

## WILLOW PLACE CONFERENCE CENTER | 225 Willow Ave, Cookeville, TN 38501



### OFFERING SUMMARY

Lease Rate: \$14.00 SF/yr (Gross)

Building Size: 30,000 SF

Available SF: 1,000 - 10,000 SF

Lot Size: 3.5 Acres

Number Of Units: 4

### PROPERTY AND LOCATION OVERVIEW

Willow Place Conference Center is a 30,000-square-foot medical campus. For lease are 1,000-10,000 square foot build-to-suit lease spaces on the 3.5-acre campus. Other tenants include Regional OB/GYN, Pharmacy, Primary care Physician, Home Health services, and others.

Willow Place Conference Center is within walking distance of the hospital. Excellent visibility on Willow Ave. Build-to-suite is available for credit tenants.

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.

**CRAIG HUGHES**

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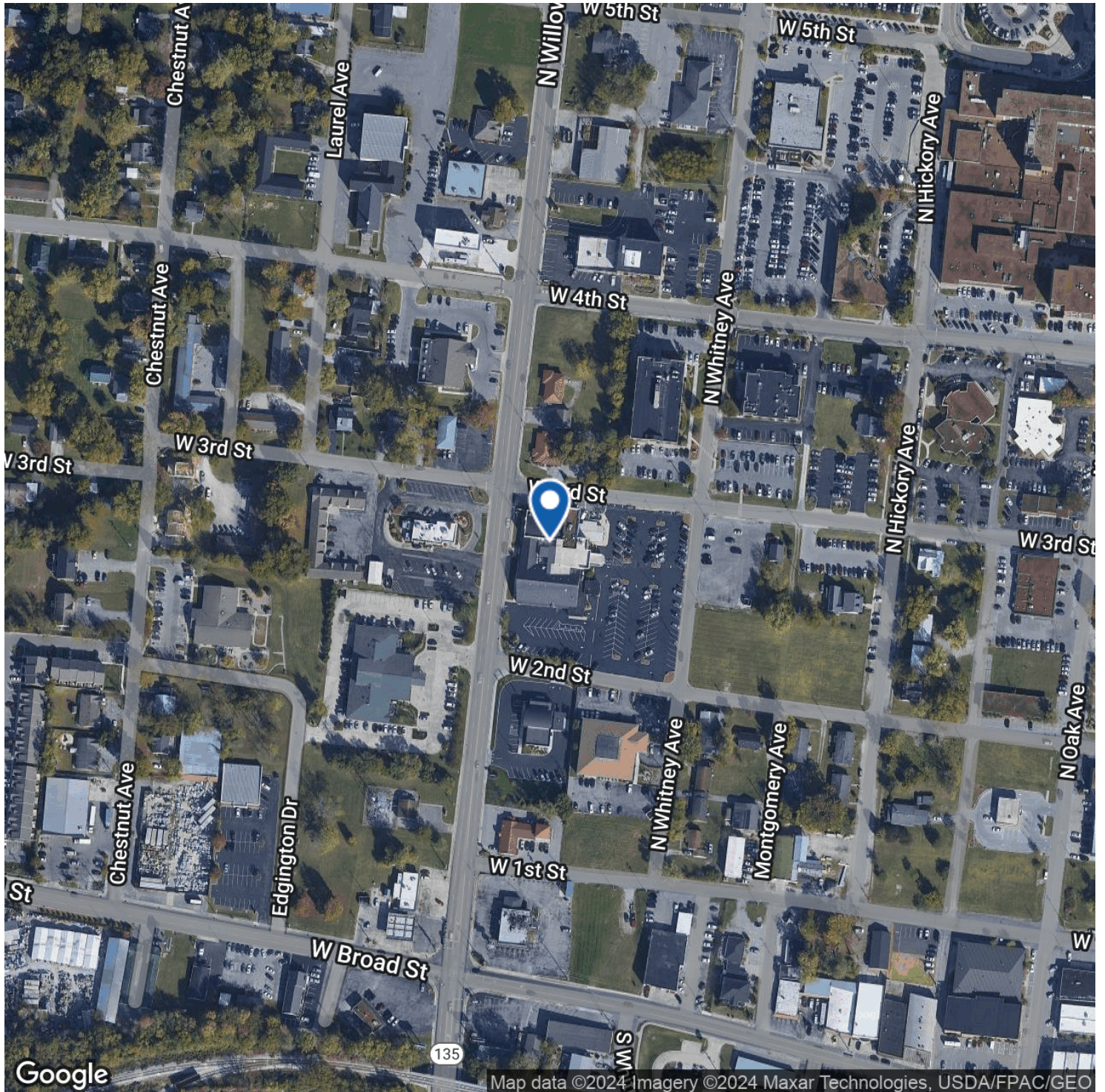
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## WILLOW PLACE CONFERENCE CENTER | 225 Willow Ave, Cookeville, TN 38501



POPULATION	3 MILES	10 MILES	30 MILES
Total population	31,690	75,997	202,685
Median age	32.1	36.6	39.2
Median age (Male)	30.1	34.7	37.7
Median age (Female)	33.4	37.8	40.3
HOUSEHOLDS & INCOME	3 MILES	10 MILES	30 MILES
Total households	12,517	30,096	79,370
# of persons per HH	2.5	2.5	2.6
Average HH income	\$45,062	\$48,969	\$45,860
Average house value	\$166,355	\$166,070	\$147,583

\* Demographic data derived from 2020 ACS - US Census

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