

# 770 S JEFFERSON AVE

COOKEVILLE, TN 38501



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in a high-visibility retail corridor in Cookeville, Tennessee, this strip center offers exceptional exposure, situated directly in front of the 2nd most visited Walmart in TN, and near major national retailers including Lowe's, Starbucks, and Chick-fil-A. Positioned on S. Jefferson Avenue, which sees 23,000+ vehicles daily, and just minutes from I-40 with 52,000+ VPD, the site benefits from consistent traffic and easy access via a signalized corner. Cookeville's growing market—centrally situated between Nashville and Knoxville—and nearby Tennessee Tech University further enhance the site's strong customer base and leasing potential. The property is also set to receive a façade refresh, with planned painting and touch-ups that will further elevate its curb appeal and visibility.

### PROPERTY HIGHLIGHTS

- Unbeatable visibility directly in front of a Walmart that ranks in the top 3% nationwide, & surrounded by top national retailers like Lowe's, Starbucks, and Chick-fil-A.
- High-impact traffic counts – 23,000+ vehicles daily on S. Jefferson Ave. and 52,000+ along I-40.
- Easy access, and prime exposure with a facade refresh coming to enhance curb appeal, situated on a signalized corner location in Cookeville's busiest retail corridor.
- Grow your business in a thriving market halfway between Nashville and Knoxville, just minutes from Tennessee Tech University.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	1,200 - 2,520 SF
Lot Size:	25,668 SF
Building Size:	7,839 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,865	21,761	33,075
Total Population	31,239	53,109	81,814
Average HH Income	\$70,459	\$72,417	\$75,038

### TRAFFIC COUNTS

23,586 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	1.47%	1.51%	1.55%



**Mike Kohne**

Regional Director

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## SITE PLAN



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ADDITIONAL PHOTOS



**Mike Kohne**  
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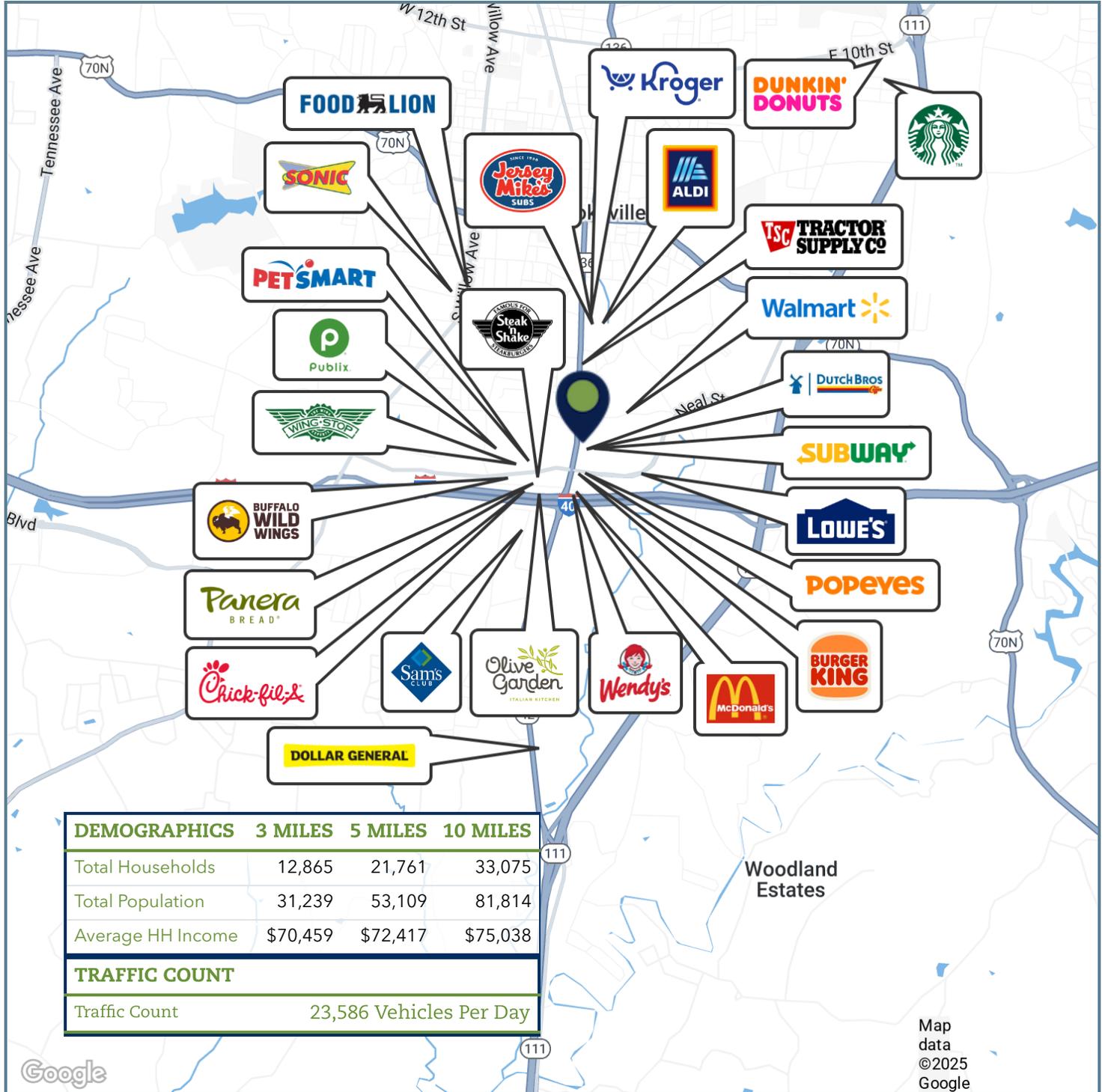
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## RETAILER MAP



