

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

Erin Badaracco

Vice President

C: (615) 406-4096

ebadaracco@charleshawkinsco.com

Michael W. Groos

First Vice President

O: (615) 345-7218

mgroos@charleshawkinsco.com

McNeill Stout

Vice President

C: (615) 403-8034

mstout@charleshawkinsco.com

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

O: (615) 256 - 3189

www.charleshawkinsco.com



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**

EXECUTIVE SUMMARY

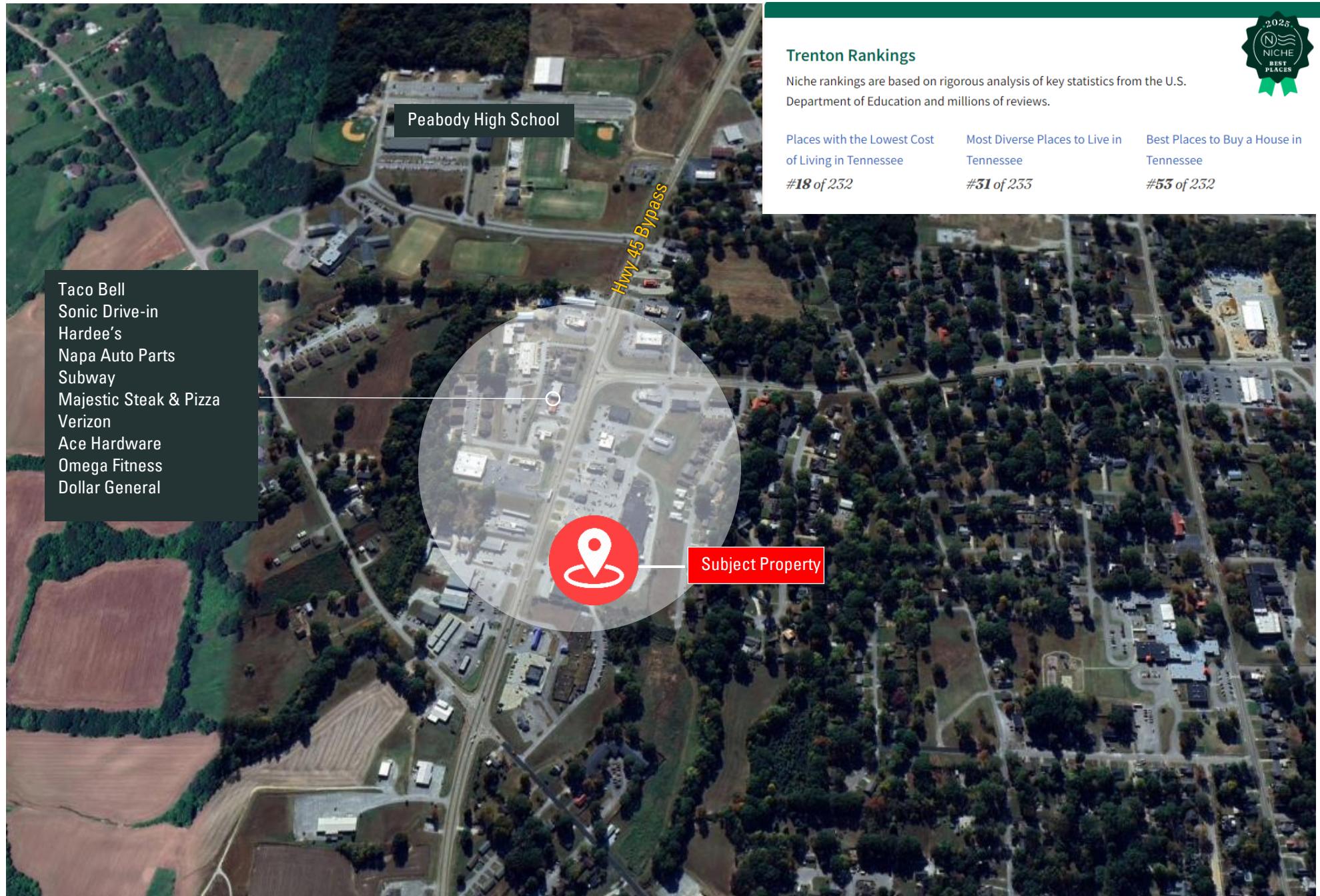
Charles Hawkins Co. is pleased to bring to market 2038 Highway 45 Bypass, Trenton, TN. This is a rare value-add retail asset totaling ±94,630 square feet across multiple buildings on ±12.88 acres in the heart of Trenton, TN.

