

4,842 SF RESTAURANT SPACE IN TRENTON, FLORIDA

# 115 NW FIRST STREET

TRENTON, FL 32693



**OFFERING MEMORANDUM**

**BRENT LINE - COMMERCIAL ASSOCIATE**

BrentLine@kwcommercial.com | (352) 281-0996

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## BRENT LINE - COMMERCIAL SALES SPECIALIST

BrentLine@kwcommercial.com  
(352) 281-0996



# PROPERTY DESCRIPTION

This 4,842 SF single-story restaurant building is located at 115 NW First St., Trenton, FL 32693. Offering a prime location in the heart of the city, this property is ideal for restaurateurs or investors seeking to capitalize on the area's charm and foot traffic. Listed at \$677,000, the spacious layout provides ample room for dining, kitchen operations, and hosting events, making it a perfect opportunity for establishing or expanding a culinary business in this vibrant community.

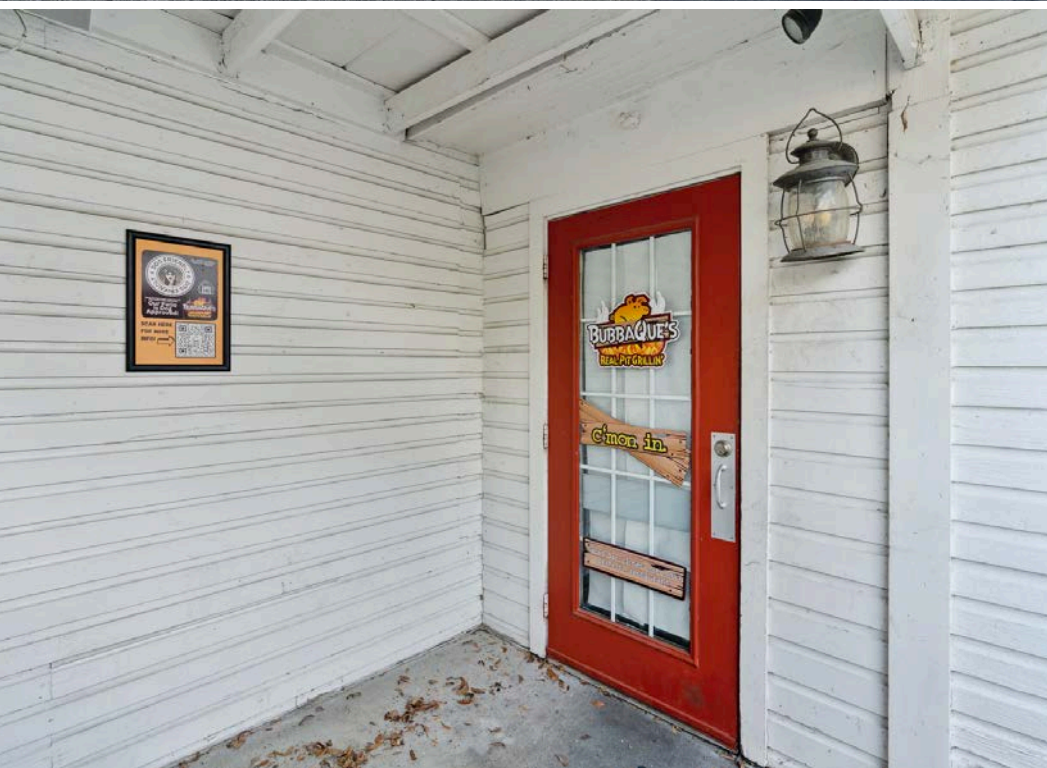
## PROPERTY DETAILS

|                  |                     |
|------------------|---------------------|
| Property Address | 115 NW FIRST STREET |
| City, State, Zip | TRENTON, FL 32693   |
| Price            | \$677,000           |
| Property Type    | Restaurant          |
| Total Size       | 4,842 SF            |
| No. of Stories   | 1                   |