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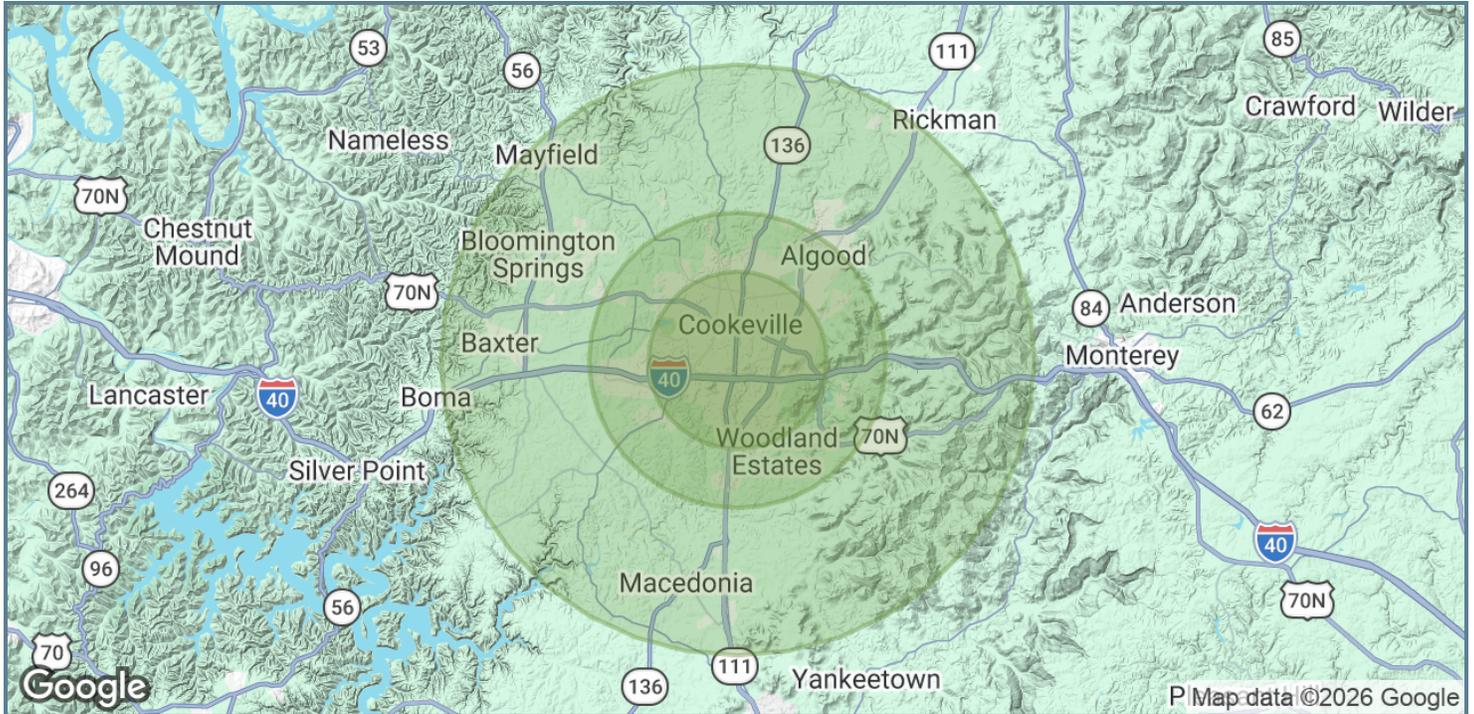
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	31,239	53,109	81,814
Average Age	37	39	40
Average Age (Male)	36	37	38
Average Age (Female)	39	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	12,865	21,761	33,075
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$70,459	\$72,417	\$75,038
Average House Value	\$298,667	\$304,230	\$307,567

<b>POPULATION GROWTH</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
2024 - 2029	1.47%	1.51%	1.55%



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# 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



# 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.

