

# Pick 'n Save | Tractor Supply

Eagle River, WI

**Price: \$8,300,000**

**Cap Rate: 7.43%**

**Stan Johnson Company**, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 709-711 US Highway 45 in Eagle River, Wisconsin (the "Property"). The Property consists of a 91,100 SF building on a 12.34 acre parcel of land. The Property is leased to Pick 'n Save and Tractor Supply Co., both of which are operating under NNN leases with more than nine (9) years of lease term remaining that also feature 5.00% increases every five (5) years. The Pick 'n Save lease is guaranteed by The Kroger Co. (S&P: BBB/ Stable) while the Tractor Supply lease is also corporately guaranteed (NASDAQ: TSCO). This Pick 'n Save location was one of the first stores to receive the Kroger guaranty following the company's acquisition of Roundy's Supermarkets, Inc., showing their belief in and commitment to this location.

## Location Synopsis

**Eagle River** is a city in Vilas County, Wisconsin. Located in the north central portion of the state between the Nicolet National Forest and the Northern Highland American Legion State Forest, Eagle River is on a chain of 28 lakes, the largest freshwater chain in the world.

## Investment Highlights

- Strong Corporate Guarantees from National Retailers
- NNN Leases with 9+ Years of Lease Term Remaining
- 2017 Building Renovation
- Significant Rental Increases
- Critical Retailers to Eagle River Community
- Top Tourism Destination in Northern Wisconsin



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

**Brad Feller** | Senior Director  
bfeller@stanjohnsonco.com  
+1 312.240.0194  
Wisconsin License #57176-90

**Isaiah Harf** | Director  
iharf@stanjohnsonco.com  
+1 312.777.2437

**Andy Gatchell** | Associate Director  
agatchell@stanjohnsonco.com  
+1 312.777.2439

**Blaise Bennett, Esq.** | Associate  
bbennett@stanjohnsonco.com  
+1 312.777.2449

**Mark Lovering** | Associate  
mlovering@stanjohnsonco.com  
+1 312.777.2441

**Jack Klister** | Analyst  
jklister@stanjohnsonco.com  
+1 312.777.2445

.....

**Stan Johnson Company**  
303 East Wacker Drive | Suite 1111  
Chicago, Illinois 60601  
P: +1 312.240.0127 | F: +1 312.240.0158

[stanjohnsonco.com](http://stanjohnsonco.com)

 **Stan Johnson Co.**