



AVAILABLE
1.07 ACRES

AVAILABLE
1.23 ACRES



FOR LEASE

OLD KENTUCKY COMMONS

1545 E 10th St, Cookeville, TN 38501

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PROPERTY DESCRIPTION

Situated less than 2 miles from Tennessee Tech University, this modern mixed-use development on E 10th St offers strong visibility and convenient signalized access in Cookeville's northeast commercial corridor

PROPERTY HIGHLIGHTS

- Adjacent to Walmart Supercenter
- Located at a signalized intersection with easy access and strong traffic flow (41,752 VPD)
- Average income of \$77,010 and a population of 50,596 within 5 miles
- Well positioned to serve a large growing trade area on the south side of Murfreesboro



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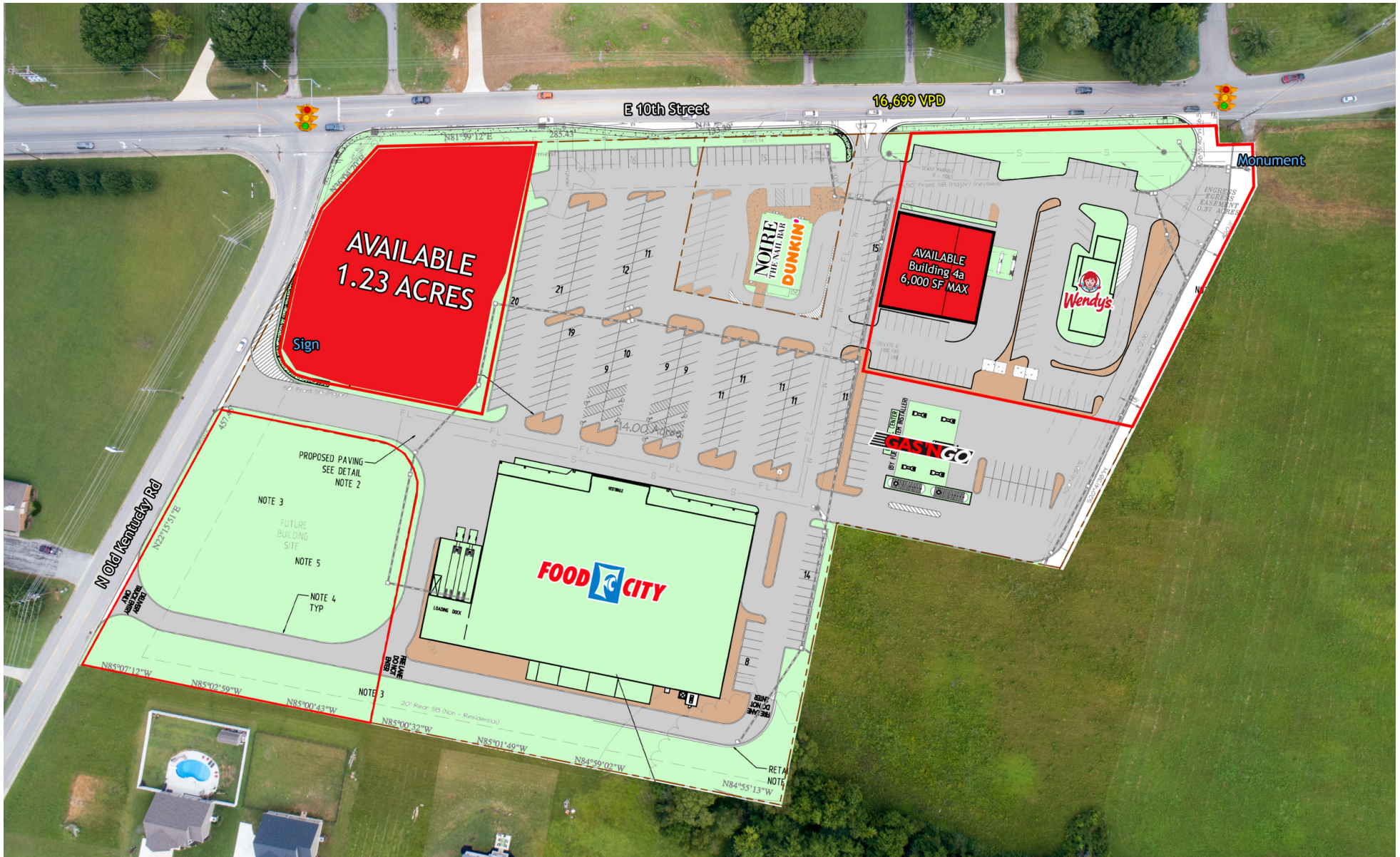
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Baker Storey McDonald

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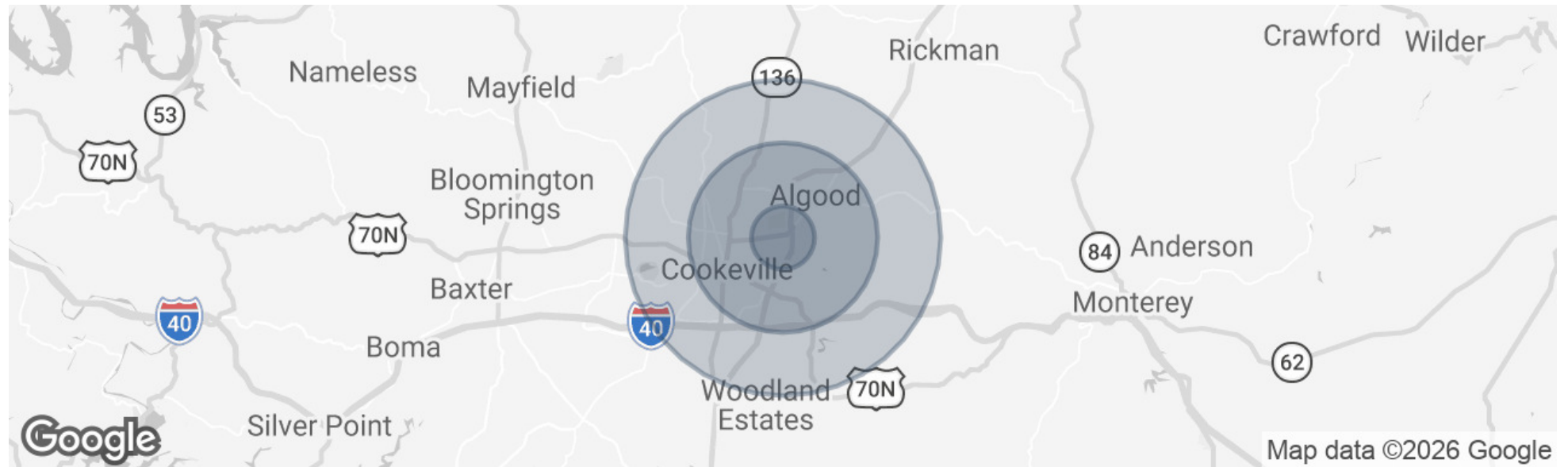
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,528	31,037	50,596
Average Age	42	37	38
Average Age (Male)	40	36	37
Average Age (Female)	44	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,022	12,536	20,894
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$89,289	\$74,336	\$77,010
Average House Value	\$383,688	\$294,324	\$306,466

2020 American Community Survey (ACS)

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