



# Princeton KY Retail Center: Marshalls, Tractor Supply Co. & Ruler Foods Anchored



**500 US 62**

**Princeton, KY 42445**

## PROPERTY DETAILS

**Address** 500 US 62, Princeton, KY 42445

**Price** \$4,850,000

**Cap Rate** 8.06%

**NOI** \$390,828

**Total SQ FT** 72,013

**Tenants**

- Marshalls
- Tractor Supply
- Ruler Foods (The Kroger Co)



## SUMMARY

SVN Stone Commercial Real Estate is pleased to present this ±72,013 square foot retail center, anchored by national tenants Marshalls, Tractor Supply, and Ruler Foods (The Kroger Co). Each tenant operates under a modified gross lease with staggered expirations in 2027, 2031, and 2034, providing stable income and long-term upside. Priced at \$4,850,000 with an 8.06% cap rate, the property generates over \$390,000 in annual net operating income, offering investors a strong, cash-flowing asset with minimal management responsibilities.

## KEY HIGHLIGHTS

- 100% Leased to National Credit Tenants
- Early 5-Year Lease Renewal by Ruler Foods (The Kroger Co)
- New 10-Year Lease with Marshalls in 2024
- New Roof in 2023 with Transferrable 20-Year Warranty
- Positioned on US 62, Princeton's main retail artery
- Nearby national retailers like Walmart, McDonald's, CVS, and AutoZone
- Less than 2 miles from downtown Princeton and Caldwell Medical Center
- Convenient access to Interstate 69
- Draws from a wide trade area across Caldwell and neighboring counties
- High visibility and easy ingress/egress with multiple access points

This property sits in the center of Princeton's main retail corridor, offering strong visibility and easy access on one of the area's busiest roads. The center is fully leased to reliable national tenants, bringing consistent traffic from Caldwell County and nearby communities. Its close proximity to I-69 makes it a key retail stop in Western Kentucky, with solid co-tenancy and limited nearby competition, positioning this asset for steady, long-term performance.



**AERIAL**



**Marshall's**  
**TSC TRACTOR SUPPLY CO**  
**Ryler**  
FOODS + GIGS

**DOLLAR TREE**

**AutoZone**

**FARMERS home FURNITURE**

**AT&T**

**Arby's**

**taco john's**

**CAPTAIN D'S**

**bp**

**Hardee's**

Highway 62 | 10,353+ VPD

**FARMERS**

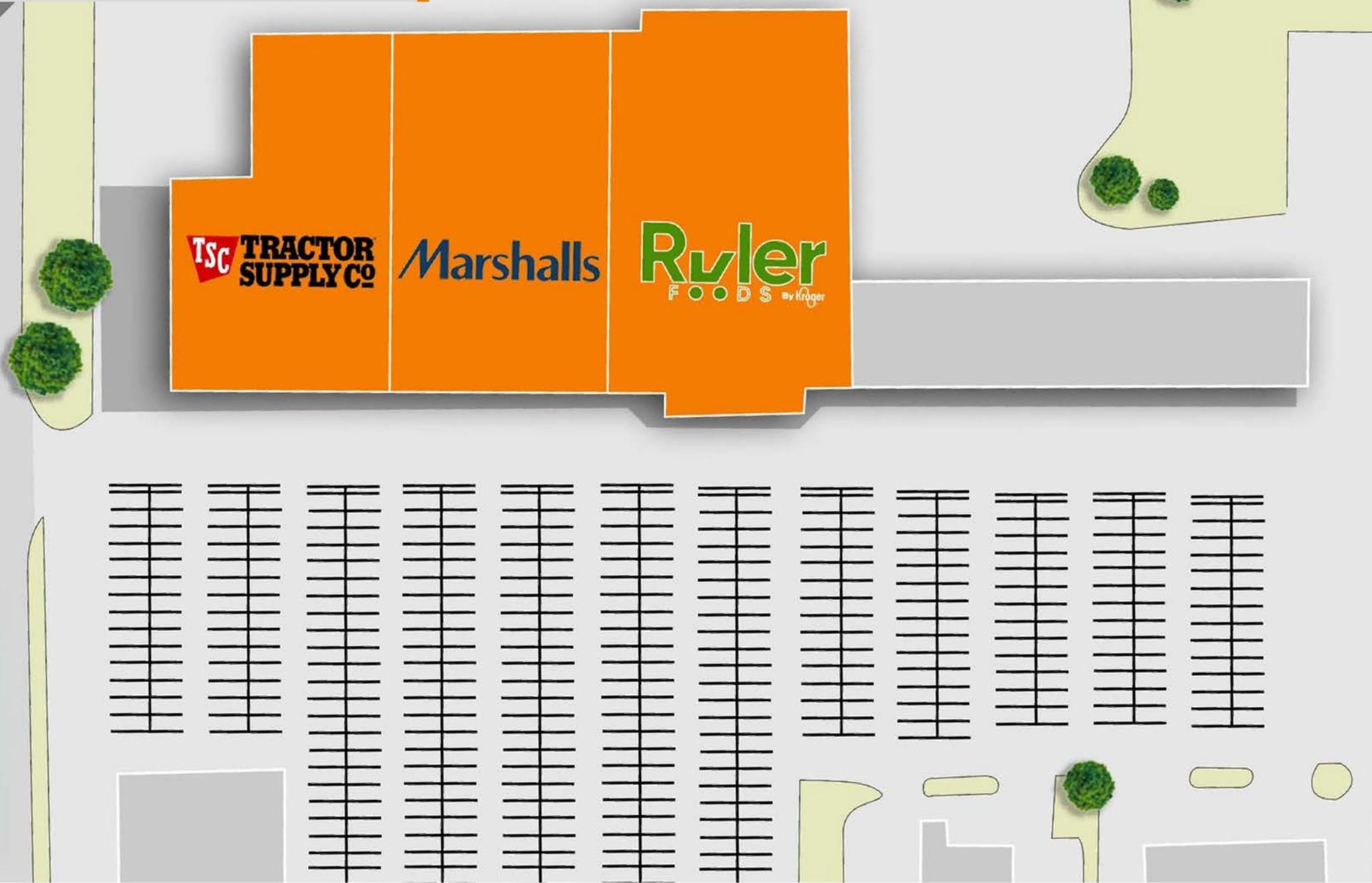
**TACO BELL**

**McDonald's**

**SONIC**

**FALDER'S**  
INDUSTRY - FARM - HOME

# SITE OVERVIEW



**AERIAL**



**Ryler**  
F O O D S  
M a r s h a l l s  
T S C T R A C T O R  
S U P P L Y C O

# ADDITIONAL PHOTOS





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