

OLD KENTUCKY COMMONS

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

Outparcels AVAILABLE



- ▶ Access to fully signalized intersection
- ▶ Wendy's now open
- ▶ 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

15,829 ADT

Monument

AVAILABLE
1.23 ACRES
Sign Building 1
1,600 - 7,500 SF

AVAILABLE
1.63 ACRES
Building 2
10,000 SF

FOOD CITY

AVAILABLE
AVAILABLE
Building 4a
1,600 - 4,000 SF

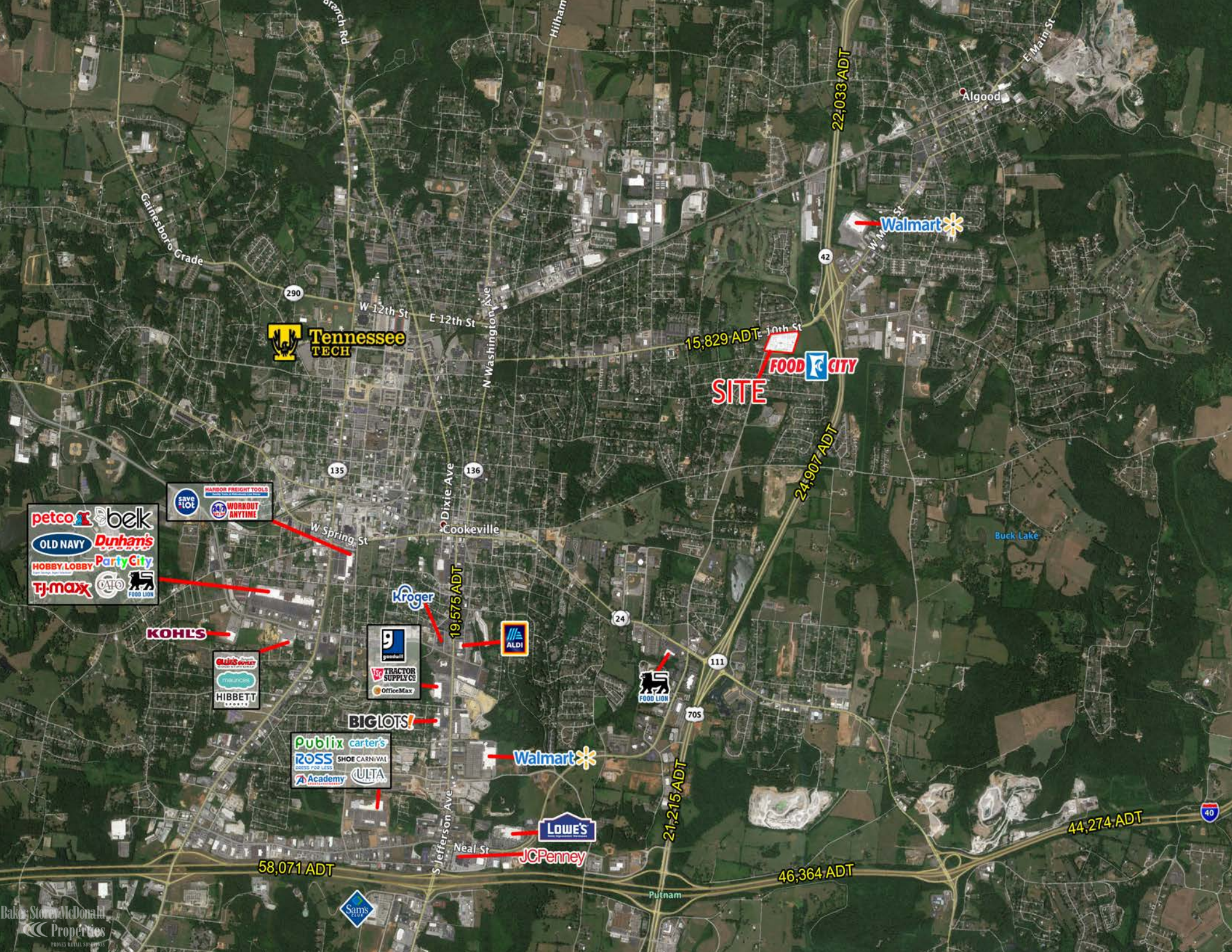
FOOD CITY
GASNGO

NOIRE
THE NEUL BAR
DUNKIN'