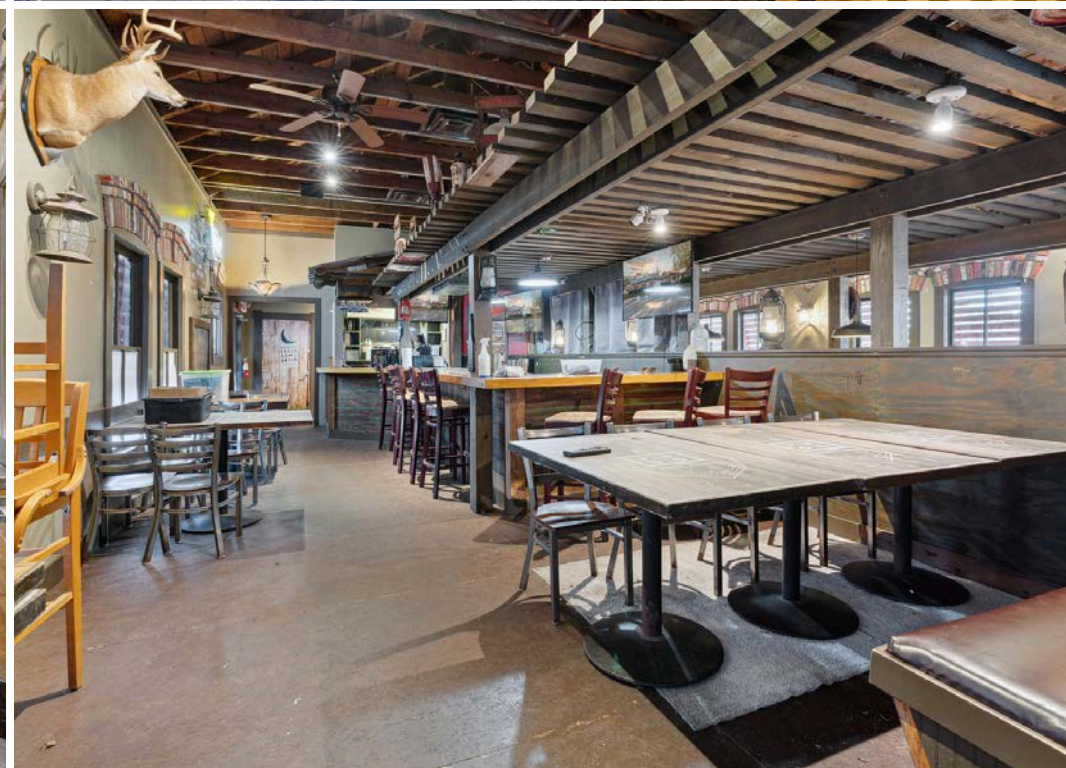
