

643 S WILLOW AVENUE

Cookeville, TN 38501



PROPERTY HIGHLIGHTS

Positioned along one of Cookeville's most heavily traveled commercial corridors, 643 S Willow Avenue presents a premier opportunity for retail and commercial development. This ±2.21-acre vacant land parcel offers approximately 280 feet of frontage on South Willow Avenue, a primary north-south arterial with traffic counts exceeding 21,000 vehicles per day—providing exceptional visibility and accessibility for future users.

- 2.21 acres
- All utilities to site
- Zoned General Commercial
- 1.2 miles to I-40

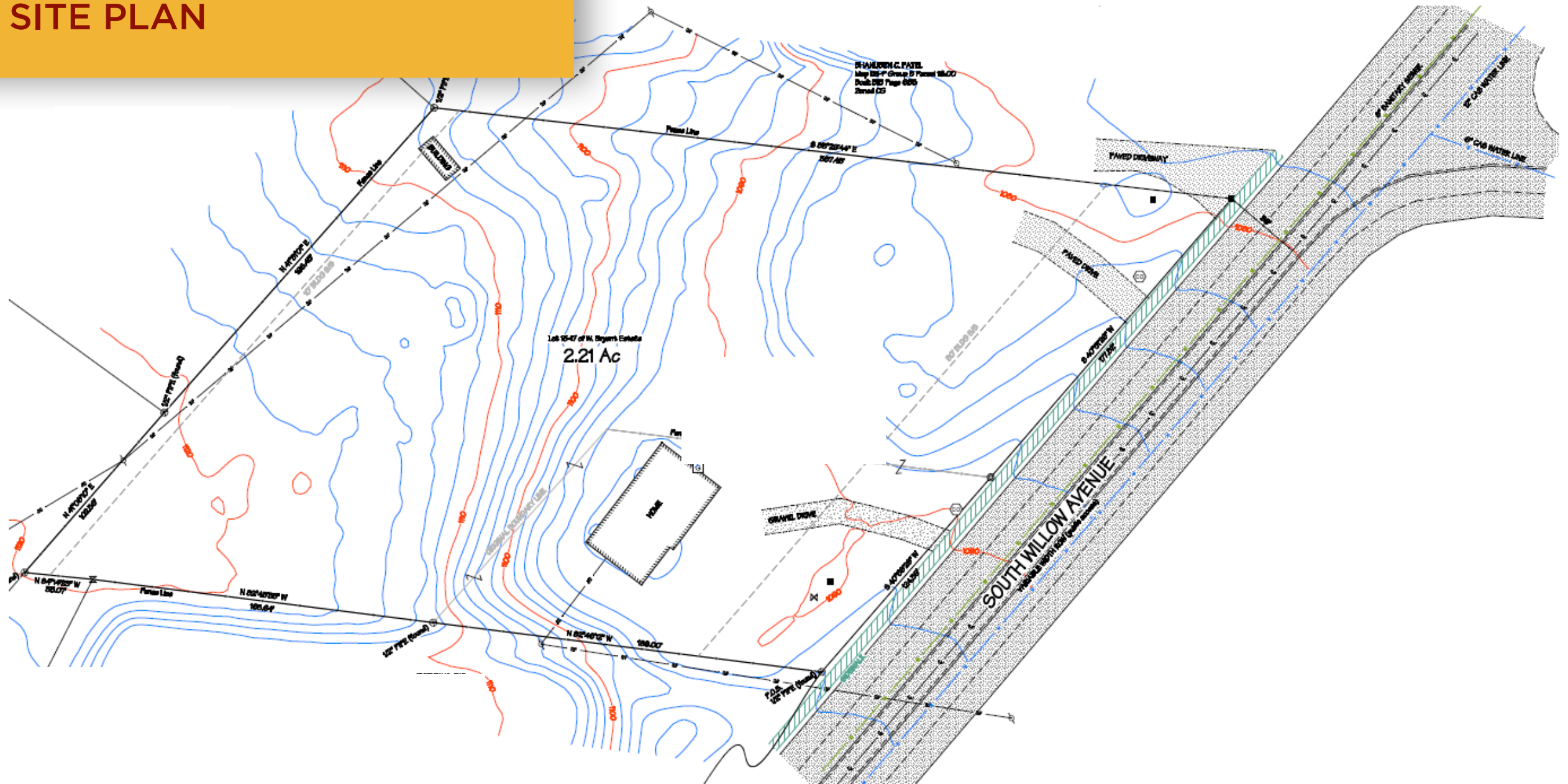
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,974	33,507	55,150
Average HH Income	\$52,490	\$52,677	\$59,967
Daytime Population	9,689	52,893	69,660





SITE PLAN



ABOUT COOKEVILLE

Cookeville, Tennessee serves as the economic and retail hub of the Upper Cumberland region, offering investors a compelling combination of steady population growth, regional consumer draw, and limited retail competition. Strategically located along Interstate 40 between Nashville and Knoxville, the city benefits from strong connectivity and accessibility, supporting both local and pass-through traffic.