Wendy's

N Old Kentucky Rd

N85°07'12"W
W.45°22'59"W
N85°00'58"W
NOTE 3
N85°00'32"W
N85°01'49"W
N84°59'02"W
N84°55'13"W



**Tennessee
TECH**

SITE

FOOD CITY

Walmart

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

CLIK'S
HIBBETT

BIGLOTS
Publix **carter's**
ROSS **SHOE CARNIVAL**
Academy **ULTA**

Kroger

TRACTOR SUPPLY CO
OfficeMax

ALDI

FOOD LION

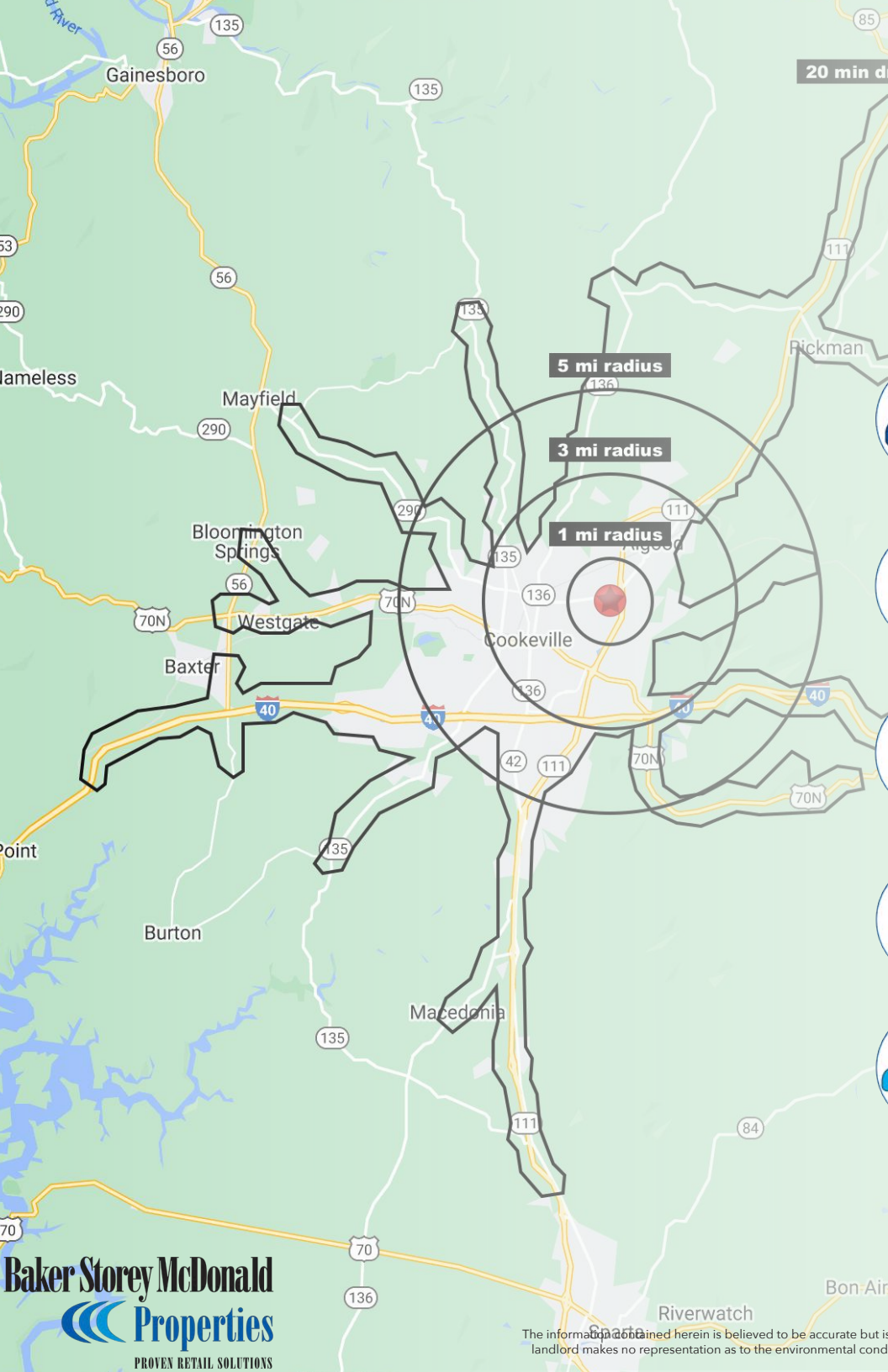
Walmart

LOWE'S

JCPenney

Sams

DEMOGRAPHIC SUMMARY



20 min drive time

5 mi radius

3 mi radius

1 mi radius



2024 Est. Population
2029 Prj. Population

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drive Time
2024 Est. Population	4,508	31,469	50,306	56,006
2029 Prj. Population	4,720	32,528	52,212	58,513



2024 Households
2029 Households

2024 Households	2,032	12,804	21,044	23,248
2029 Households	2,152	13,429	22,133	24,534



2024 Avg. Income
2029 Avg. Income

2024 Avg. Income	\$93,555	\$75,207	\$76,586	\$78,510
2029 Avg. Income	\$96,434	\$77,488	\$78,872	\$80,867



2024 Med. HH Income
2029 Med. HH Income

2024 Med. HH Income	\$69,629	\$51,885	\$55,468	\$58,211
2029 Med. HH Income	\$70,527	\$52,305	\$55,954	\$58,797



Daytime Population

Daytime Population	2,613	27,118	42,424	46,784
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