

FOR LEASE

1,200 SF for Lease Retail Or Office

586 S Jefferson Avenue, Ste M, Cookeville, TN 38501





SITE OVERVIEW

v3 Realty is pleased to offer for lease a 1,200 SF retail or office space located at 586 S Jefferson Avenue, Ste M, Cookeville, TN 38501.

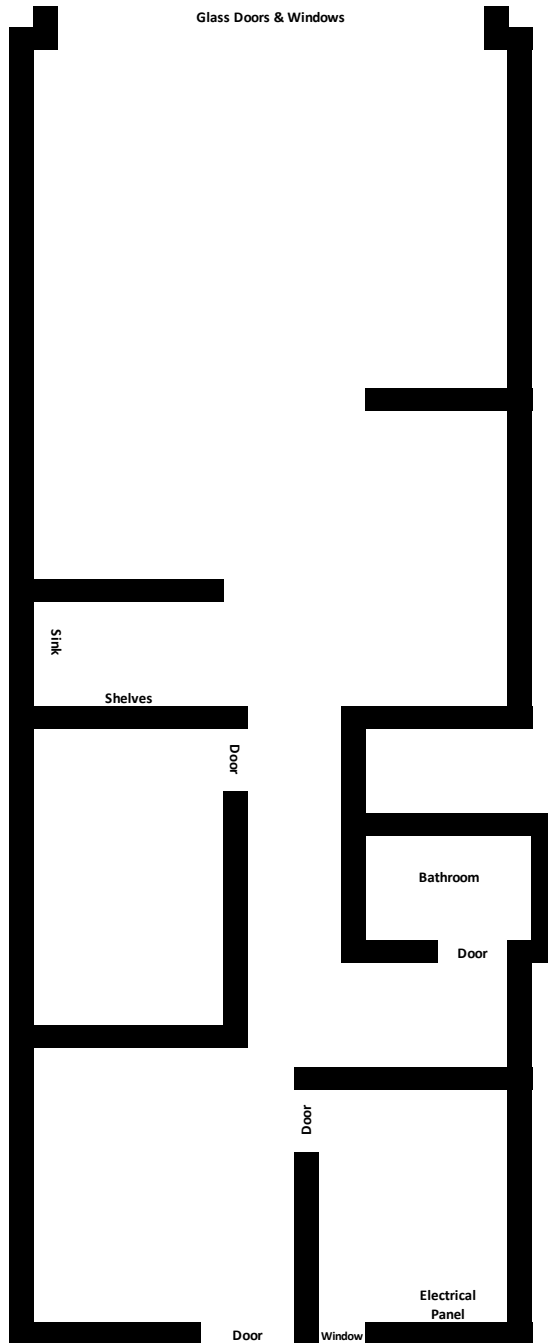
PROPERTY HIGHLIGHTS:

- **Lease Rate:** Negotiable
- **Unit 208:** 1,200 SF
- **Zoning:** CG Commercial General
- South of downtown on S Jefferson Avenue
- North of US-40
- **AADT:** 22,436

[3D Virtual Tour](#)

