Marcus & Millichap

±3,740 SQUARE FEET

FORMER HARDEE'S

FREE-STANDING RESTAURANT/QSR RETAIL REPOSITIONING OPPORTUNITY

1849 E 9TH STREET
TRENTON, MO 64683

ABSOLUTE $1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
SEPTEMBER 22-24, 2026

±3,740 SF, FREESTANDING, VALUE ADD RETAIL/ RESTAURANT (FORMER HARDEE'S) ON ±0.9377 ACRES OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST

VALUE-ADD OPPORTUNITY THROUGH STRATEGIC LEASE-UP AT MARKET RATES, REPOSITIONING, OR ADAPTIVE REUSE; ZONED GENERAL COMMERCIAL, THE SITE ALLOWS FOR A WIDE VARIETY OF RETAIL AND SERVICE USES

PRIME OUTPARCEL LOCATION AJACENT TO A HY-VEE GROCERY CENTER IN A HIGH-TRAFFIC COMMERCIAL CORRIDOR AT A HARD CORNER WITH FRONTAGE ALONG E 9TH STREET/ ROUTE 6 (±10,023 VPD)

1849 E 9TH STREET, TRENTON, MO 64683

ONLINE AUCTION: SEPTEMBER 22-24, 2026 | ABSOLUTE $1 AUCTION

BUILDING: ±3,740 SF

PARCEL NUMBER: 110521010300600

LOT SIZE: ±0.9377 AC (±40,848 SF)

PARKING: ±45 SPACES

PROPERTY TYPE: QSR RESTAURANT/RETAIL

STORIES: ONE

TENANCY: SINGLE

OCCUPANCY: VACANT

YEAR BUILT: 1976

FREESTANDING

ZONING: B3, GENERAL COMMERCIAL

PYLON SIGN

DRIVE-THRU

HARD CORNER ON ROUTE 6

HYVEE CENTER OUTPARCEL

KANSAS CITY, MO-KS DMA

±¼-MI FROM US-65

±1-MI TO TRENTON MUNICIPAL AIRPORT

±2-MI TO WRIGHT MEMORIAL HOSPITAL

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size, and number of parking spaces. City of Trenton website is source for zoning. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing restaurant/QSR retail building located at 1849 E 9th Street in Trenton, Missouri 64683 (the "Property"). Formerly occupied by Hardee's, the Property is being offered significantly below replacement cost, presenting a compelling opportunity for owner-users, investors, or developers to acquire a highly visible retail asset at an attractive basis. **FIRST BID MEETS RESERVE!**

Constructed in 1976, the Property consists of a ±3,740-square-foot, single-story restaurant building situated on a ±0.94-acre parcel (±40,848 SF). Located at the hard-corner intersection of East 9th Street and Kitty Street, the site benefits from excellent visibility, convenient accessibility, and approximately ±10,023 VPD along Trenton's primary commercial corridor. The Property features three points of ingress and egress, a pylon sign, and approximately 45 surface parking spaces. Previously leased on a triple-net (NNN) basis to Hardee's, the Property presents a value-add leasing opportunity, with CoStar-estimated retail rents ranging from approximately $10 to $13 per square foot NNN. Existing improvements include a commercial kitchen, drive-thru lane, dining area, and restaurant infrastructure, significantly reducing the time and capital required for a new operator to occupy the space. Zoned B3, general commercial, and positioned as an outparcel to a Hy-Vee-anchored retail center, the Property benefits from established retail synergy, consistent consumer traffic, and flexible re-use or redevelopment potential.

