

**Cookeville, TN 38501**

768 South Jefferson Ave.

# Cumberland Station

RIVERCREST  
REALTY  
INVESTORS



- **Anchor:** Walmart Supercenter
- **Key Tenants:** Pet Supplies Plus, Hibbett Sports, GameStop, Sally Beauty, Manpower
- **GLA:** 43,241 SF
- **Year Built:** 1993
- **Parking Ratio:** 5.58/1,000 SF
- **Average Daily Traffic:**  
21,264 VPD - SR 136 / Jefferson Ave  
7,326 VPD - E. Veterans Drive

| Distance                 | 3 Mile   | 5 Mile   | 10 Mile  |
|--------------------------|----------|----------|----------|
| Population               | 31,483   | 54,257   | 83,974   |
| Average Household Income | \$79,079 | \$80,698 | \$84,818 |

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## Tenants

|        |                          |          |
|--------|--------------------------|----------|
| A01    | Manpower                 | 1,197 SF |
| A02    | Hibbett Sports           | 7,185 SF |
| A09    | Get Axed                 | 3,895 SF |
| A15    | Bella Nails              | 1,195 SF |
| A17    | GameStop                 | 1,207 SF |
| A18    | Little Kobe              | 2,427 SF |
| A19    | Tobacco & Vape           | 1,600 SF |
| A21/23 | Buddy's Home Furnishings | 4,249 SF |
| A25    | Shoe Sensation           | 4,555 SF |
| B01    | Pet Supplies Plus        | 9,577 SF |
| B03    | Sally Beauty Supply      | 1,599 SF |
| C01    | Cumberland Endodontics   | 4,951 SF |



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