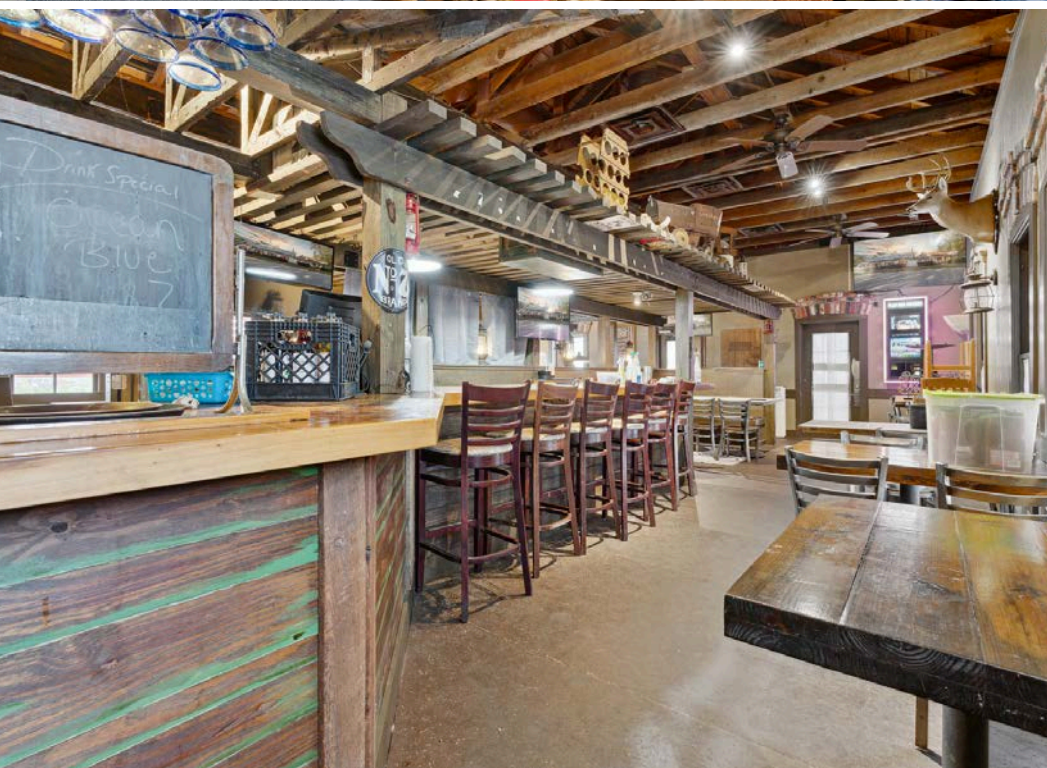














