



# COOKEVILLE, TENNESSEE

## Market Guide

### City Contact Information

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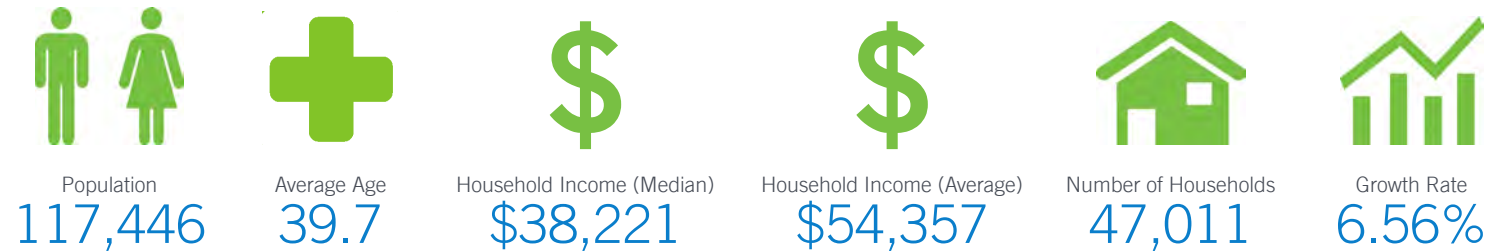
### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

### Demographics (30 Minute Drive Time)



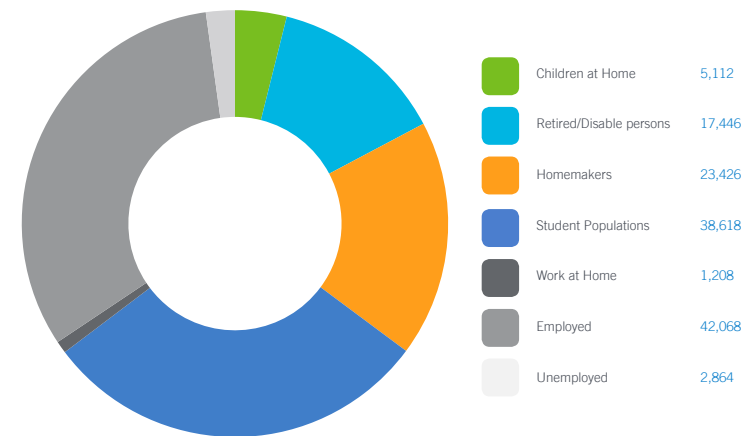
### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

#### Peer Trade Areas

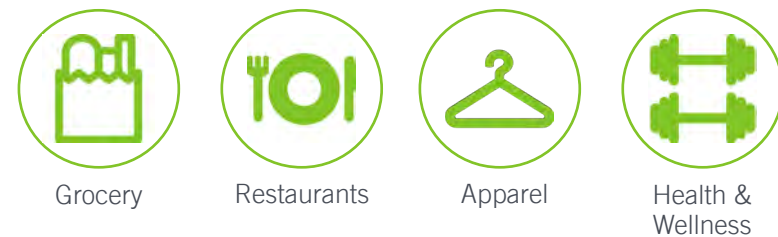
- Salisbury, NC 323 S Arlington St
- Rome, GA 825 Cartersville Hwy Se
- Lexington, NC 90 W US Hwy 64
- LaGrange, GA 803 New Franklin Road
- Ruston, LA 1201 N Service Rd E
- Troy, AL 1420 Highway 231 S

