

# Market Place Shopping Center-Ingle's anchored-Trenton, GA

## 12078 S. Main St., Trenton, GA 30752

Listing ID: 2128607  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Street Retail  
 Contiguous Space: 4,225 - 8,450 SF  
 Total Available: 8,450 SF  
 Lease Rate: \$7 PSF (Annual)  
 Base Monthly Rent: \$2,464 - 4,929  
 Lease Type: Absolute NNN, NNN



### Overview/Comments

Retail Shopping Center with anchor tenants of Ingle's & Factory Connection at traffic light on Hwy 11 just off the Trenton, GA exit of I-59. Recently renovated to like new space.

Space A-3 contains 4,255 s.f. @ \$7.00 base rent + \$1.58 NNN charges = \$3,042.33 total monthly rent.

Space A-4 contains 4,255 s.f. @ \$7.00 base rent + \$1.58 NNN charges = \$3,042.33 total monthly rent.

Both spaces can be leased together for a total monthly rent of \$6,084.66.

### More Information Online

<http://commercial.gcar.net/listing/2128607>

### QR Code

Scan this image with your mobile device:



### General Information

Retail-Commercial Type:	Street Retail	Gross Building Area:	52,450 SF
Zoning:	C	Building/Unit Size (RSF):	52,450 SF
Building Name:	Market Place Shopping Center		

### Available Space

Suite/Unit Number:	A-3	Date Available:	05/01/2019
Space Available:	4,225 SF	Lease Term (Months):	36 Months
Minimum Divisible:	4,225 SF	Lease Rate:	\$7 PSF (Annual)
Maximum Contiguous:	8,450 SF	Lease Type:	Absolute NNN
Space Subcategory 1:	Grocery-Anchored	Parking Spaces:	272
Space Subcategory 2:	Neighborhood Center	Real Estate Taxes:	\$0.44 PSF (Annual)
Space Type:	Relet	Operating Expenses:	\$1.14 PSF (Annual)

Space Description Redeveloped space of 32.5' x 130' adjacent to Ingle's Grocery Store. Glass store front with two handicap baths, rear loading. Vanilla Box with carpet, and all new finishes, new roof, new HVAC units. Move in condition. Great visibility from Hwy 11. Landlord willing to subdivide.

### Available Space

Suite/Unit Number:	A-4	Lease Term (Months):	36 Months
Space Available:	4,225 SF	Lease Rate:	\$7 PSF (Annual)
Minimum Divisible:	4,225 SF	Lease Type:	NNN
Maximum Contiguous:	8,450 SF	Real Estate Taxes:	\$0.44 PSF (Annual)
Space Type:	Relet	Operating Expenses:	\$1.14 PSF (Annual)
Date Available:	05/01/2019	Rent Escalators:	Fixed Lease

Space Description Like new condition. Carpeted with painted walls, finished storage area and restrooms in back. Rear exit, no loading dock. Landlord willing to subdivide.

## Area & Location

Market Type:	Small	Largest Nearby Street:	White Oak Gap Road
Retail Clientele:	General, Business	Traffic/Vehicle Count:	11,300
Property Located Between:	Hwy 11	Transportation:	Highway
Side of Street:	South	Highway Access:	Faces Hwy 11, two blocks off of I-65 S at the Trenton, GA exit
Road Type:	Paved	Site Description:	Level Site at Main Traffic light
Property Visibility:	Excellent		

Area Description Retail corner on the direct corridor to downtown Trenton. Surrounded by other retailers. Ingles is the anchor tenant for this center.

## Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Total Number of Buildings:	1	Parking Description:	Asphalt paved level parking lot, with easy access.
Number of Stories:	1	Loading Doors:	0
Property Condition:	Good	Loading Docks:	0
Year Built:	1990	Passenger Elevators:	0
Year Renovated:	2011	Freight Elevators:	0
Roof Type:	Flat	Sprinklers:	Wet
Construction/Siding:	Brick	Heat Type:	Electricity
Exterior Description:	Block walls with glass/metal storefronts	Heat Source:	Central
Total Parking Spaces:	272	Air Conditioning:	Engineered System
Parking Ratio:	5 (per 1000 SF)		

Interior Description Like new condition. New Vanilla box with flooring, new HVAC, new roof and new storefronts and lighting. Move in condition. Handicap restrooms and rear loading access

## Land Related

Zoning Description:	Retail/Commercial
Water Service:	Municipal
Sewer Type:	Municipal, Storm