The Property is located in Trenton, Missouri, the county seat of Grundy County and a regional commercial hub serving North Central Missouri. Positioned along East 9th St (Route 6), the community's primary east/west corridor, the Property benefits from exceptional visibility and accessibility. The site is strategically located as an outparcel to a Hy-Vee-anchored retail center and is situated at the hard-corner intersection of East 9th St and Bulldog Dr, generating consistent daily traffic from local residents, commuters, and regional consumers. The Property also benefits from convenient access to US-65 (±¼-mile), providing connectivity to Kansas City, Des Moines, and other major Midwest markets. The immediate trade area is anchored by a strong concentration of national and regional retailers, restaurants, healthcare providers, and service-oriented businesses, reinforcing the corridor's role as the area's primary retail destination. Nearby demand drivers include Wright Memorial Hospital (±2-mi), a critical regional healthcare provider serving Grundy County and surrounding communities, as well as Trenton Municipal Airport (±1-mi), which supports local business and general aviation activity. The Property's location within the Kansas City DMA further enhances its exposure and regional connectivity. Trenton serves as the primary retail, healthcare, education, and service center for a multi-county trade area throughout North Central Missouri. Supported by a stable agricultural economy, healthcare employment base, and regional consumer draw, the market benefits from limited competing retail inventory and consistent demand for restaurant, retail, and service-oriented uses. Combined with its hard-corner location, established retail synergy, drive-thru infrastructure, and proximity to major transportation corridors, the Property is well positioned for restaurant reuse, lease-up, or alternative commercial redevelopment strategies.The Property serves more than 6,000 residents within a 5-mi radius with average household incomes exceeding $66k, creating an attractive opportunity for lease-up, repositioning, or alternative commercial redevelopment.