# LOCATION OVERVIEW



**SUBJECT PROPERTY**

# DEMOGRAPHIC DETAIL REPORT

| RADIUS                        | 1 MILE       |        | 3 MILE       |        | 5 MILE       |        |
|-------------------------------|--------------|--------|--------------|--------|--------------|--------|
| <b>POPULATION</b>             |              |        |              |        |              |        |
| 2029 PROJECTION               | 2,603        |        | 4,041        |        | 5,639        |        |
| 2024 ESTIMATE                 | 2,288        |        | 3,562        |        | 4,990        |        |
| 2020 CENSUS                   | 2,053        |        | 3,259        |        | 4,677        |        |
| GROWTH 2024 - 2029            | 13.77%       |        | 13.45%       |        | 13.01%       |        |
| GROWTH 2020 - 2024            | 11.45%       |        | 9.30%        |        | 6.69%        |        |
| <b>2024 POPULATION BY AGE</b> | <b>2,288</b> |        | <b>3,562</b> |        | <b>4,990</b> |        |
| AGE 0 - 4                     | 147          | 6.42%  | 225          | 6.32%  | 285          | 5.71%  |
| AGE 5 - 9                     | 166          | 7.26%  | 256          | 7.19%  | 324          | 6.49%  |
| AGE 10 - 14                   | 181          | 7.91%  | 271          | 7.61%  | 343          | 6.87%  |
| AGE 15 - 19                   | 164          | 7.17%  | 242          | 6.79%  | 315          | 6.31%  |
| AGE 20 - 24                   | 138          | 6.03%  | 214          | 6.01%  | 299          | 5.99%  |
| AGE 25 - 29                   | 140          | 6.12%  | 225          | 6.32%  | 314          | 6.29%  |
| AGE 30 - 34                   | 148          | 6.47%  | 231          | 6.49%  | 336          | 6.73%  |
| AGE 35 - 39                   | 149          | 6.51%  | 230          | 6.46%  | 332          | 6.65%  |
| AGE 40 - 44                   | 140          | 6.12%  | 220          | 6.18%  | 314          | 6.29%  |
| AGE 45 - 49                   | 121          | 5.29%  | 195          | 5.47%  | 292          | 5.85%  |
| AGE 50 - 54                   | 122          | 5.33%  | 198          | 5.56%  | 293          | 5.87%  |
| AGE 55 - 59                   | 125          | 5.46%  | 203          | 5.70%  | 306          | 6.13%  |
| AGE 60 - 64                   | 128          | 5.59%  | 201          | 5.64%  | 303          | 6.07%  |
| AGE 65 - 69                   | 112          | 4.90%  | 175          | 4.91%  | 261          | 5.23%  |
| AGE 70 - 74                   | 95           | 4.15%  | 157          | 4.41%  | 231          | 4.63%  |
| AGE 75 - 79                   | 73           | 3.19%  | 119          | 3.34%  | 177          | 3.55%  |
| AGE 80 - 84                   | 52           | 2.27%  | 81           | 2.27%  | 119          | 2.38%  |
| AGE 85+                       | 86           | 3.76%  | 118          | 3.31%  | 147          | 2.95%  |
| AGE 65+                       | 418          | 18.27% | 650          | 18.25% | 935          | 18.74% |
| <b>MEDIAN AGE</b>             | <b>37.00</b> |        | <b>37.50</b> |        | <b>39.20</b> |        |
| <b>AVERAGE AGE</b>            | <b>38.60</b> |        | <b>38.90</b> |        | <b>39.90</b> |        |

