

522 E Stratton Ave. Monterey, TN 38574



OFFERING SUMMARY

Sale Price:	\$4,000,000
Building Size:	59,655 SF
Price / SF:	\$67.05

PROPERTY 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 business 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

- 50 ROOM HOTEL
- CENTRAL HEATING, A MICROWAVE AND IDD TELEPHONE.
- SERVES A DAILY CONTINENTAL BREAKFAST ON-SITE.
- INDOOR POOL, GYM AREA, CONFERENCE CENTER.

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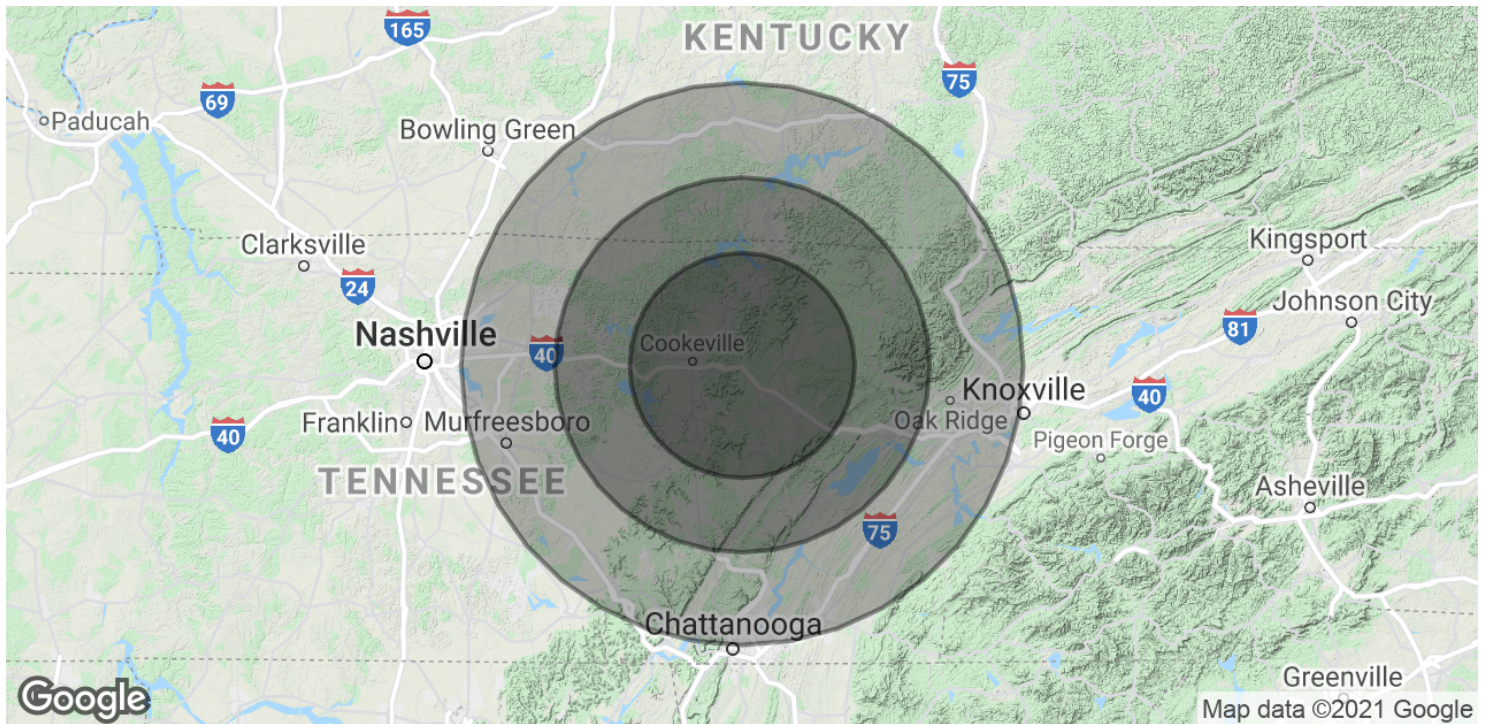


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POPULATION	30 MILES	50 MILES	75 MILES
Total Population	225,662	458,896	1,442,275
Average age	41.0	41.1	40.1
Average age (Male)	39.7	39.8	38.8
Average age (Female)	42.0	42.2	41.3

HOUSEHOLDS & INCOME	30 MILES	50 MILES	75 MILES
Total households	90,161	181,332	569,472
# of persons per HH	2.5	2.5	2.5
Average HH income	\$45,802	\$44,908	\$51,313
Average house value	\$146,904	\$134,884	\$158,470

* Demographic data derived from 2010 US Census

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