PROPERTY AERIAL

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

$1 ABSOLUTE AUCTION

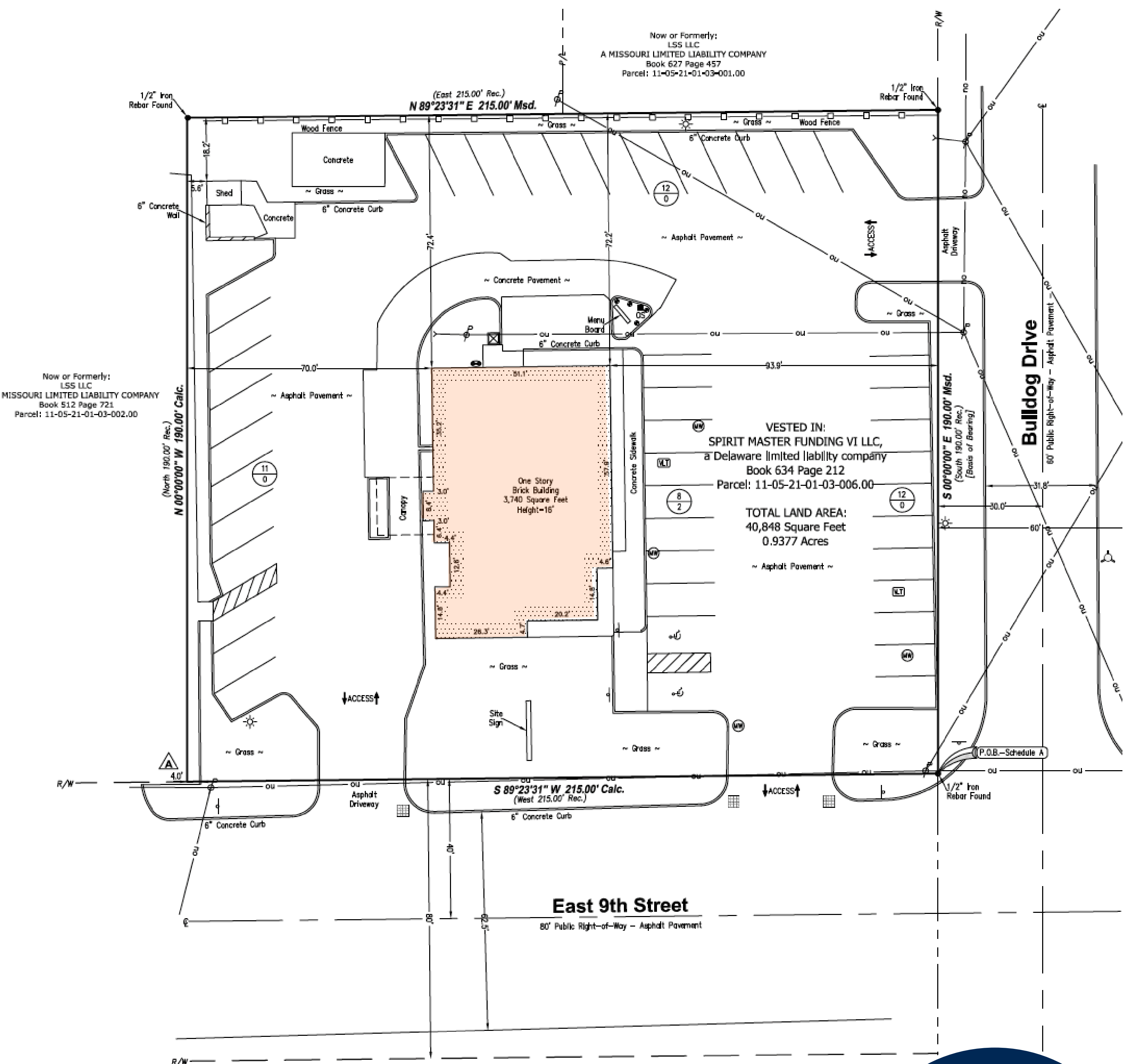
BUILDING EXTRIOR
PROPERTY PHOTOS

$1
ABSOLUTE AUCTION

FORMER HARDEE'S

TRENTON, MO

FREE-STANDING BUILDING
FLEXIBLE ZONING



VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

FORMER HARDEE'S

TRENTON, MO

$1
ABSOLUTE AUCTION

NORTH CENTRAL MISSOURI
REGIONAL OVERVIEW

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

$1
ABSOLUTE AUCTION

TRANSPORTATION & REGIONAL CONNECTIVITY

Positioned along Interstate 35, Trenton benefits from direct access to one of the Midwest's primary transportation corridors linking Kansas City, Des Moines, Minneapolis, and Dallas. The region's highway infrastructure supports efficient movement of goods, services, and consumers while providing businesses access to major population centers throughout the central United States.

HEALTHCARE & EDUCATION

The regional economy is anchored by Wright Memorial Hospital and North Central Missouri College, both located in Trenton. These institutions provide essential healthcare and educational services while supporting employment, workforce development, and year-round economic activity throughout the surrounding trade area.

AGRICULTURE & MANUFACTURING

Agriculture remains a cornerstone of the regional economy, supported by crop production, livestock operations, agribusiness, and food-related industries. Manufacturing operations throughout North Central Missouri further diversify the employment base and contribute to stable economic conditions across the region.

REGIONAL TRADE AREA

As the largest commercial center within the immediate area, Trenton serves residents throughout Grundy County and neighboring communities seeking retail, healthcare, education, dining, and professional services. This regional draw supports local businesses and reinforces Trenton's role as the economic center of North Central Missouri.

GRUNDY COUNTY
TRENTON, MISSOURI

Located in North Central Missouri, Trenton serves as the county seat of Grundy County and functions as the primary commercial, healthcare, educational, and governmental center for a multi-county trade area. Positioned along Interstate 35 and U.S. Highway 6, the community benefits from direct connectivity to Kansas City (±95 miles), Des Moines (±120 miles), and other major Midwest population centers. This strategic location has established Trenton as a regional hub for retail, healthcare, agriculture, transportation, and professional services throughout northern Missouri.

Grundy County supports a population of approximately 10,000 residents and a labor force anchored by healthcare, manufacturing, agriculture, education, transportation, and public-sector employment. Major employers include Wright Memorial Hospital, North Central Missouri College, Modine Manufacturing, Donaldson Company, and numerous agricultural operations that collectively support long-term economic stability and consumer spending throughout the region. Trenton's economy benefits from its position along Interstate 35, one of the Midwest's most important north-south transportation corridors linking Kansas City, Des Moines, Minneapolis, and Texas markets. The corridor supports the movement of goods, services, and travelers while providing businesses access to a broader regional customer base. The city's location within the Kansas City Designated Market Area (DMA) further enhances its regional visibility and commercial significance.

North Central Missouri College serves approximately 1,500 students annually and remains a key workforce development institution for the region. Combined with Wright Memorial Hospital's healthcare campus and the area's manufacturing and agricultural employers, the community maintains a stable year-round employment base that supports local retail demand and ongoing commercial activity. Despite its smaller population base, Trenton functions as the dominant retail and service destination within the immediate region, drawing consumers from surrounding communities seeking healthcare, education, dining, professional services, and everyday retail needs. This regional draw continues to support local businesses and reinforces Trenton's role as the economic center of North Central Missouri.