# DEMOGRAPHIC DETAIL REPORT

| RADIUS  | 1 MILE       |        | 3 MILE       |        | 5 MILE       |        |
|---|--------------|--------|--------------|--------|--------------|--------|
| <b>2024 POPULATION BY RACE</b>                      | <b>2,288</b> |        | <b>3,562</b> |        | <b>4,990</b> |        |
| WHITE   | 1,692        | 73.95% | 2,725        | 76.50% | 3,870        | 77.56% |
| BLACK   | 211          | 9.22%  | 305          | 8.56%  | 462          | 9.26%  |
| AM. INDIAN & ALASKAN                                | 9            | 0.39%  | 16           | 0.45%  | 20           | 0.40%  |
| ASIAN   | 10           | 0.44%  | 15           | 0.42%  | 22           | 0.44%  |
| HAWAIIAN & PACIFIC ISLAND                           | 2            | 0.09%  | 3            | 0.08%  | 3            | 0.06%  |
| OTHER   | 364          | 15.91% | 498          | 13.98% | 613          | 12.28% |
| <b>POPULATION BY HISPANIC ORIGIN</b>                | <b>2,288</b> |        | <b>3,562</b> |        | <b>4,990</b> |        |
| NON-HISPANIC ORIGIN                                 | 1,983        | 86.67% | 3,145        | 88.29% | 4,470        | 89.58% |
| HISPANIC ORIGIN                                     | 305          | 13.33% | 417          | 11.71% | 520          | 10.42% |
| <b>2024 MEDIAN AGE, MALE</b>                        | <b>34.40</b> |        | <b>35.30</b> |        | <b>37.50</b> |        |
| <b>2024 AVERAGE AGE, MALE</b>                       | <b>36.30</b> |        | <b>36.90</b> |        | <b>38.40</b> |        |
| <b>2023 MEDIAN AGE, FEMALE</b>                      | <b>39.70</b> |        | <b>39.80</b> |        | <b>41.40</b> |        |
| <b>2023 AVERAGE AGE, FEMALE</b>                     | <b>40.80</b> |        | <b>40.70</b> |        | <b>41.50</b> |        |
| <b>2024 POPULATION BY OCCUPATION CLASSIFICATION</b> | <b>1,761</b> |        | <b>2,761</b> |        | <b>3,974</b> |        |
| CIVILIAN EMPLOYED                                   | 910          | 51.68% | 1,411        | 51.10% | 1,924        | 48.41% |
| CIVILIAN UNEMPLOYED                                 | 19           | 1.08%  | 34           | 1.23%  | 50           | 1.26%  |
| CIVILIAN NON-LABOR FORCE                            | 832          | 47.25% | 1,316        | 47.66% | 2,000        | 50.33% |
| ARMED FORCES  | 0            | 0.00%  | 0            | 0.00%  | 0            | 0.00%  |
| <b>HOUSEHOLDS BY MARITAL STATUS</b>                 |              |        |              |        |              |        |
| MARRIED   | 328          |        | 553          |        | 792          |        |
| MARRIED NO CHILDREN                                 | 191          |        | 325          |        | 488          |        |
| MARRIED W/CHILDREN                                  | 137          |        | 228          |        | 304          |        |
| <b>2024 POPULATION BY EDUCATION</b>                 | <b>1,525</b> |        | <b>2,409</b> |        | <b>3,552</b> |        |
| SOME HIGH SCHOOL, NO DIPLOMA                        | 268          | 17.57% | 355          | 14.74% | 503          | 14.16% |
| HIGH SCHOOL GRAD (INCL EQUIVALENCY)                 | 691          | 45.31% | 1,053        | 43.71% | 1,470        | 41.39% |
| SOME COLLEGE, NO DEGREE                             | 377          | 24.72% | 635          | 26.36% | 1,022        | 28.77% |
| ASSOCIATE DEGREE                                    | 33           | 2.16%  | 57           | 2.37%  | 129          | 3.63%  |
| BACHELOR DEGREE                                     | 102          | 6.69%  | 194          | 8.05%  | 272          | 7.66%  |
| ADVANCED DEGREE                                     | 54           | 3.54%  | 115          | 4.77%  | 156          | 4.39%  |