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.

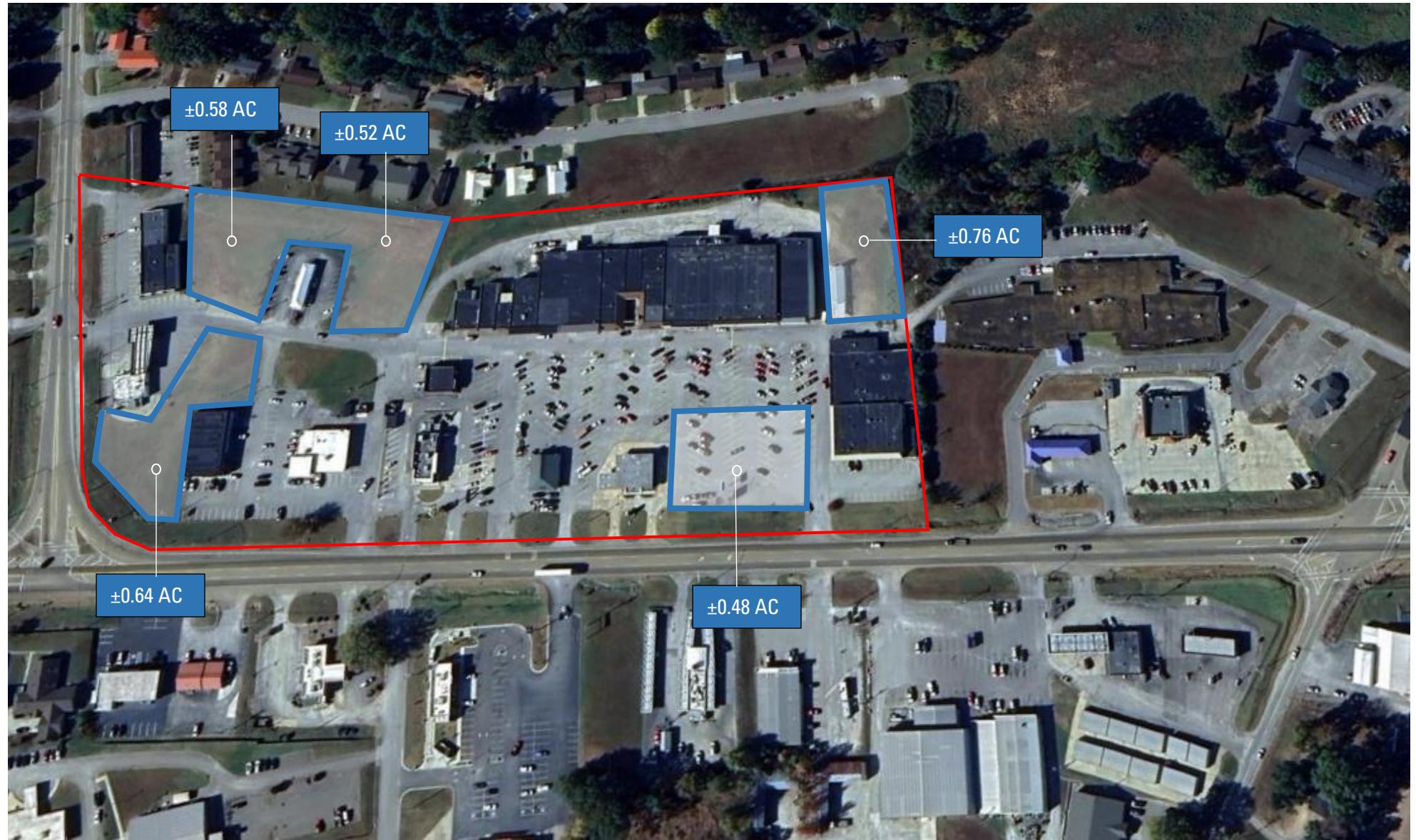
At 97% occupancy with stable tenancy, the combination of reliable cash flow and upside potential makes this retail center a strong investment opportunity.

LOCATION



POTENTIAL OUTPARCELS

Suggested potential
outparcel opportunities



PHOTOS



2038 Highway 45 Bypass, Trenton, TN



2038 HWY 45 BYPASS

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