

WEIR MOUNTAIN



OFFERING MEMORANDUM • TRACTOR SUPPLY CO. STORE #1573

SINGLE-TENANT FREESTANDING BUILDING IN PRIME LOCATION ALONG HIGHWAY CORRIDOR

Actual Subject Photo

124 New Brodheadsville Blvd S/1580 Route US-209, Brodheadsville, Pennsylvania 18322

Marcus & Millichap



2018 5-MILE AVERAGE HH INCOME
OVER **\$79,000**

**TSC TRACTOR
SUPPLY CO**

VICTORY BAPTIST CHURCH
OF THE POCONOS



FLOOR

source



CLOUD VALLEY VAPOR

WEST END
EQUIPMENT RENTAL

WEST END DINER

EUROTEK AUTOMOTIVE
BOSCH CAR SERVICE

FIREWORKS SUPERSTORE

NEW BRODHEADSVILLE BLVD S

HIGHWAY ROUTE US-209 - 17,000 VPD (2017)



WEST END PLAZA

Peebles



DOLLAR TREE



**ANYTIME
FITNESS**

weis



**DOLLAR
GENERAL**



**DUNKIN'
DONUTS**

Dunkelberger's
Sports Outfitter

Lehigh Valley
Health Network

ExxonMobil

ShopRight

MHK ATTORNEYS

N

*Borders Are Approximate

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NEW YORK CITY, NY
70 Miles East
Pop.: 8.5 Million (2018)



PHILADELPHIA, PA
70 Miles South
Pop.: 1.5 Million (2018)



209

WELLS FARGO



McDonalds



Burger King



PLEASANT VALLEY
HIGH SCHOOL
~2,000 STUDENTS

209

HWY ROUTE US-209 - 17,000 VPD (2017)



2018 10-MILE POPULATION
OVER **82,000**

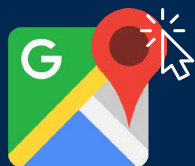


**TRACTOR
SUPPLY CO.**

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Marcus Millichap



ADDRESS:
1580 RTE US-209
BRODHEADSVILLE, PA 18322



PRICE
\$5,542,000



CAP RATE
5.75%



ANNUAL RENT
\$318,684

VITAL DATA				
Price			\$5,542,000	
Cap Rate			5.75%	
Gross Leasable Area			19,097 Sq. Ft.	
Year Built			2011	
Lot Size			4.56 +/- Acre(s)	
Type of Ownership			Fee Simple	
Occupancy			Single Tenant	
LEASE SUMMARY				
Tenant			Tractor Supply Co.	
Lease Type			Double Net Lease	
Roof & Structure			Landlord Responsible (Transferable Roof Warranty)	
Rent Commencement			12/17/2011	
Lease Expiration			12/31/2026	
Lease Term Remaining			7+ Years	
Options			Three, 5-Year Options	
Increases			Yes, 10% Increases Every Five Years	
Right of First Refusal			Yes, Tenant Shall have 30 Days from Receipt of Written Notice	
RENT SCHEDULE				
Year	Annual Rent	Monthly Rent	Rent/Sq. Ft.	Cap Rate
1-5	\$289,717	\$24,143.00	\$15.17	-
6-10	\$318,689	\$26,557.00	\$16.69	5.75%
11-15	\$350,658	\$29,222.00	\$18.36	6.33%
16-20 (Option 1)	\$385,613	\$32,134.00	\$20.19	6.96%
21-25 (Option 2)	\$424,175	\$35,348.00	\$22.21	7.65%
26-30 (Option 3)	\$466,592	\$38,883.00	\$24.43	8.42%

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LEASE SUMMARY

Landlord Responsibilities

Landlord is responsible for maintaining the structure and exterior of the Building, including the roof, gutters, downspouts, foundation, sub-floors, walls, and all outdoor elements of the Premises to the extent not the responsibility of the Tenant including the structure and surface of paved areas, the base of the tenant's pylon sign, and all structural portions of the Demised Premises.

Landlord is responsible for maintaining the "Waterworks system" along with water purification system, per 2nd Amendment of the Lease.