# DEMOGRAPHIC DETAIL REPORT

| RADIUS                                | 1 MILE       |        | 3 MILE       |        | 5 MILE       |        |
|---------------------------------------|--------------|--------|--------------|--------|--------------|--------|
| <b>2024 POPULATION BY OCCUPATION</b>  | <b>1,704</b> |        | <b>2,618</b> |        | <b>3,508</b> |        |
| REAL ESTATE & FINANCE                 | 69           | 4.05%  | 114          | 4.35%  | 137          | 3.91%  |
| PROFESSIONAL & MANAGEMENT             | 265          | 15.55% | 456          | 17.42% | 622          | 17.73% |
| PUBLIC ADMINISTRATION                 | 53           | 3.11%  | 96           | 3.67%  | 134          | 3.82%  |
| EDUCATION & HEALTH SERVICES           | 154          | 9.04%  | 285          | 10.89% | 418          | 11.92% |
| INFORMATION                           | 190          | 11.15% | 271          | 10.35% | 395          | 11.26% |
| SALES                                 | 2            | 0.12%  | 4            | 0.15%  | 6            | 0.17%  |
| TRANSPORTATION                        | 164          | 9.62%  | 304          | 11.61% | 415          | 11.83% |
| RETAIL                                | 0            | 0.00%  | 0            | 0.00%  | 0            | 0.00%  |
| WHOLESALE                             | 136          | 7.98%  | 206          | 7.87%  | 277          | 7.90%  |
| MANUFACTURING                         | 9            | 0.53%  | 16           | 0.61%  | 18           | 0.51%  |
| PRODUCTION                            | 25           | 1.47%  | 49           | 1.87%  | 60           | 1.71%  |
| CONSTRUCTION                          | 134          | 7.86%  | 185          | 7.07%  | 248          | 7.07%  |
| UTILITIES                             | 135          | 7.92%  | 190          | 7.26%  | 263          | 7.50%  |
| AGRICULTURE & MINING                  | 19           | 1.12%  | 41           | 1.57%  | 80           | 2.28%  |
| FARMING, FISHING, FORESTRY            | 124          | 7.28%  | 145          | 5.54%  | 153          | 4.36%  |
| OTHER SERVICES                        | 114          | 6.69%  | 128          | 4.89%  | 137          | 3.91%  |
|                                       | 111          | 6.51%  | 128          | 4.89%  | 145          | 4.13%  |
| <b>2024 WORKER TRAVEL TIME TO JOB</b> | <b>864</b>   |        | <b>1,335</b> |        | <b>1,836</b> |        |
| <30 MINUTES                           | 554          | 64.12% | 831          | 62.25% | 1,143        | 62.25% |
| 30-60 MINUTES                         | 240          | 27.78% | 393          | 29.44% | 530          | 28.87% |
| 60+ MINUTES                           | 70           | 8.10%  | 111          | 8.31%  | 163          | 8.88%  |
| <b>2010 HOUSEHOLDS BY HH SIZE</b>     | <b>734</b>   |        | <b>1,154</b> |        | <b>1,606</b> |        |
| 1-PERSON HOUSEHOLDS                   | 164          | 22.34% | 257          | 22.27% | 358          | 22.29% |
| 2-PERSON HOUSEHOLDS                   | 207          | 28.20% | 348          | 30.16% | 523          | 32.57% |
| 3-PERSON HOUSEHOLDS                   | 122          | 16.62% | 192          | 16.64% | 262          | 16.31% |
| 4-PERSON HOUSEHOLDS                   | 116          | 15.80% | 177          | 15.34% | 232          | 14.45% |
| 5-PERSON HOUSEHOLDS                   | 54           | 7.36%  | 83           | 7.19%  | 114          | 7.10%  |
| 6-PERSON HOUSEHOLDS                   | 47           | 6.40%  | 65           | 5.63%  | 76           | 4.73%  |
| 7 OR MORE PERSON HOUSEHOLDS           | 24           | 3.27%  | 32           | 2.77%  | 41           | 2.55%  |
| <b>2023 AVERAGE HOUSEHOLD SIZE</b>    | <b>2.60</b>  |        | <b>2.60</b>  |        | <b>2.60</b>  |        |
| <b>HOUSEHOLDS</b>                     |              |        |              |        |              |        |
| 2028 PROJECTION                       | 949          |        | 1,452        |        | 1,962        |        |
| 2023 ESTIMATE                         | 826          |        | 1,269        |        | 1,723        |        |
| 2010 CENSUS                           | 735          |        | 1,154        |        | 1,606        |        |
| GROWTH 2023 - 2028                    | 14.89%       |        | 4.42%        |        | 13.87%       |        |
| GROWTH 2010 - 2023                    | 12.38%       |        | 9.97%        |        | 7.29%        |        |

