

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. Included in the acquisition is additional land that holds potential for development or sale.

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.

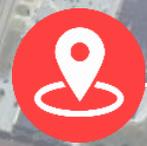
LOCATION



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.

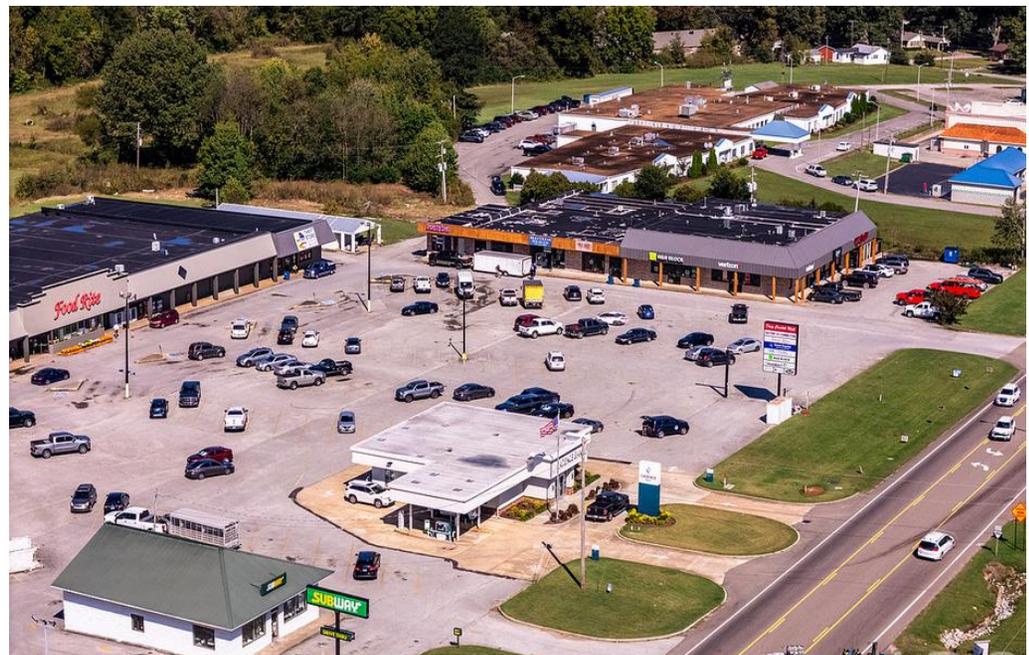


Places with the Lowest Cost of Living in Tennessee	Most Diverse Places to Live in Tennessee	Best Places to Buy a House in Tennessee
#18 of 252	#31 of 253	#53 of 252

PROPERTY AERIAL



PHOTOS



DEMOGRAPHICS

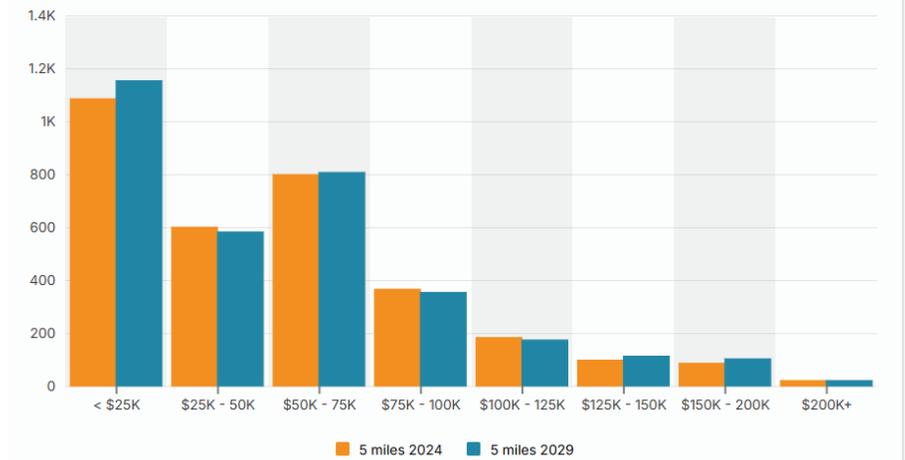
Population

	2 miles	5 miles	10 miles
2020 Population	4,222	7,707	27,426
2024 Population	4,342	7,782	28,083
2029 Population Projection	4,449	7,949	28,759
Annual Growth 2020-2024	0.7%	0.2%	0.6%
Annual Growth 2024-2029	0.5%	0.4%	0.5%
Median Age	42.4	42.9	42.7
Bachelor's Degree or Higher	13%	13%	12%
U.S. Armed Forces	0	0	26

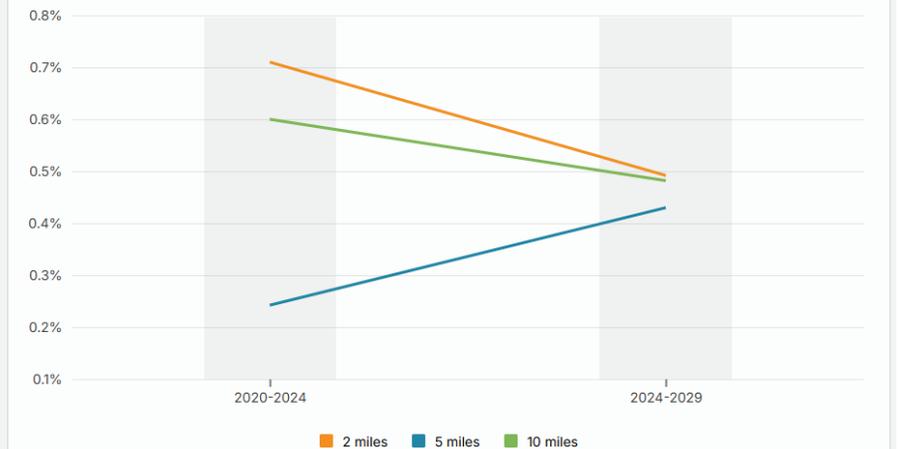
Households

	2 miles	5 miles	10 miles
2020 Households	1,837	3,200	11,311
2024 Households	1,891	3,237	11,599
2029 Household Projection	1,938	3,307	11,879
Annual Growth 2020-2024	0.8%	0.5%	0.6%
Annual Growth 2024-2029	0.5%	0.4%	0.5%
Owner Occupied Households	1,013	2,048	7,663
Renter Occupied Households	926	1,259	4,215
Avg Household Size	2.2	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$43.4M	\$81.3M	\$294M

Households By Income



Annual Population Growth



Data Provided by CoStar



2038 HWY 45 BYPASS

TRENTON, TN

VALUE-ADD RETAIL CENTER

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