Tenant Responsibilities

Tenant shall be responsible to perform maintenance repair and replacement to glass windows and doors, interior maintenance of the Building, maintaining, repairing and replacing the HVAC, electrical and plumbing systems and equipment and all utility lines servicing the Building and within the Building, maintaining and replacing lamps and re-painting light poles in the parking lot and display areas, clearing snow and ice, sidewalks and drive lanes, landscape maintenance and repair, maintaining and repairing the fence and the structure and surface of the pavement, painting of exterior of the Building, maintaining, repairing and replacing Tenant's building sign(s), covered under insurance and necessitated by casualty event, repairs or maintenance necessitated by negligence or intentional misconduct by Tenant.

Taxes

Real Estate Taxes shall be paid directly by Tenant.

Insurance

Landlord shall carry Commercial General Liability Insurance with a combined single limit in an amount sufficient to protect Landlord and Tenant, but in no event will such insurance be in an amount less than a combined single limit of \$2M per occurrence and an aggregate limit of \$4M. Tenant's to carry Commercial General Liability and Property Insurance policies per the lease section 32.

Assignment & Subletting

Tenant may sublet the Demised Premises or assign the Lease at any time is required, per the lease, to notify Landlord with the name of the subtenant or assignee within fifteen days of any subletting or assignment. Following any subletting or assignment Tenant shall not be relieved of any obligations under this Lease, and shall remain primarily liable.

Estoppel

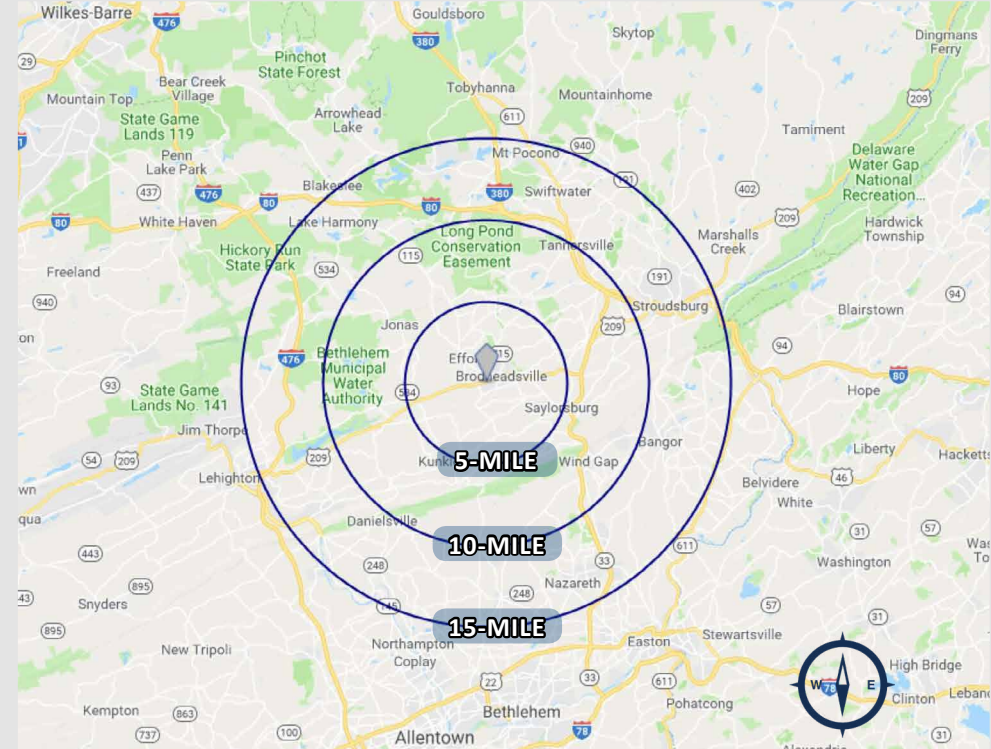
Landlord and Tenant agree to execute and deliver to the other within ten days after receipt of the request.

Easement Agreement

Tenant hereby agrees that Tenant shall be responsible for any reimbursement obligations of Landlord under the Easement Agreement, but only the extent Tenant holds the same payment and performance obligations in the Demised Premises under this Lease.