### Daytime Population 130,711 (30 Minute Drive Time)

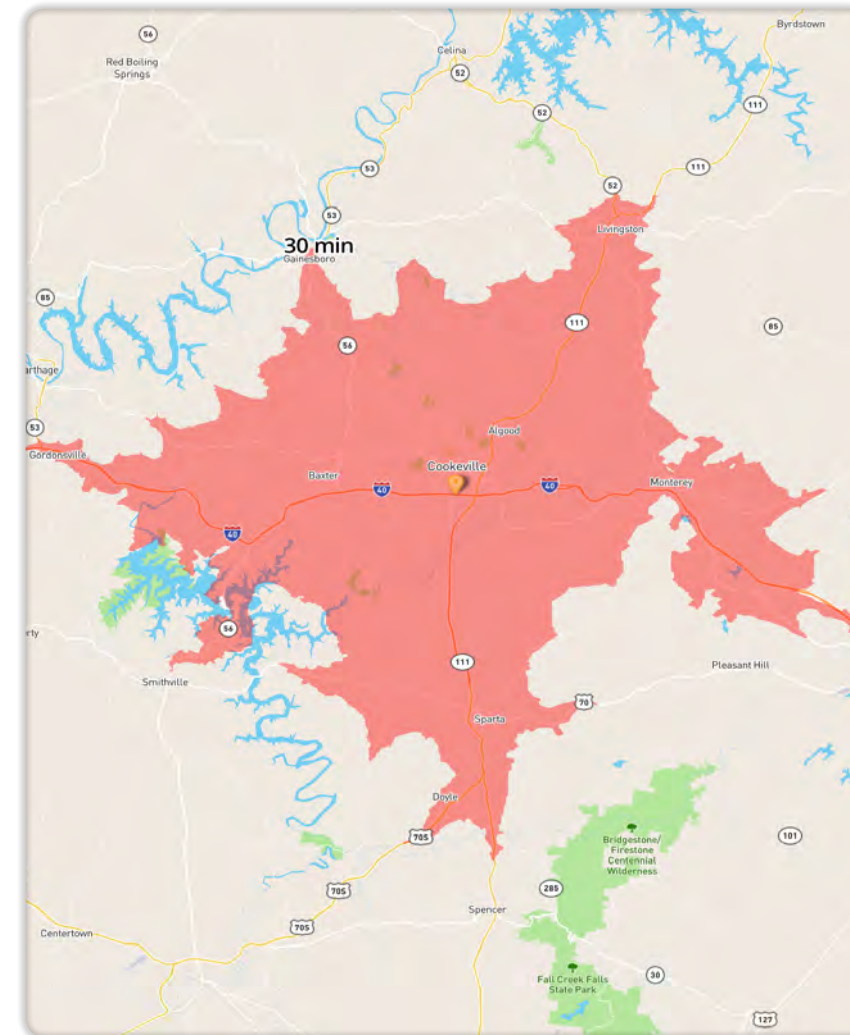


### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



*There's a lot of potential here.*

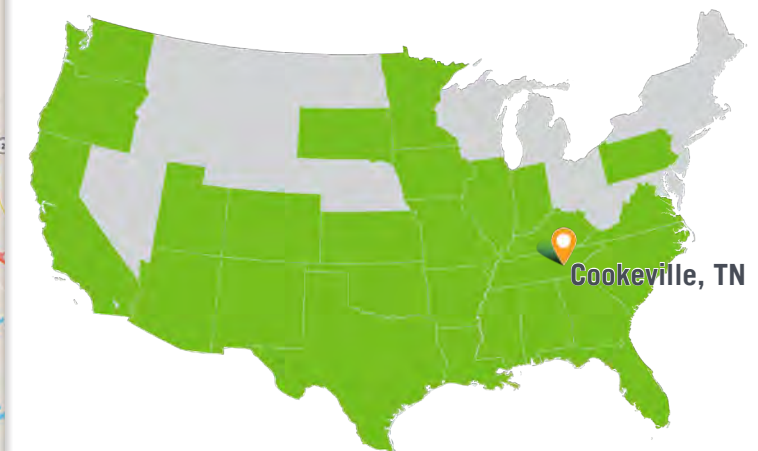


| DEMOGRAPHIC PROFILE       | 3 Mile Radius | 5 Mile Radius | 7 Mile Radius |
|---------------------------|---------------|---------------|---------------|
| 2017 Estimated Population | 28,601        | 49,510        | 75,316        |
| Daytime Population        | 60,019        | 75,339        | 89,937        |
| Median HH Income          | \$32,890      | \$36,768      | \$39,081      |
| Number of Households      | 11,690        | 20,072        | 30,309        |

|                           | 10 Minute DT | 15 Minute DT | 30 Minute DT |
|---------------------------|--------------|--------------|--------------|
| 2017 Estimated Population | 38,907       | 61,938       | 117,446      |
| Daytime Population        | 69,098       | 84,017       | 130,741      |
| Median HH Income          | \$35,117     | \$38,070     | \$38,221     |
| Number of Households      | 15,869       | 25,102       | 47,011       |