1,200 SF Layout

Glass Doors & Windows

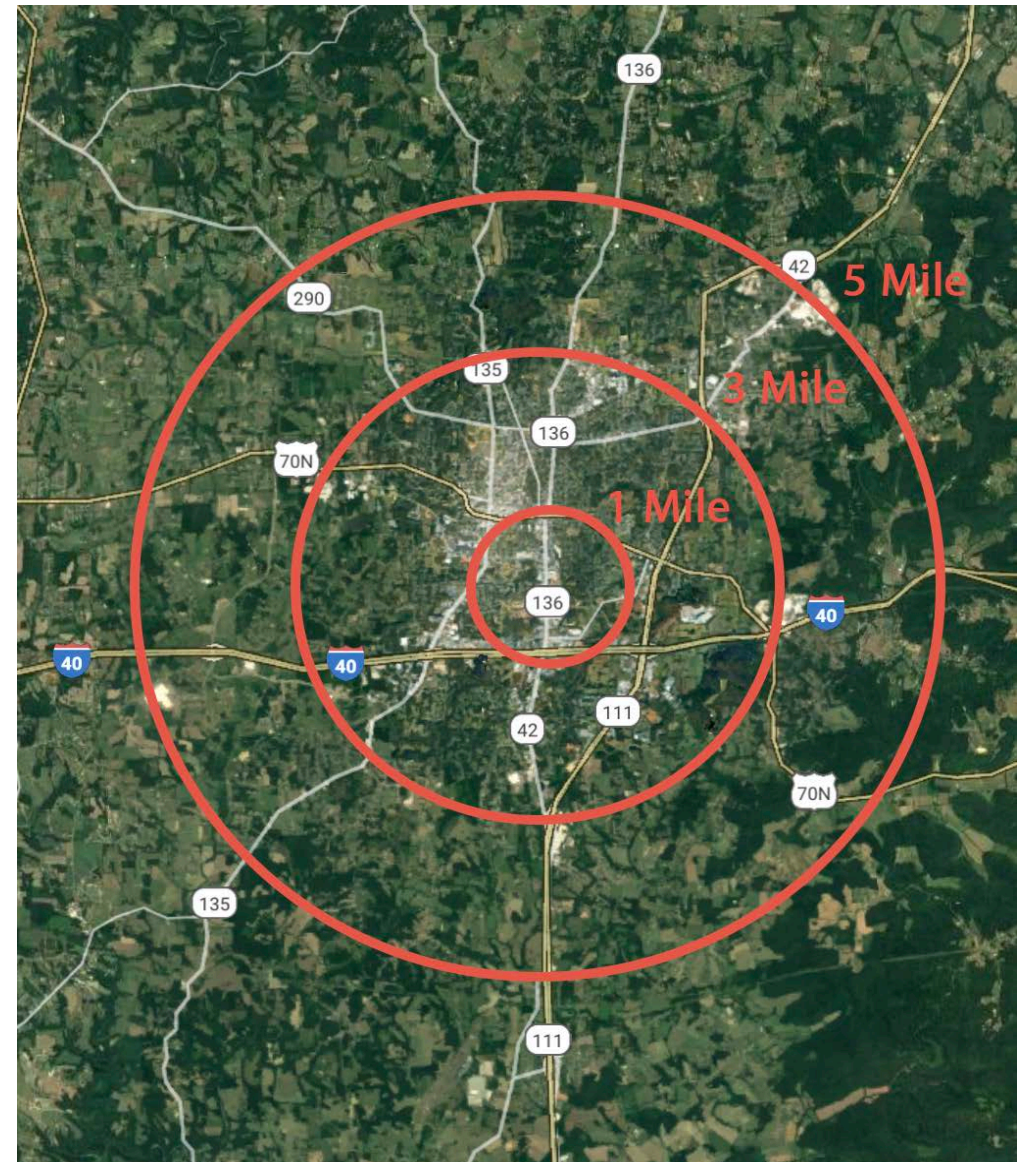


- **Lease Rate:** Negotiable
- **Use:** Ideal for retail or office space
- **Features:** 1 Bathroom, Store Front Signage, Tenant Controlled HVAC, Drop Ceiling

[3D Virtual Tour](#)