## Location

Address:	12078 S. Main St., Trenton, GA 30752
County:	Dade
MSA:	Chattanooga



## Property Images

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Store front

## Property Contacts

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**Beth Soloff**

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Beth Soloff

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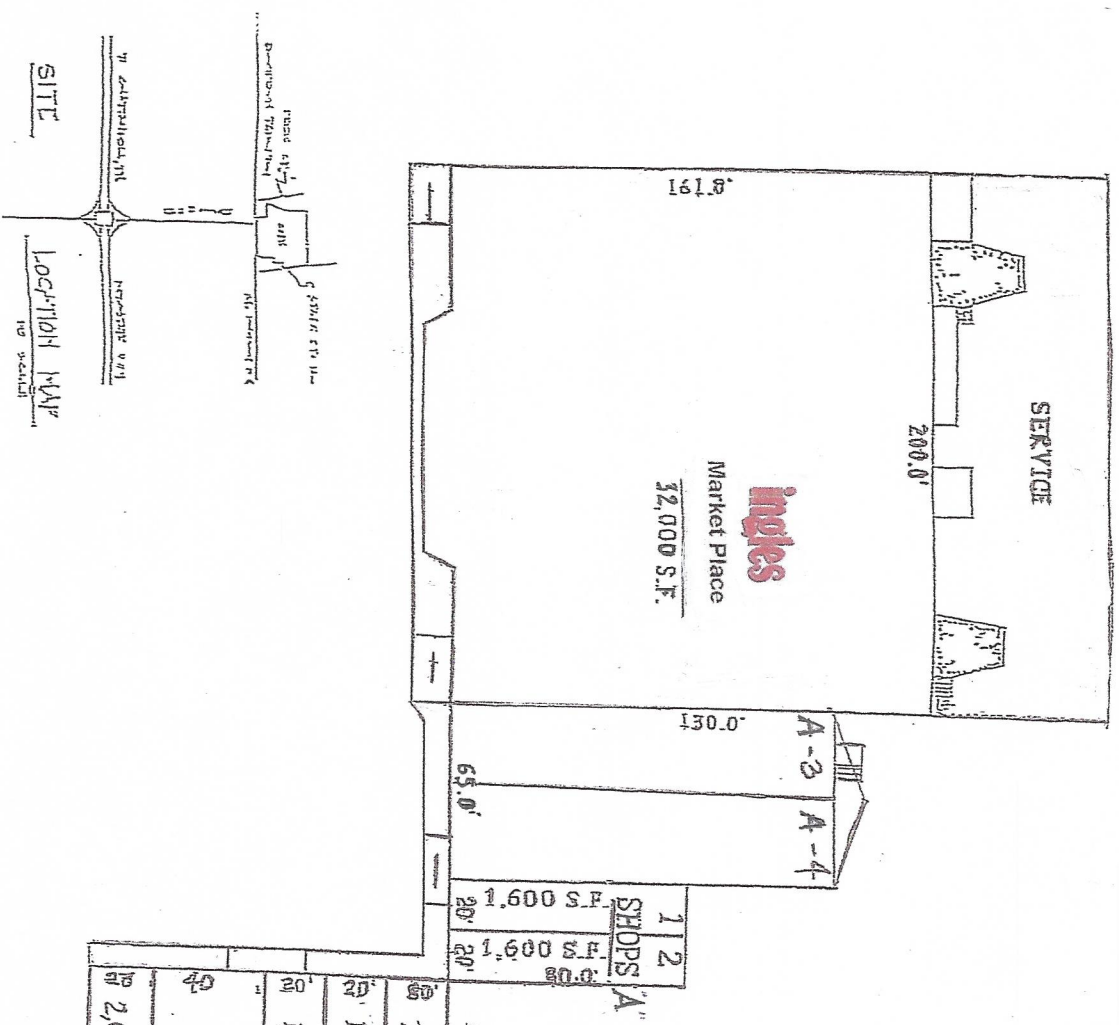
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# Crown Properties, Ltd., Trenton

427 East 5th Street  
Chattanooga, TN 37408

(423) 267-2675  
(423) 267-0267 FAX

**TOTAL DEVELOPMENT - 54,450 S.F.**  
**TOTAL PARKING - 272**  
**PARKING RATIO - 5.0**



STREET	SPACE	TENANT	SQ. FT.
12078	A3	Ingles Market	32,000
12066	A3	Available	4,225
12068	A4	Available	4,225
12064	A1	State Farm	1,600
12062	A2	Maytag	1,600
12060	B1	World Fin.	1,600
12058	B2	Liberty Tax	1,600
12056	B3	Tobacco	1,600
12054	B4	Factory Conn.	4,000
12052	B5	Available	2,000
Total Square Footage			54,450
Total Parking Spaces			272