

1151 S WILLOW AVE

COOKEVILLE, TN 38506

PROPERTY SUMMARY



LOCATION DESCRIPTION

Introducing a prime leasing opportunity at 1151 S Willow Ave in Cookeville, TN. This highly visible property boasts over 16,000 daily traffic counts and will be located across the street from a coming soon Target and Home Depot. This property presents an unbeatable opportunity for businesses looking to get in early before the Target and Home Depot are fully developed.

PROPERTY HIGHLIGHTS

- Prime location on S Willow Ave with high visibility and +16k VPD
- Big box national retailers are going in across the street, including Target and Home Depot
- Projected population growth of 1.32% in the next 5 years
- Right off the I-40 exit and is a very popular route from Nashville to Knoxville, TN

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,100 - 4,200 SF
Building Size:	8,800 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,979	19,188	33,057
Total Population	18,870	47,168	81,706
Average HH Income	\$74,858	\$73,043	\$74,935

TRAFFIC COUNTS

16,000 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	1.53%	1.52%	1.56%



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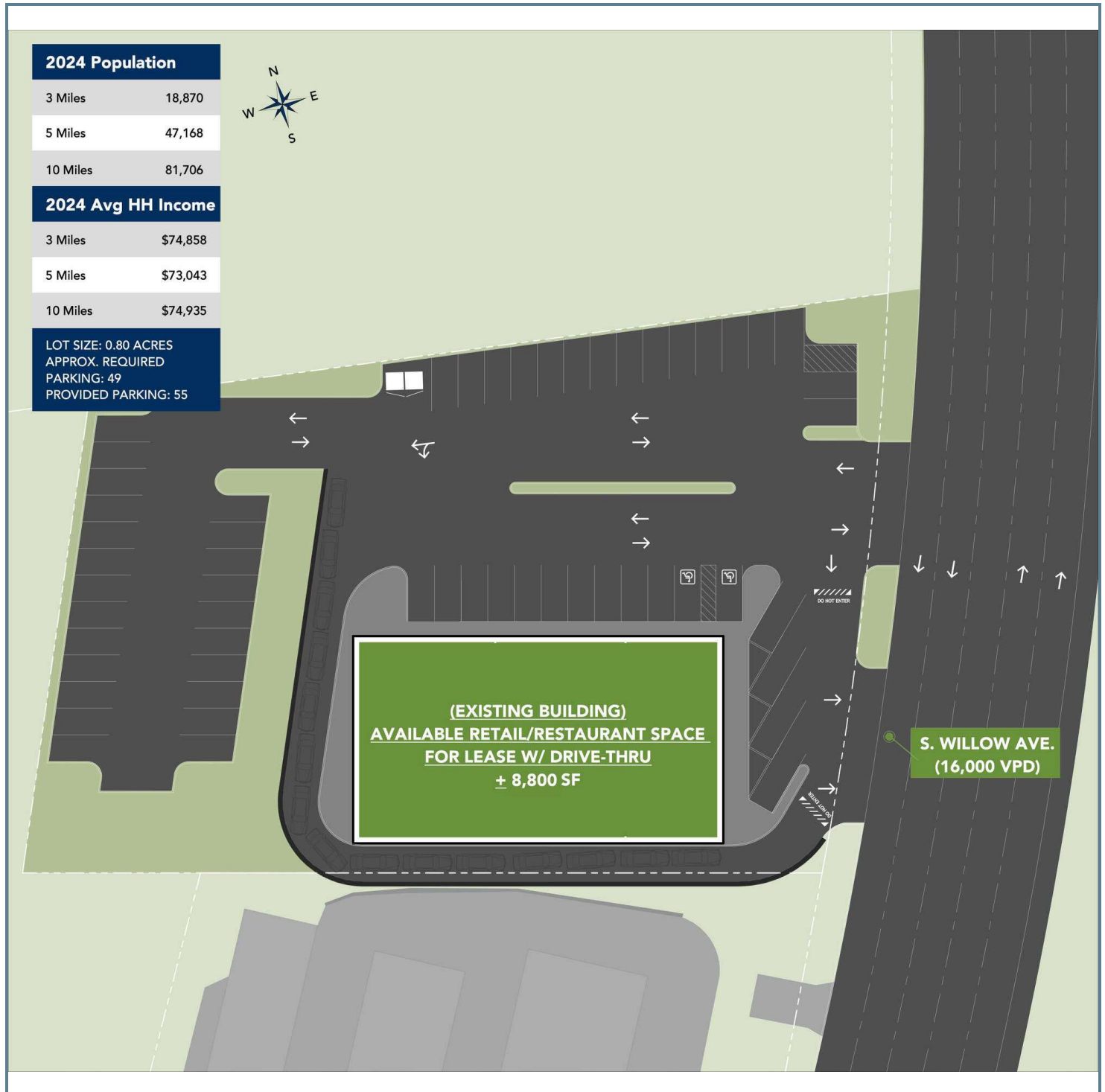
info@legacypro.com | 615.610.0885

