
2024 Male Population	48.1%	49.7%	49.8%
2024 Female Population	51.9%	50.3%	50.2%
2024 Median Age	44.3	43.4	42.3

In the identified area, the current year population is 107,108. In 2020, the Census count in the area was 103,140. The rate of change since 2020 was 0.89% annually. The five-year projection for the population in the area is 110,241 representing a change of 0.58% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	82.2%	85.9%	85.5%
2024 Black Alone	8.9%	5.1%	4.3%
2024 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2024 Asian Alone	0.3%	0.9%	1.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	2.1%	2.4%	2.6%
2024 Two or More Races	6.1%	5.3%	6.2%
2024 Hispanic Origin (Any Race)	3.6%	4.0%	5.1%

Persons of Hispanic origin represent 5.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 33.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	61	75	69
2010 Households	1,869	13,024	38,184
2020 Households	1,904	13,654	40,732
2024 Households	1,917	14,212	42,557
2029 Households	1,922	14,720	44,119
2010-2020 Annual Rate	0.19%	0.47%	0.65%
2020-2024 Annual Rate	0.16%	0.95%	1.04%
2024-2029 Annual Rate	0.05%	0.70%	0.72%
2024 Average Household Size	2.40	2.42	2.45

DEMOGRAPHIC ANALYSIS

COMMUTE PROFILE

Monterey Station
Drive time of 40 minutes

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



0.0%

Took Public Transportation



9.6%

Carpooled



1.7%

Walked to Work



0.2%

Bike to Work

WORKERS



44,923

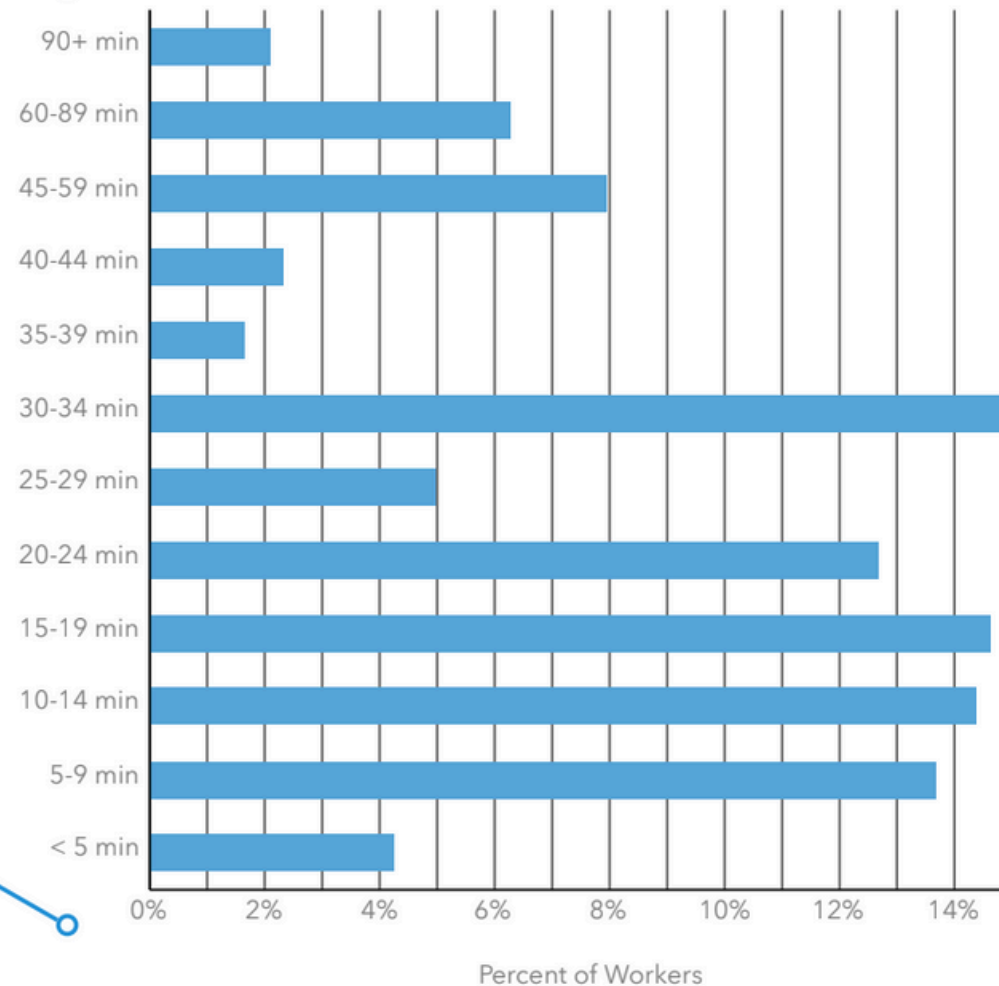
ACS Workers Age 16+



81.2%

Drove Alone to Work

TRAVEL TIME TO WORK






Source: This infographic contains data provided by ACS (2018-2022).

OUR TEAM






Cage Gary
Associate Advisor

-  615.714.6378
-  cage.gary@svn.com
-  [secondstory.properties](https://www.secondstory.properties)






Zachary Adams
Associate Advisor

-  865.804.8351
-  zachary.adams@svn.com
-  [secondstory.properties](https://www.secondstory.properties)






Meredith Rivers
Brokerage Operations Manager

-  423.503.7935
-  meredith.rivers@svn.com
-  [secondstory.properties](https://www.secondstory.properties)



Hunter Waldrup
Brokerage Listing Coordinator

-  423.682.8241
-  Hunter.Waldrup@svn.com
-  [secondstory.properties](https://www.secondstory.properties)

OUR VISION

To make a positive impact on generations to come through partnership with our clients and care of their real estate assets on a national level. Our work leaves a lasting imprint on the communities where we live and work.

OUR MISSION

We wake up every day ready to deliver unparalleled professional commercial real estate expertise, dedicated care, and operational excellence.