Sources: City of Trenton; Grundy County Economic Development Council; and Missouri Department of Higher Education & Workforce Development.

TRENTON SERVES AS THE PRIMARY RETAIL, HEALTHCARE, EDUCATIONAL, AND SERVICE HUB FOR GRUNDY COUNTY AND NEARBY NORTH CENTRAL MISSOURI COMMUNITIES

LOCATED ALONG I-35 AND U.S. HIGHWAY 6, TRENTON BENEFITS FROM DIRECT CONNECTIVITY TO KANSAS CITY, DES MOINES, AND MAJOR MIDWEST TRANSPORTATION CORRIDORS

10,000+ GRUNDY COUNTY RESIDENTS; THE LOCAL ECONOMY IS SUPPORTED BY HEALTHCARE, EDUCATION, AGRICULTURE, MANUFACTURING, AND GOVERNMENT, PROVIDING LONG-TERM MARKET STABILITY

WHY MISSOURI

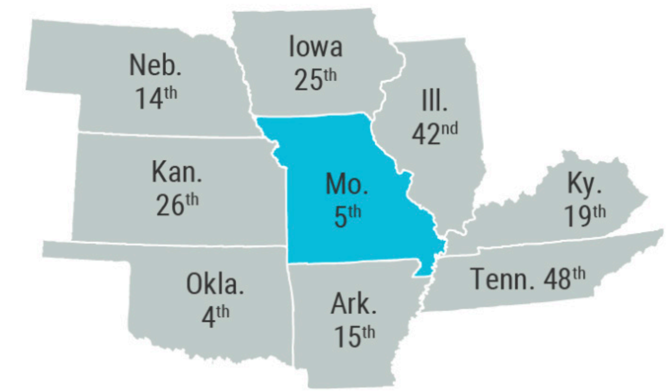
$1 ABSOLUTE AUCTION

MISSOURI IS A GREAT BUSINESS GROWTH LOCATION

Missouri offers a highly competitive operating environment supported by pro-business policies, central U.S. access, and a diversified economy spanning manufacturing, logistics, agriculture, and financial services. The state continues to attract corporate investment through targeted incentives, workforce development programs, and long-term tax reform initiatives.

- Top 10 corporate tax climate nationally (Tax Foundation, 2025)
- 5th-best corporate income tax index in the U.S.
- Elimination of individual capital gains tax (2025), reinforcing long-term investment appeal
- Strategic Midwest location with access to 50% of the U.S. population within a ±1-day drive

Missouri's consistent ranking among the most business-friendly states reflects a stable regulatory environment and strong support for both large employers and small businesses.



Corporate Income Tax Ranking (Tax Foundation, 2026)

LOW COST STRUCTURE WITH MEASURABLE ADVANTAGES

Missouri provides a cost-efficient platform for business operations, with below-average labor, utility, and occupancy costs enhancing long-term profitability.

- Corporate income tax reduced to 4.0% (effective 2020, among lowest nationally)
- Electricity costs ~20%–25% below U.S. average (EIA, 2024)
- No tax on inventory, reducing operating burden for logistics and retail users
- Adoption of single-sales factor apportionment, minimizing tax exposure for multi-state operators

These structural advantages make Missouri particularly attractive for distribution, manufacturing, and back-office operations.

CENTRAL U.S. LOGISTICS & DISTRIBUTION HUB

Missouri's central location positions it as a key national distribution node, with robust multimodal infrastructure supporting efficient movement of goods.

- 6 Class I railroads, among the highest connectivity in the U.S.
- 1,300+ miles of interstate highways and 33,000+ miles of roadway
- Access to the Mississippi River system, the largest inland waterway in North America
- Major logistics corridors connecting Chicago, Dallas, Kansas City, and St. Louis

This connectivity enables next-day reach to a significant portion of the U.S. consumer base.