\*Source: STI PopStats



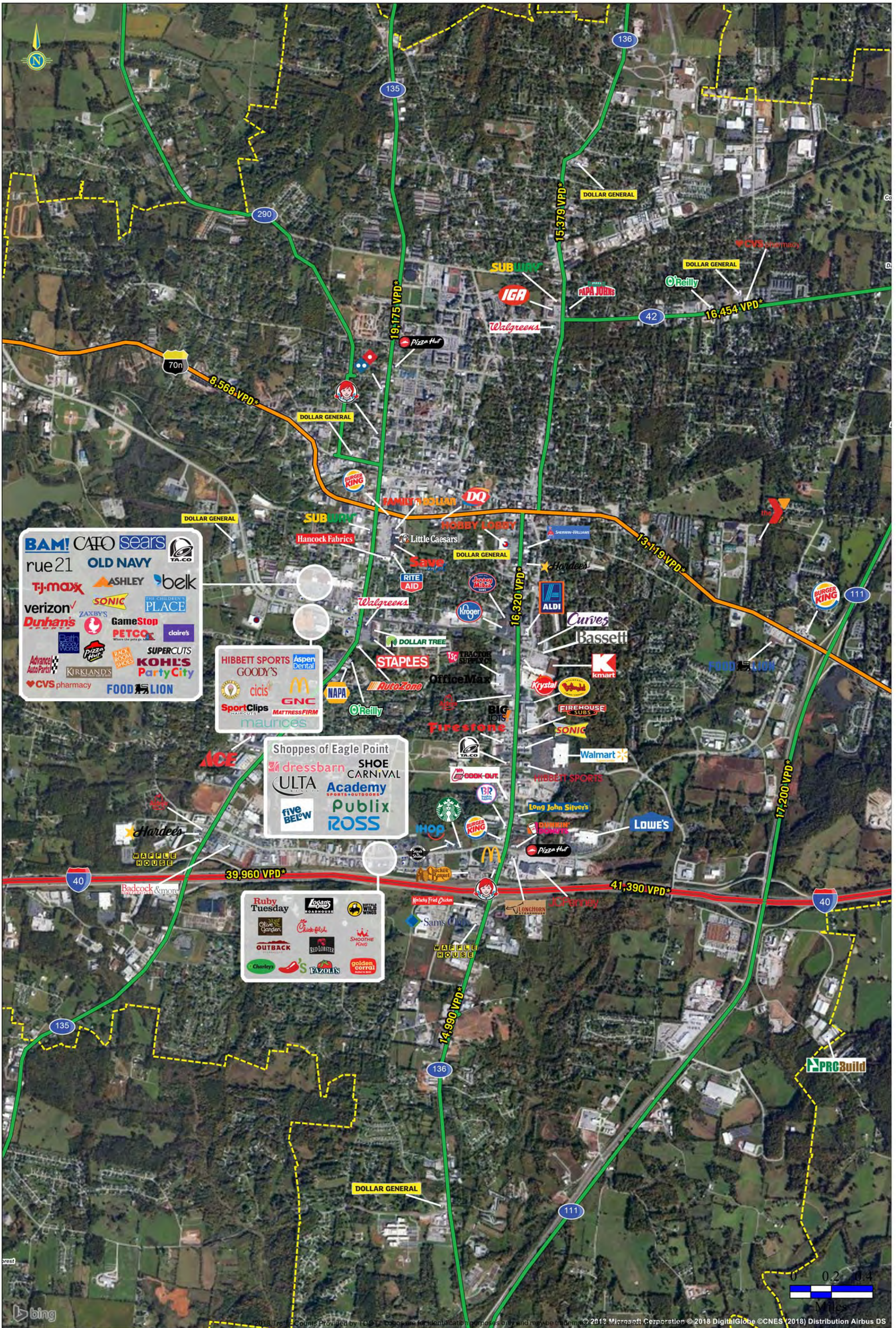
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# COOKEVILLE, TENNESSEE

Major Retail & Restaurants

There's a lot of potential here.

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