# DEMOGRAPHIC DETAIL REPORT

| RADIUS                                | 1 MILE           |        | 3 MILE           |        | 5 MILE           |        |
|---------------------------------------|------------------|--------|------------------|--------|------------------|--------|
| <b>2024 POPULATION BY HH INCOME</b>   | <b>827</b>       |        | <b>1,268</b>     |        | <b>1,724</b>     |        |
| <\$25,000                             | 195              | 23.58% | 266              | 20.98% | 372              | 21.58% |
| \$25,000 - \$50,000                   | 229              | 27.69% | 331              | 26.10% | 456              | 26.45% |
| \$50,000 - \$75,000                   | 179              | 21.64% | 261              | 20.58% | 329              | 19.08% |
| \$75,000 - \$100,000                  | 121              | 14.63% | 226              | 17.82% | 279              | 16.18% |
| \$100,000 - \$125,000                 | 59               | 7.13%  | 87               | 6.86%  | 112              | 6.50%  |
| \$125,000 - \$150,000                 | 2                | 0.24%  | 3                | 0.24%  | 10               | 0.58%  |
| \$150,000 - \$200,000                 | 14               | 1.69%  | 32               | 2.52%  | 52               | 3.02%  |
| \$200,000+                            | 28               | 3.39%  | 62               | 4.89%  | 114              | 6.61%  |
| <b>2024 AVG HOUSEHOLD INCOME</b>      | <b>\$59,808</b>  |        | <b>\$67,419</b>  |        | <b>\$71,781</b>  |        |
| <b>2024 MED HOUSEHOLD INCOME</b>      | <b>\$46,911</b>  |        | <b>\$51,947</b>  |        | <b>\$51,518</b>  |        |
| <b>2024 OCCUPIED HOUSING</b>          | <b>825</b>       |        | <b>1,269</b>     |        | <b>1,722</b>     |        |
| OWNER OCCUPIED                        | 546              | 66.18% | 893              | 70.37% | 1,269            | 73.69% |
| RENTER OCCUPIED                       | 279              | 33.82% | 376              | 29.63% | 453              | 26.31% |
| <b>2020 HOUSING UNITS</b>             | <b>545</b>       |        | <b>908</b>       |        | <b>1,165</b>     |        |
| 1 UNIT                                | 449              | 82.39% | 796              | 87.67% | 1,041            | 89.36% |
| 2 - 4 UNITS                           | 78               | 14.31% | 91               | 10.02% | 99               | 8.50%  |
| 5 - 19 UNITS                          | 13               | 2.39%  | 15               | 1.65%  | 18               | 1.55%  |
| 20+ UNITS                             | 35               | 0.92%  | 6                | 0.66%  | 7                | 0.60%  |
| <b>2024 HOUSING VALUE</b>             | <b>547</b>       |        | <b>892</b>       |        | <b>1,270</b>     |        |
| <\$100,000                            | 223              | 40.77% | 296              | 33.18% | 398              | 31.34% |
| \$100,000 - \$200,000                 | 127              | 23.22% | 216              | 24.22% | 322              | 25.35% |
| \$200,000 - \$300,000                 | 119              | 21.76% | 199              | 22.31% | 256              | 20.16% |
| \$300,000 - \$400,000                 | 60               | 10.97% | 134              | 15.02% | 183              | 14.41% |
| \$400,000 - \$500,000                 | 0                | 0.00%  | 3                | 0.34%  | 8                | 0.63%  |
| \$500,000 - \$1,000,000               | 18               | 3.29%  | 44               | 4.93%  | 101              | 7.95%  |
| \$1,000,000+                          | 0                | 0.00%  | 0                | 0.00%  | 2                | 0.16%  |
| <b>2024 MEDIAN HOME VALUE</b>         | <b>\$139,763</b> |        | <b>\$169,444</b> |        | <b>\$173,602</b> |        |
| <b>2024 HOUSING UNITS BY YR BUILT</b> | <b>905</b>       |        | <b>1,395</b>     |        | <b>1,895</b>     |        |
| BUILT 2010+                           | 164              | 18.12% | 232              | 16.63% | 284              | 14.99% |
| BUILT 2000 - 2010                     | 169              | 18.67% | 283              | 20.29% | 409              | 21.58% |
| BUILT 1990 - 1999                     | 184              | 20.33% | 263              | 18.85% | 400              | 21.11% |
| BUILT 1980 - 1989                     | 126              | 13.92% | 187              | 13.41% | 260              | 13.72% |
| BUILT 1970 - 1979                     | 136              | 15.03% | 223              | 15.99% | 274              | 14.46% |
| BUILT 1960 - 1969                     | 63               | 6.96%  | 105              | 7.53%  | 136              | 7.18%  |
| BUILT 1950 - 1959                     | 13               | 1.44%  | 21               | 1.51%  | 28               | 1.48%  |
| BUILT <1949                           | 50               | 5.52%  | 81               | 5.81%  | 104              | 5.49%  |
| <b>2024 MEDIAN YEAR BUILT</b>         | <b>1993</b>      |        | <b>1992</b>      |        | <b>1993</b>      |        |