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SITE PLANS



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RETAILER MAP



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ADDITIONAL PHOTOS



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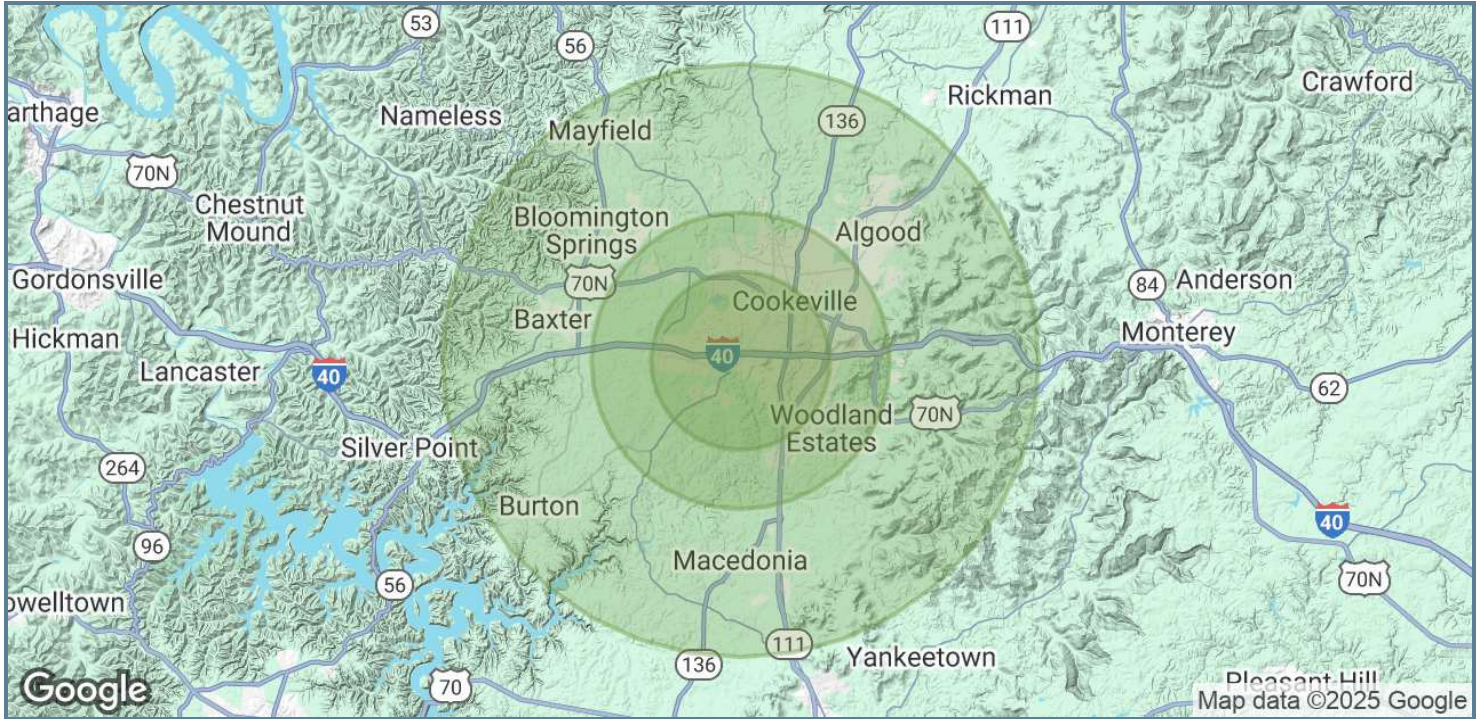
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	18,870	47,168	81,706
Average Age	40	38	40
Average Age (Male)	38	37	39
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	7,979	19,188	33,057
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,858	\$73,043	\$74,935
Average House Value	\$309,041	\$304,505	\$307,762

TRAFFIC COUNTS

Vehicles Per Day	16,000/day
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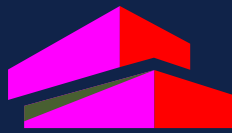
Demographics data derived from AlphaMap



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LEGACY
COMMERCIAL PROPERTY

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 in operating 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

DOLLAR GENERAL



♥ **CVS** pharmacy®



T-Mobile

State Farm



DUNKIN'



KeyBank

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.

