

FOR SALE

30 Ontario Street

Freestanding FreshCo in Trenton, ON



Grocery Anchored Retail Investment Opportunity



The Opportunity

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in 30 Ontario Street (the "Property"), a freestanding grocery store situated on 4.42 acres in Trenton, Ontario. The Property is improved with one freestanding commercial building comprised of 27,515 SF which is fully leased to FreshCo, a successful Sobeys owned banner with locations across the country. Originally a Price Chopper, this store has been in operation since 1998 and was converted by Sobeys to a FreshCo in 2014 as part of a national rebranding strategy. FreshCo has term until 2028 with 3 x 5 year options to renew thereafter (at fair market, no less than the immediately preceding rate). **The Property also features a new energy efficient TPO (thermoplastic polyolefin) roof that was installed in 2024**, enhancing its long-term value and reducing maintenance concerns for a new owner.

It is located in the heart of Trenton, along the Trent River and approximately 300 metres east of Trenton's downtown core. The location offers exceptional accessibility, accommodating vehicular and, unofficially, casual boater traffic as well. 30 Ontario Street features on-site docking facilities along the Trent River, enhancing its appeal to consumers seeking diverse transportation options. Trenton is the main population centre in Quinte West, an amalgamated municipality located on Highway 401, providing easy access to major markets in Ontario and the United States. There is an abundance of national retailers in the immediate area drawing consumers from across the region. The site is also in close proximity to established residential neighbourhoods with over 22,400 residents living within a 3 km radius.

Address	30 Ontario Street, Trenton, Ontario
Main Intersection	Ontario Street and Dundas Street East
Tenant	FreshCo (Sobeys)



GLA
27,515 SF



Site Area
4.42 acres



Access Points
3



Parking
152 stalls



Occupancy
100%



Remaining Lease Term
3.2 years



Investment Highlights



Prime Location & Accessibility:

- The Property is situated in Trenton's south-central district, only 300 metres from the downtown core and adjacent to the Trent River, offering exceptional accessibility (with occasional boat traffic anchored next to the store making grocery runs also).
- Located next to Highway 401, Trenton provides convenient access to major Ontario and U.S. markets, facilitating potential business growth and increased consumer traffic.
- The site benefits from excellent visibility along Dundas Street East (Highway 2), a major arterial route, enhancing its accessibility to neighbouring municipalities like Belleville and Coburg.



Strong Financials

- The Property is fully leased to FreshCo, a successful Sobeys owned banner with locations across the country. The Tenant has term until 2028 with 3 x 5 renewal options thereafter.
- The Property features a new energy efficient TPO roof with a 20-year warranty that was installed in 2024, enhancing its long-term value and reducing maintenance concerns for potential investors.
- Originally a Price Chopper, this store has been in operation since 1998 and was converted by Sobeys to a FreshCo in 2014, as part of a national rebranding strategy.



Appealing Demographic

- With over 22,400 residents within a 3 km radius and 28,287 within a 5 km radius, the Property draws from a sizable local population, driving consistent consumer demand.
- Trenton is home to Canada's largest Air Force Base (CFB Trenton), with approximately 3,300 regular forces, 400 reserve forces, and 500 civilian members who make up the workforce and drive the local economy. In 2024, the Department of National Defence announced plans to invest \$850 million in CFB Trenton's infrastructure.
- Trenton is the primary population centre of Quinte West and benefits from access to a substantial workforce, with approximately 110,000 individuals residing within a 45-minute commute.

FRESH CO

Site Plan



Location Overview

30 Ontario Street occupies a strategic location in Trenton's south-central district, positioned approximately 300 metres east of the central business district and adjacent to the Trent River. The Property benefits from exceptional visibility along Dundas Street East (Highway 2), a major arterial route traversing southern Ontario, facilitating seamless connectivity to neighbouring municipalities such as Belleville to the east and Coburg to the west.

The immediate vicinity of the Property boasts a diverse array of prominent national retailers, including financial institutions such as TD Canada Trust, BMO, Scotiabank, and CIBC; retail establishments like Shoppers Drug Mart and Metro; and popular quick service restaurants such as Tim Hortons. The site's accessibility is further enhanced by its abundant parking facilities, a distinctive advantage in comparison to other retail locations in the area.

The Property's strategic position capitalizes on its proximity to CFB Trenton, Canada's largest Air Force Base with approximately 3,300 regular forces, 400 reserve forces, and 500 civilian members who make up the workforce and drive the local economy. In 2024, the Department of National Defence announced plans to invest \$850 million in CFB Trenton's infrastructure. The Property is also near established residential neighbourhoods with over 28,000 residents living within a 5 km radius, characterized by an average household income of \$108,461.

Demographics

Economic Indicators:	Trenton	Quinte West
Total Population	31,198	50,564
Total Households	12,632	20,054
Average Household Size	2.4	2.5
Average Household Income	\$107,085	\$115,330
Projected Population Change (% 2024-2029)	+4.12%	+3.83%

Distance from Site	3 km	5 km
Total Population	22,431	28,287
Total Households	9,207	11,508
Average Household Size	2.4	2.4
Average Household Income	\$97,594	\$108,461
Projected Population Change (% 2024-2029)	+2.49%	+4.00%

Source: ESRI 2024



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30 Ontario Street Trenton, Ontario

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