INVESTMENT HIGHLIGHTS

- Net Leased Property (NN) with Limited Landlord Responsibility
- Subject Offers Investor Hedge Against Inflation with 10 Percent Increases Every Five Years Throughout the Lease and Options
- Surrounded by National Retailers Including: a New Shop Rite Grocery Store, Dollar General, AutoZone, Dunkin' Donuts, Dollar Tree & More
- Landlord Responsible for Roof and Structure (Transferable Roof Warranty) Built in 2011
- Tractor Supply has Grown Store Count by 143 Percent Over 10 Years
- Tractor Supply Operates 1,899 Stores in 49 States, Including 1,685 Tractor Supply Stores and 168 Petsense, Pet Specialty Stores as Well as E-Commerce Websites Necessary in Omni-Channel Age of Retail
- Omni-Channel Presence as the "www.tractorsupplyco.com" Site Drew Over 22M Store Location Searches in 2017
- In 2017, TSCO Opened 101 Tractor Supplys and 25 Petsense Stores, Increased Store Sales Comps 2.7%, Grew Net Sales to \$7.3B, Delivered Net Income per Diluted Share of \$3.30, and Returned \$503M to Shareholders
- Situated Along Highway Route US-209 with Daily Traffic Counts of Over 17,000 (2017)
- 35 Minute Drive from Lehigh Valley International Airport (ABE), the Fourth Largest Airport in Pennsylvania, Serves 11 Nonstop Destinations
- Two-Hour Drive to and from New York City, 60 Miles from New Jersey, 70 Miles North of Philadelphia, PA, 70 Miles West of New York City, NY, & 125 Miles Northeast of Baltimore, MD

