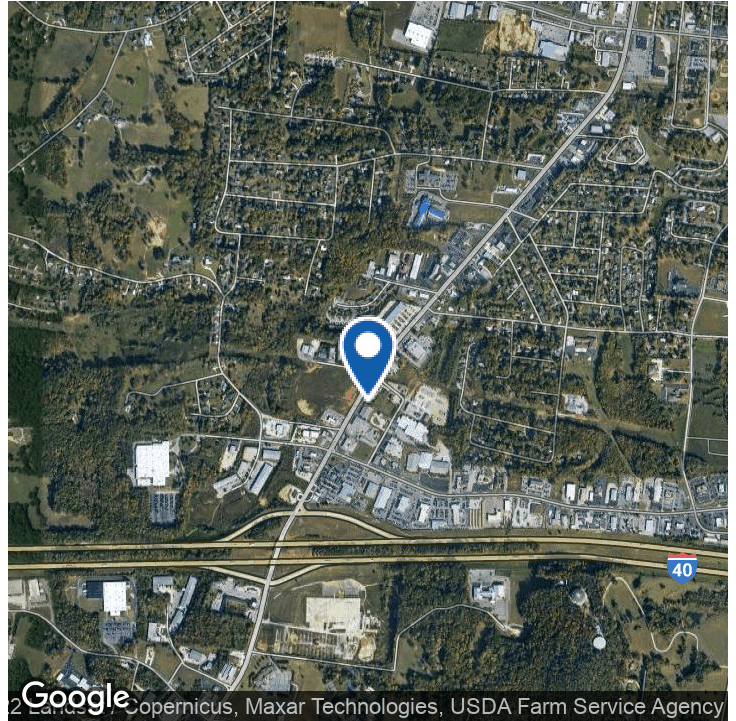


1020 SOUTH WILLOW AVENUE | Cookeville, TN 38501



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	16,000 SF
Available SF:	16,000 SF
Year Built:	1986
Renovated:	2022
Zoning:	CG

PROPERTY OVERVIEW

This property is offered for lease with a rental rate of \$12.00/SF/YR with a two-year lease term minimum. This property offers a newly renovated space with a large showroom, new roof, and a short distance from Interstate 40.

LOCATION OVERVIEW

Putnam County is located on Interstate 40, 79 miles east of Nashville and 100 miles west of Knoxville, making it an ideal location for businesses and visitors alike. Putnam County is home to Tennessee Tech University and Cookeville Regional Medical Center and is the largest micropolitan in Tennessee and in the top 40 in the nation.

PROPERTY HIGHLIGHTS

- \$12.00/SF/YR
- New Roof
- Resurface Parking Lot
- Close to Interstate 40

CRAIG HUGHES

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Office/Retail Building For Sale or Lease

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