



115 Leroux Street / Doniphan, MO 63935

*Representative photo

NEWER BUILDING & LONG-TERM LEASE

The Property was built in 2010 and underwent a complete renovation in 2020; Tractor Supply signed a new, 10-year lease with four, five-year options.

CORPORATE GUARANTY WITH RENT INCREASES

The 10-year lease is corporately guaranteed by Tractor Supply Company and features four, five-year options with 10% rent increases throughout the option periods.

LIMITED COMPETITION/IDEAL TRACTOR SUPPLY LOCATION

Only Tractor Supply store within a 40-Mile radius, there is no significant competition in the market or surrounding areas.

STRONG FORTUNE 500 TENANT

Tractor Supply is a Fortune 500 Company with a market cap of ±\$10.8B and has experienced a solid increase in revenue over the past decade. In 2019, total revenue was ±\$8.35B, an increase of 5.6% from 2018.

INEXPENSIVE PRICE POINT

Tractor Supply Company is paying low rent at this site, resulting in a purchase price of only \$96 PSF; most new Tractor Supply properties are priced significantly higher.

PRIMARY RURAL LIFESTYLE RETAILER

Tractor Supply is the only rural lifestyle and outfitter serving the market.

E-COMMERCE PROOF

Tractor Supply is thriving alongside e-commerce as 70% of online orders are fulfilled in-store. An encouraging sign as the company continues to invest in its brick-and-mortar properties and digital presence to increase market share in rural communities.



\$2,554,400
SALE PRICE



6.5%
CAP RATE



PRICING SUMMARY

NET OPERATING INCOME	\$166,036	TOTAL LAND AREA	2.83 AC
TOTAL SQUARE FOOTAGE	26,608	YEAR BUILT/RENOVATED	2010/2020
PRICE PER SQUARE FOOT	\$96.00	PARKING RATIO	2.33/1,000 SF

NASDAQ: TSCO



\$8.35^B
2019 SALES



1,800+ STORES
IN 49 STATES



80+ YEARS
OF SERVICE



32,000+
TEAM MEMBERS



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