Cookeville’s trade area extends well beyond its immediate population, drawing from a multi-county region with limited access to comparable retail offerings. This regional dominance positions the market as a primary destination for shopping, dining, healthcare, and services, creating a stable and diverse consumer base for retailers and investors alike.

The market has demonstrated consistent retail growth, with continued expansion from national and regional tenants seeking to capture the area’s underserved demand. Favorable supply-demand dynamics, coupled with population growth and increasing household incomes, have driven new development and sustained occupancy across retail assets.

With its strategic location, expanding population base, and position as the dominant retail node within a broad regional trade area, Cookeville presents a highly attractive opportunity for retail and commercial real estate investment.



HOME TO TENNESSEE
TECH UNIVERSITY

TOP PUBLIC UNIVERSITY
IN THE STATE WITH AN
ENROLLMENT OF
10,000 STUDENTS



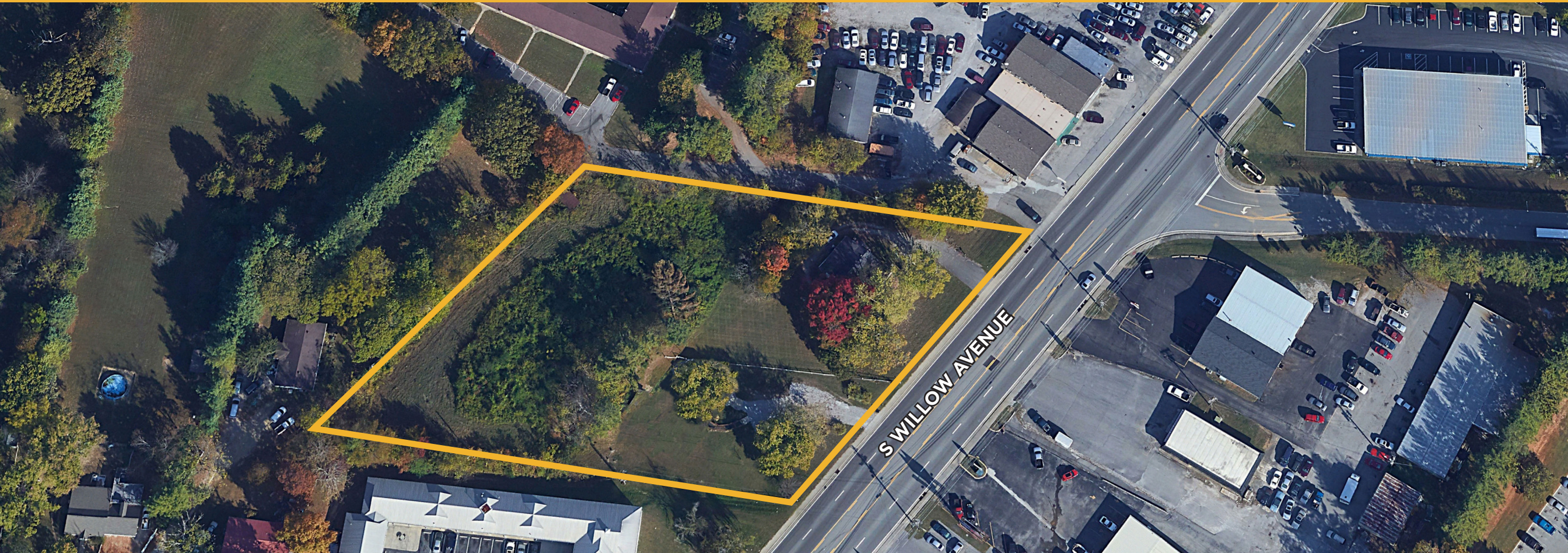
APPROXIMATELY 20,000
UPPER CUMBERLAND
REGION RESIDENTS TRAV-
EL TO COOKEVILLE EACH
DAY TO WORK,
ATTEND SCHOOL, RECEIVE
HEALTHCARE, SHOP OR
PARTICIPATE IN LEISURE
TIME ACTIVITIES



KNOWN AS “WORLD
CAPITAL OF WATERFALLS”

OVER 150 WATERFALLS
WITHIN 40 MILES + THE
CITY MAINTAINS 10 SCENIC
CITY PARKS





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