

— DEVELOPMENT PAD · S. JEFFERSON CORRIDOR

693 S. JEFFERSON AVENUE

COOKEVILLE, TENNESSEE 38501

A cleared, level, graveled pad with direct frontage on one of Cookeville's busiest commercial arterials — surrounded by national and regional traffic drivers and ready to build.



LEASE TERMS

Call for info

(931) 303-2173

ZONING

CG*

General Commercial

FRONTAGE

S. Jefferson

Direct corridor frontage

CONDITION

Cleared

Level & graveled

A build-ready pad on Cookeville's busiest retail spine.

This is a cleared, level, graveled lot fronting directly on S. Jefferson Avenue — a primary commercial arterial carrying steady daily traffic through the heart of Cookeville. The site sits shoulder-to-shoulder with active retail, service, and office tenancy.

Grading and clearing are done, keeping site work to a minimum for a retail building, drive-thru pad, office, medical, or mixed-use concept. For a tenant or developer, it's a rare chance to plant a flag on a corridor where ground-lease pad sites rarely come available.

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- ◆ Cleared, level and graveled — development-ready, minimal site prep
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- ◆ Direct frontage on S. Jefferson Ave, a major commercial arterial
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- ◆ Dense, established retail & service tenancy on all sides
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- ◆ Central Cookeville / Upper Cumberland trade area
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- ◆ High daytime visibility and drive-by exposure
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- ◆ Flexible commercial footprint: retail, QSR pad, office, medical, mixed-use
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- ◆ Available as a ground lease — flexible terms
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- ◆ Leased directly by ownership — straightforward, principal-to-principal
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Property facts

ADDRESS	693 S. Jefferson Ave, Cookeville, TN 38501
PROPERTY TYPE	Land – Commercial
SUB-TYPE	Commercial / Retail development pad
LEASE TYPE	Ground lease
FRONTAGE	Direct on S. Jefferson Ave
ZONING	General Commercial (CG)*
TOPOGRAPHY	Level – cleared & graveled
UTILITIES	<u>Water / sewer / electric – confirm at street</u>
COUNTY	Putnam

* Zoning shown reflects the typical designation along this stretch of the S. Jefferson corridor and **should be confirmed with the City of Cookeville** for this specific parcel. Prospective tenants to verify utilities, zoning and permitted uses. Fields shown as are to be completed by ownership before publishing.

The neighbors do the marketing.

The value here is the corridor. The pad is ringed by the kind of everyday-traffic tenants that pull cars past your front door all day — auto service and tire, multi-tenant retail strip centers, financial and professional offices, and big-box retail drawing shoppers from across the Upper Cumberland region.

It's a central Cookeville position with quick connectivity to the city's main arterials and interstate access — an established, proven commercial node rather than a speculative one.



Frontage on S. Jefferson Ave, flanked by active service and office tenancy.

See the property





LEASED BY OWNERSHIP

Interested in the pad? Let's talk terms.

Reach out for lease terms, survey, zoning detail and available due-diligence materials. Principal-to-principal — no listing-side runaround.

Call (931) 303-2173

Email paulgaw23@gmail.com

LISTED BY

Paul Gaw Properties

CONTACT

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PROPERTY

693 S. Jefferson Ave

Cookeville, TN 38501

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Information contained herein is deemed reliable but is not guaranteed and is subject to change, prior lease or withdrawal without notice. Prospective tenants should independently verify zoning, permitted uses, utilities, and easements. This material is for marketing purposes only and does not constitute an offer, a survey, or legal advice.