GLOBAL LEADERS OPERATING IN MISSOURI

Missouri supports a diverse corporate ecosystem ranging from Fortune 500 headquarters to advanced manufacturing and ag-tech leaders and the presence of these firms underscores Missouri's ability to support large-scale operations across multiple sectors. Major employers and operators include:

Ameren · Anheuser-Busch · Bayer · gm · Hartmann (Choose Fibre. Save Nature.) · H&R Block · Boeing · Bunge · Centene Corporation · O'Reilly Auto Parts · Peabody · Purina (Your Pet, Our Passion.) · Edward Jones (Making Sense of Investing) · Emerson · Energizer · RGA · Square · Stifel · Oracle · CertainTeed Saint-Gobain · Donald Danforth Plant Science Center (Discovery | Community | Impact) · Wells Fargo Advisors · World Wide Technology

Source: https://www.missouripartnership.com/why-missouri/

MISSOURI ECONOMIC SNAPSHOT

- Population: ±6.2M
- GDP: $380B+
- Workforce: ±3M
- Key industries: Manufacturing, Ag, Logistics, Healthcare, Finance

MISSOURI LED THE NATION BY ELIMINATING CAPITAL GAINS TAX

Missouri Advances Pro-Business Climate With Landmark Tax Reform

Missouri has long prioritized policies that encourage investment, support business growth, and improve the quality of life for its residents. In 2025, the state advanced those goals through a sweeping tax reform package designed to simplify the tax code while reducing the financial burden on individuals and families.

- Allows 100% deduction of capital gains from Missouri adjusted gross income
- Supports investment, business formation, and long-term capital deployment
- Reinforces Missouri's position as one of the most tax-advantaged states in the Midwest

STRATEGICALLY LOCATED IN THE CENTER OF U.S. COMMERCE

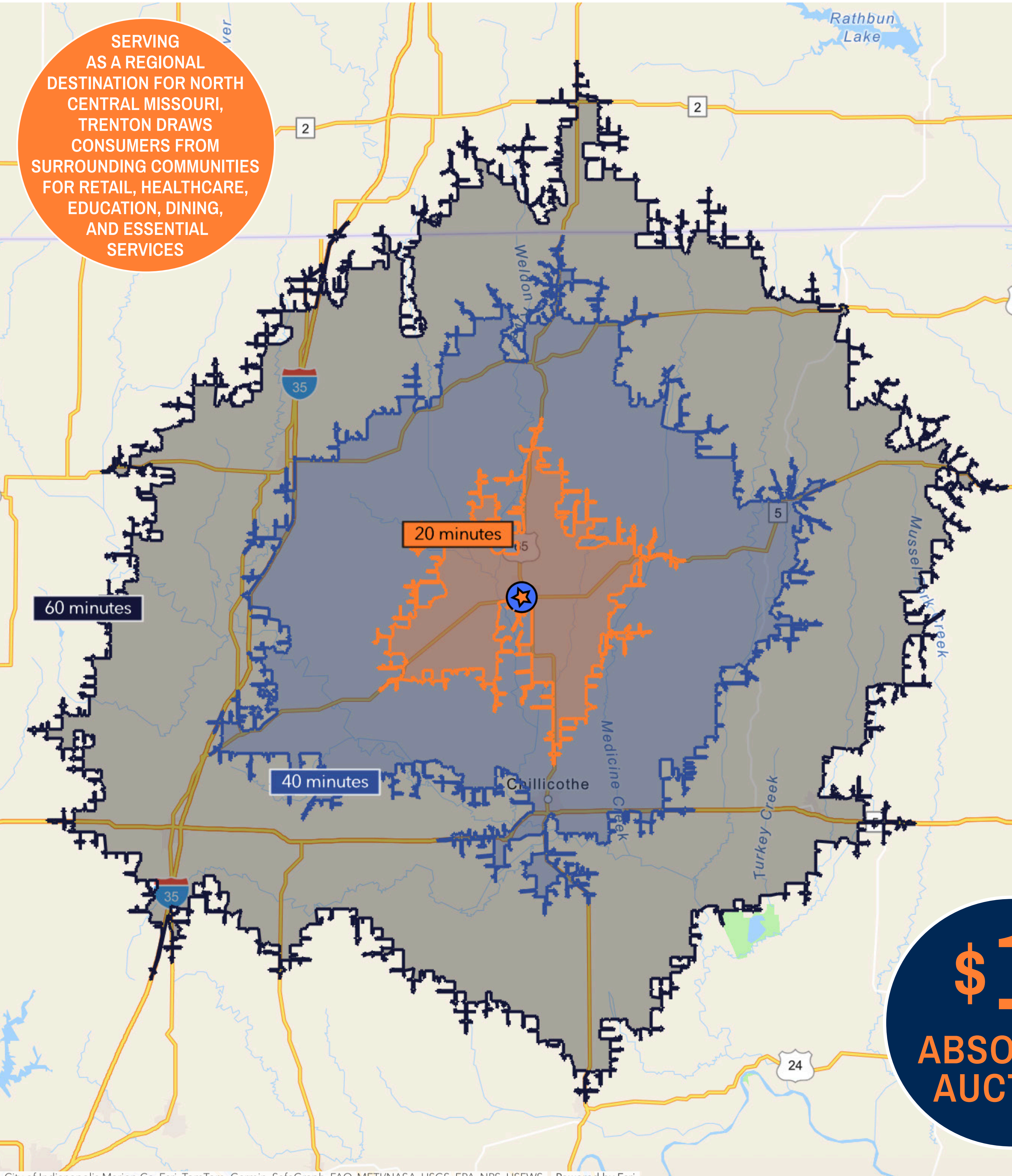
Missouri's central geography provides unmatched access to national markets, making it a critical hub for logistics, manufacturing, and distribution.