DEMOGRAPHIC SNAPSHOT

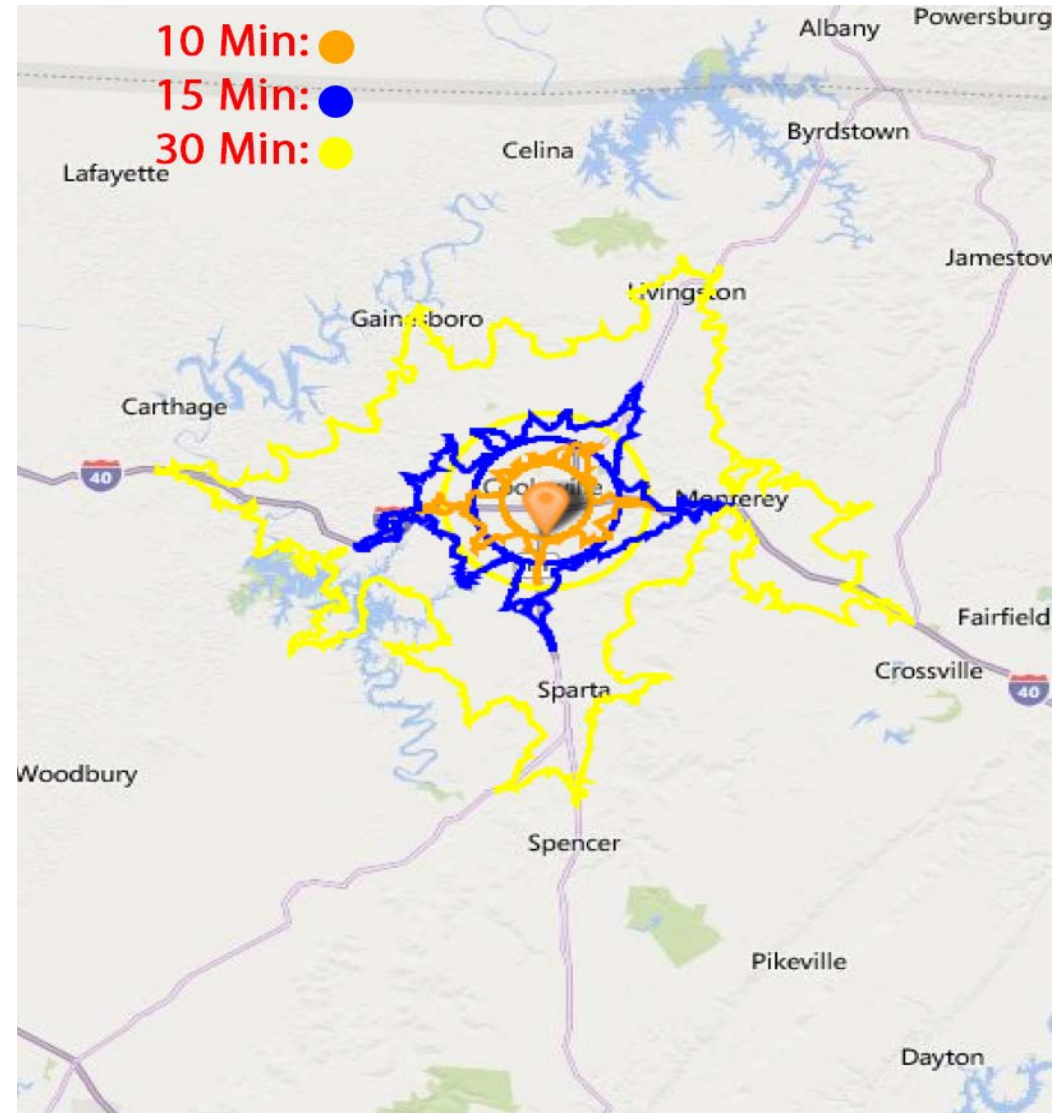
| | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|-----------|-----------|-----------|
| 2020 Population | 4,162 | 32,091 | 53,988 |
| 2025 Projected Population | 4,464 | 34,628 | 58,182 |
| 2020 Average Age | 40.20 | 36.40 | 37.50 |
| 2020 Households | 1,751 | 13,201 | 21,897 |
| 2025 Projected Households | 1,880 | 14,278 | 23,647 |
| 2020 Avg. Household Size | 2.20 | 2.20 | 2.30 |
| 2020 Avg. Household Income | \$64,265 | \$56,297 | \$60,587 |
| 2020 Med. Household Income | \$38,839 | \$38,304 | \$43,907 |
| 2020 Median Home Value | \$184,771 | \$176,586 | \$178,270 |
| 2020 Businesses | 859 | 2,590 | 2,978 |
| 2020 Employees | 9,003 | 30,253 | 34,631 |



Credit: Demographics provided by CoStar

Drive Time Demographics

| | 10 Min. | 15 Min. | 30 Min. |
|----------------------------|-----------|-----------|-----------|
| 2019 Population | 40,238 | 64,662 | 121,301 |
| 2024 Projected Population | 41,275 | 66,181 | 123,485 |
| 2019 Avg. Age | 37.50 | 38.40 | 39.90 |
| 2019 Households | 16,445 | 26,227 | 48,588 |
| 2024 Projected Households | 16,894 | 26,870 | 49,492 |
| 2019 Avg. Household Size | 2.29 | 2.37 | 2.42 |
| 2019 Avg. Household Income | \$65,109 | \$65,984 | \$62,526 |
| 2019 Med. Household Income | \$49,588 | \$52,034 | \$50,153 |
| 2019 Median Home Value | \$190,251 | \$185,820 | \$170,813 |
| 2019 Businesses | 1,541 | 1,756 | 2,615 |
| 2019 Employees | 27,246 | 30,254 | 41,614 |



Credit: Demographics and map provided by Retail Strategies



1,200 SF
Office or Retail

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PLEASE CONTACT:

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