

FOR SALE

Rare Value-Add Grocery Anchored Retail Center

±94,630 SF Across Multiple Buildings | ±12.88 Acres with Potential Outparcels

CHARLES
HAWKINS CO.
Commercial Real Estate Services



2038 HWY 45 BYPASS
TRENTON, TN

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FOR SALE

RETAIL INVESTMENT OPPORTUNITY

SIZE	±94,630 Square Feet
LAND	±12.88 Acres Potential Outparcels Available
TYPE	Grocery Anchored Retail Center
TENANCY	Tenants: 25 tenants, 97% occupancy
IMPROVEMENTS	Most HVAC units have been replaced, and the roof is due to be replaced by the end of 2025
LOCATION	Located in Trenton, TN the county seat of Gibson County

SALE PRICE **\$5,950,000**

2038 Highway 45 Bypass, Trenton, TN

EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to bring to market 2038 Highway 45 Bypass, Trenton, TN. This is a rare value-add retail asset totaling ±94,630 square feet across multiple buildings on ±12.88 acres in the heart of Trenton, TN.

The retail center has been anchored by Food Rite, the only grocery store in Trenton, since 1989. It benefits from stable occupancy with many longstanding tenants with 20+ years in the shopping mall. The offering includes additional land with outparcel potential.

Optimally positioned along Hwy 45 Bypass, the property benefits from consistent visibility and accessibility.

At 97% occupancy with stable tenancy, the combination of reliable cash flow and upside potential makes this retail center a strong investment opportunity.

LOCATION



Peabody High School

Hwy 45 Bypass

Taco Bell
Sonic Drive-in
Hardee's
Napa Auto Parts
Subway
Majestic Steak & Pizza
Verizon
Ace Hardware
Omega Fitness
Dollar General

Subject Property

Trenton Rankings

Niche rankings are based on rigorous analysis of key statistics from the U.S. Department of Education and millions of reviews.



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POTENTIAL OUTPARCELS

Suggested potential
outparcel opportunities



PHOTOS





2038 HWY 45 BYPASS

TRENTON, TN

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