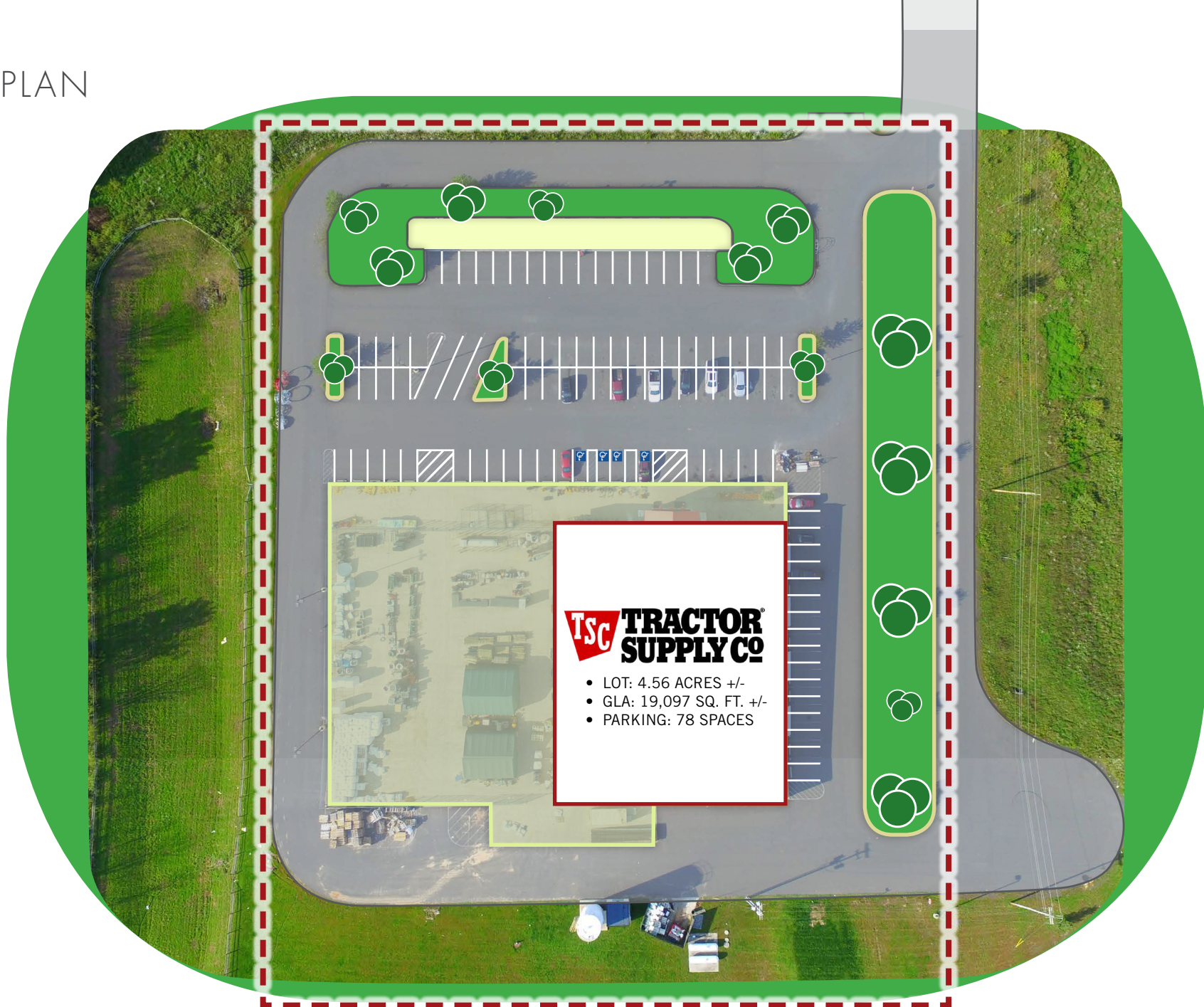


DEMOGRAPHICS

Population	5 Miles	10 Miles	15 Miles
2010 Population	24,650	83,359	225,081
2018 Population <i>Estimate</i>	24,051	82,476	223,920
2023 Population <i>Projection</i>	25,142	87,668	236,117
2018 Daytime Population	17,668	52,120	196,369
Households	5 Miles	10 Miles	15 Miles
2010 Households	8,703	30,329	84,149
2018 Households <i>Estimate</i>	8,601	30,183	83,714
2023 Households <i>Projection</i>	9,072	32,373	88,978
2018 Average HH Size	2.0	2.3	2.4
Income	5 Miles	10 Miles	15 Miles
Median HH Income	\$65,327	\$64,305	\$64,064
Per Capita Income	\$28,516	\$29,354	\$30,305
Average HH Income	\$79,382	\$79,769	\$80,343

Source: Marcus & Millichap Analytics, U.S. Census Bureau (2019)

SITE PLAN



**TSC TRACTOR
SUPPLY CO.**

- LOT: 4.56 ACRES +/-
- GLA: 19,097 SQ. FT. +/-
- PARKING: 78 SPACES



**Borders Are Approximate*

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SUBJECT PHOTOGRAPHS



AREA PHOTOGRAPHS



LOCATION OVERVIEW

BRODHEADSVILLE, PA • EAST STROUDSBURG, PA MSA

Brodheadsville is a census-designated place in Monroe County, Pennsylvania. The population was 1,800 as of the 2010 census.

Named in honor of James Monroe, the fifth president of the United States, the county is located in northeastern Pennsylvania, along its border with the state of New Jersey. The county seat is Stroudsburg. Monroe County is coterminous with the East Stroudsburg, PA Metropolitan Statistical Area (MSA), borders the Lehigh Valley, and has connections to the Delaware Valley. As of the 2010 census, the MSA population was approximately 170,000.

East Stroudsburg is a newly-defined Metropolitan Statistical Area that is made up of Monroe County in the Poconos region of Pennsylvania. Home to East Stroudsburg University of Pennsylvania and the Northampton Community College, East Stroudsburg is a rapidly growing community with the population up 70% since 1990. A strong commercial and retail section has numerous shopping centers, with more being planned. Monroe County is home to three state parks and the Pocono Raceway where two NASCAR events are held annually. Both the East Stroudsburg Armory and East Stroudsburg Station are listed on the National Register of Historic Places



Sources: Marcus & Millichap Research Services; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



MONROE COUNTY, PA MAJOR EMPLOYERS

BUSINESS NAME	NO. OF EMPLOYEES
Tobyhanna Army Depot	5,000
Aventis Pasteur Inc	2,000
Pocono Medical Center	1,800
Mount Airy Casino Resort	1,400
Pocono Mtn. School District	1,000
Kalahari Resorts LLC	1,000
Pleasant Valley School District	1,000

