

OLD KENTUCKY COMMONS

E 10th St and N Old Kentucky Rd, Cookeville, TN

Outparcels AVAILABLE

CLICK FOR
AERIAL VIDEO



**Baker Storey McDonald
Properties**
PROVEN RETAIL SOLUTIONS

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

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- Access to fully signalized intersection
- Less than 2 miles from Tennessee Tech University (10,000+ Students)
- \$74,920 Average Income within 5 miles
- 49,388 population within 5 miles





E 10th Street

16,355 ADT

Monument

AVAILABLE
1.23 ACRES

Sign
LOT 1

LOT 2

AVAILABLE
1.63 ACRES

FOOD CITY

NOIRE
THE NAIL BAR
DUNKIN'

PENDING
AVAILABLE

PENDING

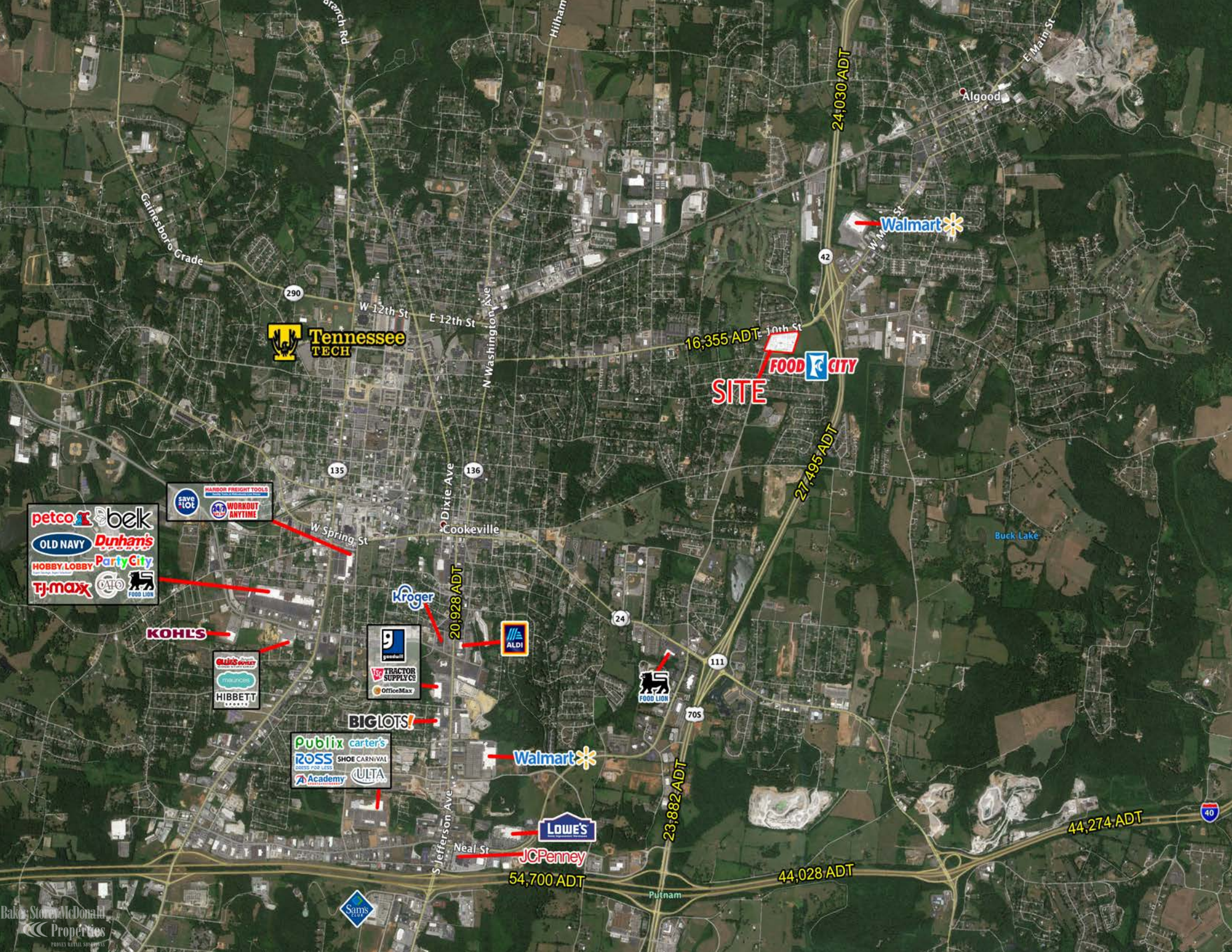
FOOD CITY
GASNGO

LOT 5

AVAILABLE
1.30 ACRES

N Old Kentucky Rd

N85°07'12"W
N85°02'59"W
N85°00'43"W
NOTE 3
20' Rear SB (Non - Residential)
N85°00'32"W
N85°01'49"W
N84°59'02"W
RETAINING WALL
NOTE 8
290.85'



petco
belk
OLD NAVY
Dunham's
HOBBY LOBBY
Party City
TJ-maxx
Cato
FOOD LION

save a lot
HARBOR FREIGHT TOOLS
WORKOUT ANYTIME

KOHL'S

CLUBS
HIBBETT

Publix
ROSS
Academy
carter's
SHOE CARNIVAL
ULTA

Tennessee
TECH

Kroger

9
TRACTOR SUPPLY CO.
OfficeMax

BIG LOTS

ALDI

Walmart

LOWE'S

JCPenney

54,700 ADT

SITE

FOOD CITY

Walmart

24,030 ADT

16,355 ADT

27,495 ADT

23,882 ADT

44,274 ADT

44,028 ADT

DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drivetime
2023 Est. Population	4,119	30,695	49,388	54,811
2028 Prj. Population	4,193	31,759	51,291	56,724
2023 Households	1,893	12,487	20,484	22,618
2028 Households	1,920	12,909	21,218	23,324
Household Size	2.2	2.2	2.3	2.3
2023 Avg. Income	\$83,830	\$73,541	\$74,920	\$76,608
2028 Avg. Income	\$88,462	\$76,527	\$77,528	\$79,664
2023 Med. HH Income	\$60,413	\$46,903	\$49,420	\$51,320
2028 Med. HH Income	\$61,813	\$48,209	\$50,819	\$52,746
Daytime Population	2,609	27,710	43,183	47,522

