



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL



Property Summary: Dunn's Car Care & Tire Center – 225 W Jackson Street Cookeville, TN

Sale Price:	\$3,000,000	The property & business is located at the NE Corner of the lighted intersection of W Jackson & Polly Drive
Lot Size:	0.88 +/- Acres	Ample Parking & Fenced Storage Yard
Zoning Designation:	General Commercial (CG)	The CG District is intended for moderate & larger sized offices, personal & business services, & general retail business



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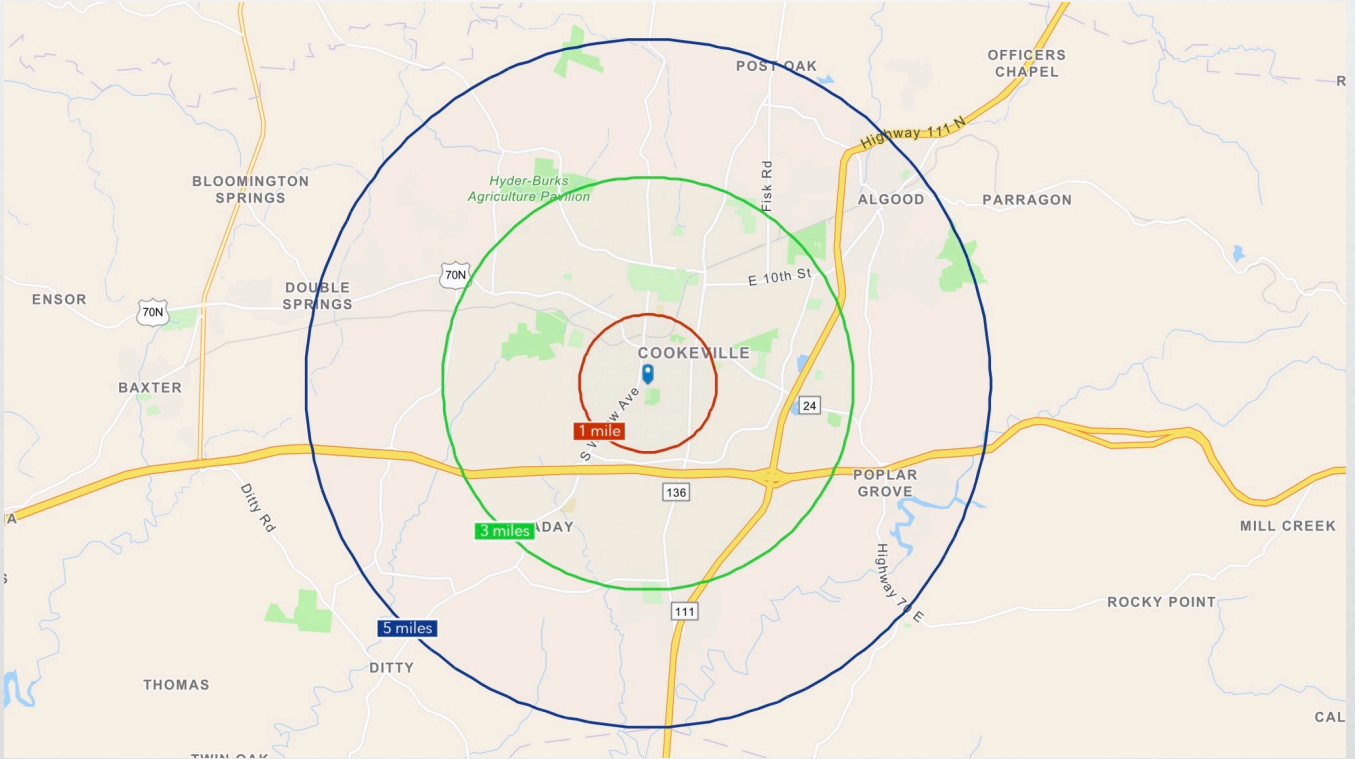
The Subject site is located at the lighted intersection of W Jackson Street and Polly Drive fronting W Jackson Street which is an east/west connector between S Jefferson and S Willow Avenue (three of the most highly trafficked streets in the city). The site offers 4,500sf of improved space, customer waiting area, 5 bays, parts and storage room, restrooms, private office situated on 0.88 acres. The site provides for easy access, ample parking and secured, fenced storage yard.

The Property is home to Dunn's Car Care & Tire Center which has been a staple in the Cookeville market for over 60 years originally opening in 1963. The thriving family owned and operated business has been in operation at its current location for the past 25 years. All FF&E and Inventory conveys with the business/property. Contact Listing Broker for Non-Disclosure Agreement and Financials.

Cookeville is in the Top 10 fastest growing micropolitan markets in the nation and is located approximately 1.5 hours west of Knoxville, 1.5 hours east of Nashville and 1.5 hours north of Chattanooga.



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POPULATION

1 MILE

3 MILES

5 MILES

Total Population

5,929

33,151

54,528

Median Age

45.6

42.4

41.6

Households/Income

1 MILE

3 MILES

5 MILES

Total Households

2,615

13,788

54,528

Average HH Size

2.19

2.20

2.30

Average HH Income

\$73,505

\$76,100

\$79,347





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Site Photographs:





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The City of Cookeville, located in Putnam County, TN was incorporated in 1903, is located 79 miles east of Nashville and 101 miles west of Knoxville at the intersection of I-40 and Highway 111 in the Upper Cumberland Region of Middle Tennessee. The Municipality's land area is 35.89 square miles. Cookeville is the county seat of Putnam County and is the largest of four cities located within the county.

Cookeville offers a wide variety of small shops, boutiques, restaurants, recreational opportunities, and much more.

Cookeville is home to Tennessee Technological University , Cookeville Regional Medical Center and is one of the fastest growing micropolitan markets in the nation.