Source: www.pennsnortheast.com/



196,369

**2018 DAYTIME POPULATION
WITHIN 15-MILE RADIUS**

*SOURCE: MARCUS & MILLICHAP
ANALYTICS, U.S. CENSUS*



70 MILES

**NORTH OF PHILADELPHIA,
PA & WEST OF NEW YORK
CITY, NY**



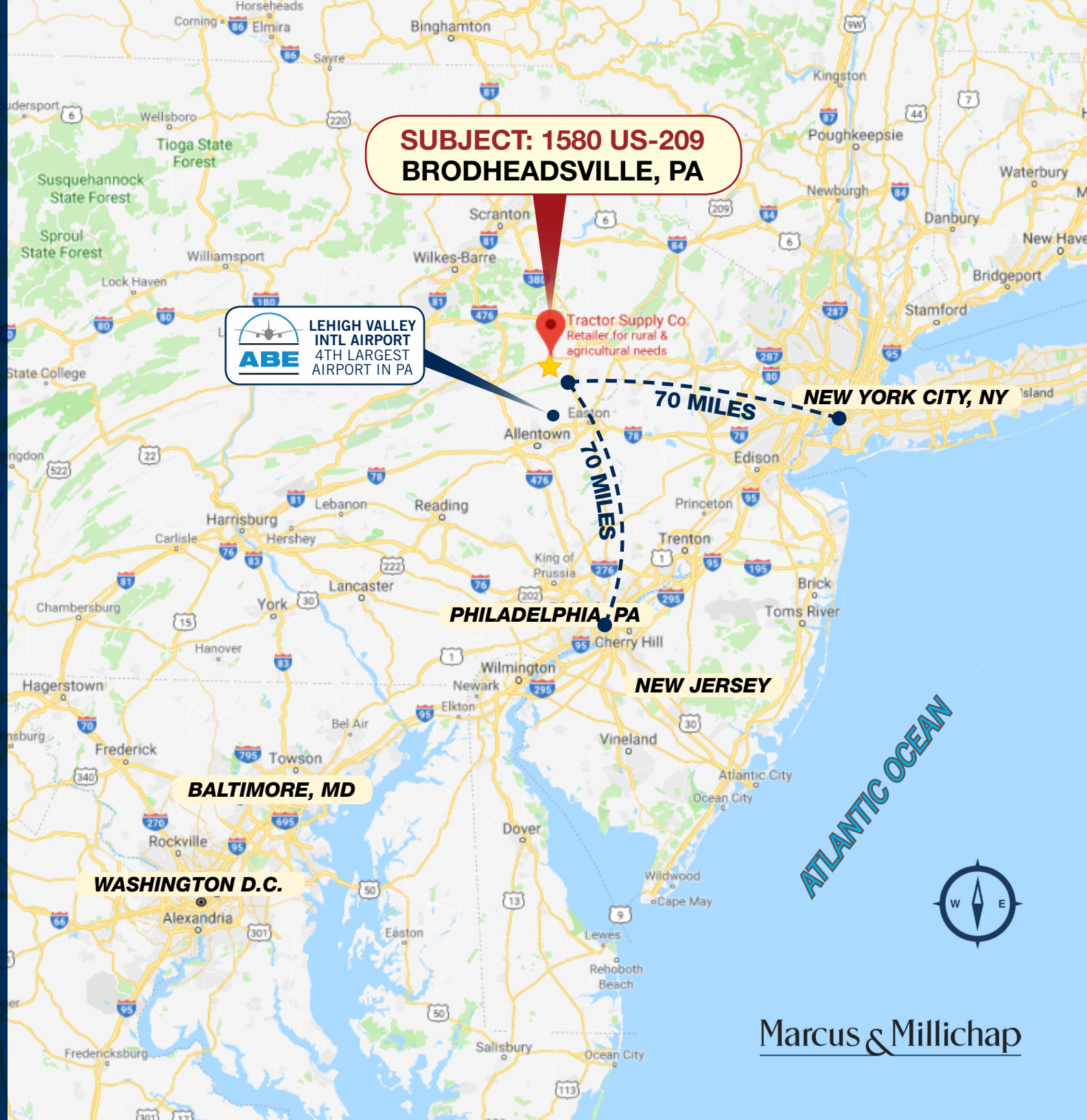
35 MINUTES

**FROM LEHIGH VALLEY
INTERNATIONAL AIRPORT
(ABE) SERVES 11 NONSTOP
FLIGHTS TO EASTERN PA**



211 MILES

**LENGTH OF U.S. ROUTE 209
RUNS FROM PA TO NY**



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TENANT OVERVIEW



TRACTOR SUPPLY COMPANY

Tractor Supply Company (NASDAQ: TSCO) is in its 80th year of operation and, since being founded in 1938, has grown to become the largest rural lifestyle retail store chain in the United States.

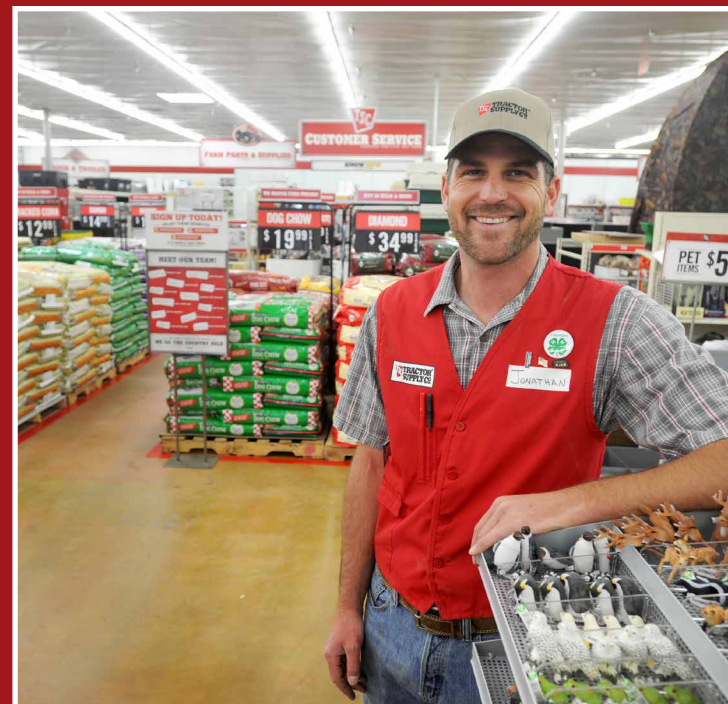
With more than 29,000 employees, nearly 1,900 stores in 49 states and a well-trafficked e-commerce website, TSCO is keeping up with recent omni-channel competition, including Amazon and Walmart. Tractor Supply has a company-wide focus on being the most dependable supplier of basic maintenance products for the lifestyle needs of recreational farmers and ranchers, with stores located in towns outlying major metropolitan markets in rural communities. The company's mission is to work hard, have fun and make money by providing legendary service and great products at everyday low prices.

Tractor Supply stores typically range from 15,000 to 20,000 square feet of inside selling space, along with additional outside selling space. The company has a long-term target to reach 2,500 stores and plans on opening approximately 80 stores in 2018.



Tractor Supply offers a comprehensive, localized array of merchandise, including:

- Equine, livestock, pet and small animal products, health items, growth, etc
- Hardware, truck, towing and tool products
- Seasonal products, including heating, lawn and garden items, power equipment, gifts and toys
- Work/recreational clothing and footwear
- Maintenance products for agricultural and rural use



Company Name	Tractor Supply Co.
Current CEO	Gregory A. Sandfort
Headquarters	Brentwood, TN
Stock Symbol	TSCO
Revenue	\$7.57 Billion USD (2017)
Credit Rating	B2
Locations (2018)	1,899
Employees	29,000+
Website	www.tractorsupplyco.com

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ACTIVITY ID: ZAA0330418

BROKER OF RECORD - PENNSYLVANIA

ANTHONY PALUMBO

LICENSE: RM423958

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