# TRENTON, FLORIDA

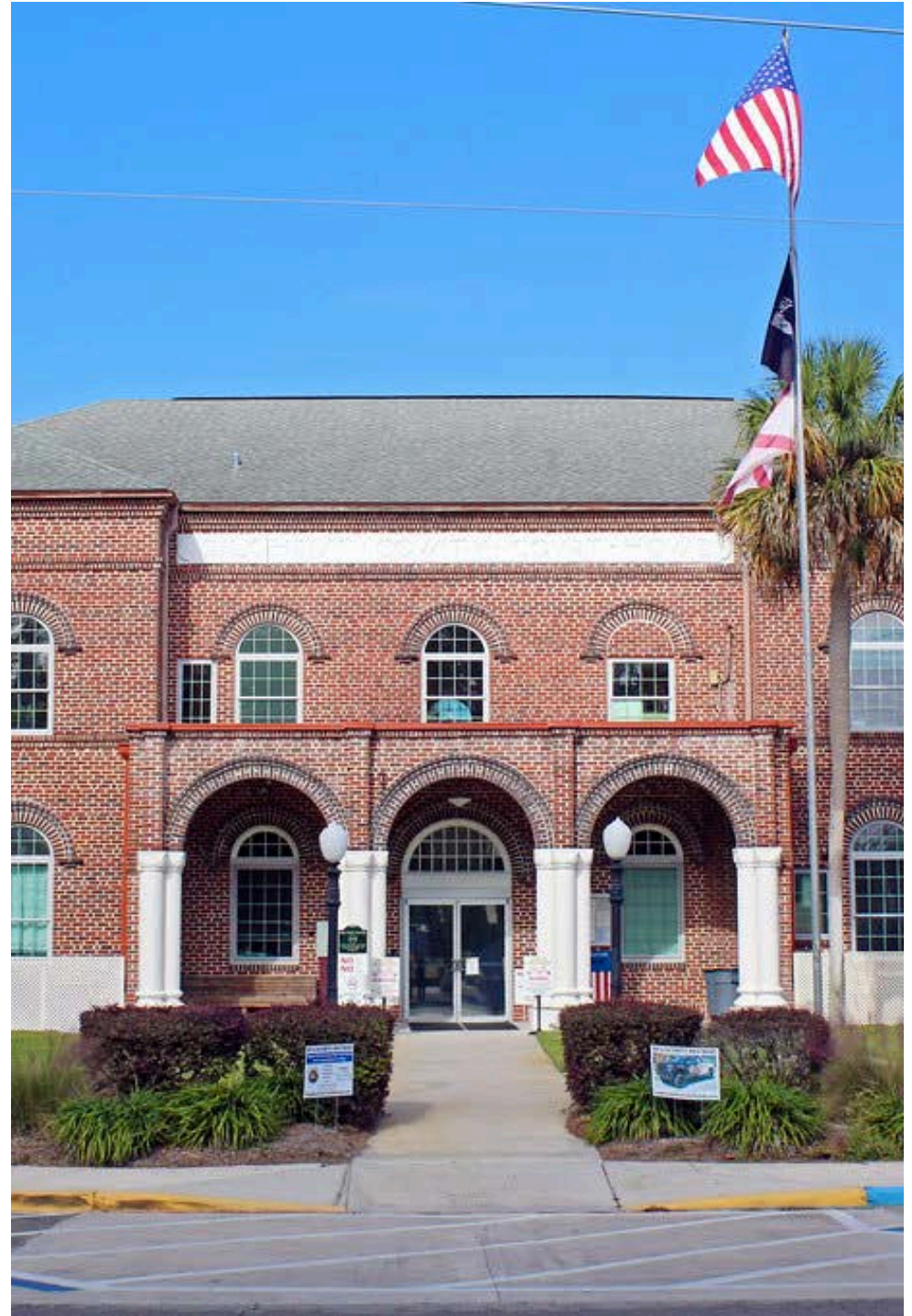
Living in Trenton, FL is a truly unique experience. This small town has a charming, laid-back atmosphere and a lot of natural beauty to enjoy. The rolling hills and pine forests provide plenty of outdoor activities such as fishing, hunting, hiking, and camping. There are also several lovely parks for picnics and other fun activities. The downtown area has some great restaurants, shops and galleries that reflect the culture of the region. Residents here love spending time outdoors in nature but can still enjoy modern conveniences like shopping malls or restaurants within a short drive from home. The town is close-knit with a strong sense of community spirit and friendly locals who are always willing to lend a helping hand whenever needed. Medium-large metro area set in the flatlands and woodlands of Florida. Primary industries include education and healthcare. Noteworthy assets include shoreline and college town. - Positioned in north Florida, 70 miles southwest of Jacksonville and 120 miles north of Orlando.

 **POPULATION**  
**1,843**

 **MEDIAN HOME VALUE**  
**\$150,000**

 **MEDIAN RENT**  
**\$779**

 **MEDIAN HH INCOME**  
**\$45,486**



4,842 SF RESTAURANT SPACE IN TRENTON, FLORIDA

# 115 NW FIRST STREET

TRENTON, FL 32693

**BRENT LINE - COMMERCIAL ASSOCIATE**

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