- ±1-day truck access to ~50% of U.S. population
- ±2-day access to ~80%+ of U.S. markets
- Strong connectivity to major metros including Kansas City, St. Louis, Chicago, Dallas, and Memphis

EXPANDED AERIAL

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

KANSAS CITY, MO-KS DESIGNATED MARKET AREA (DMA)
DRIVE TIME MAP (20, 40, 60-MINUTES)



$1 ABSOLUTE AUCTION

5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

Households
In 2018, there were **2,670** households with an average size of **2.30** people per household.

Household expenditure is **$59,597** per year, with **$2,198** spent eating out, **$7,200** on transport and **$21,274** on retail.

Household Income
Disposable income averages **$54,052** per household or **$27,851** per capita.

An estimated **21.9%** households live below the poverty line while **1.0%** have $200,000 or more in disposable income.

Population
6,417 people live in the area, **3,125** men and **3,292** women.

With growth of **-0.2%**, the population is expected to reach **6,350** by 2024.

Home Value
The median home value is **$121,920** with home ownership at **66.5%**.

Of the **3,235** homes **1,777** are owner occupied and **565** (**17.5%**) vacant.

Age
The median age is **40.9**.

23.2% are under 18, **53.7%** 18-65 and **23.1%** 65 or older.

KEY FACTS
- 6,417 — Population
- 40.9 — Median Age
- 2.3 — Average Household Size
- $66,859 — 2022 Average Household Income (Esri)

EDUCATION
- 12% — No High School Diploma
- 37% — High School Graduate
- 33% — Some College
- 18% — Bachelor's/Grad/Pr of Degree

BUSINESS
- 341 — Total Businesses
- 3,380 — Total Employees

EMPLOYMENT
- White Collar — 55%
- Blue Collar — 29%
- Services — 16%
- 4.8% — Unemployment Rate

INCOME
- $54,052 — Median Household Income
- $27,851 — Per Capita Income
- $124,587 — Median Net Worth

ANNUAL HOUSEHOLD SPENDING
- $1,358 — Apparel & Services
- $117 — Computers & Hardware
- $2,233 — Eating Out
- $4,818 — Groceries
- $5,482 — Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027.

NON-ENDORSEMENT & DISCLAIMER NOTICES

CONFIDENTIALITY AND DISCLAIMER

NON-ENDORSEMENT NOTICE

SPECIAL COVID-19 NOTICE

ONLINE AUCTION

STARTING BID $1
FIRST BID MEETS RESERVE
AUCTION DATES: SEPTEMBER 22-24, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE

The Auction end date is set for SEPTEMBER 22-24, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a $1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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