



TRACTOR SUPPLY COMPANY

OFFERING MEMORANDUM

8005 MARKETPLACE DRIVE | OAK RIDGE, NC





OFFERED EXCLUSIVELY BY
NEWMARK KNIGHT FRANK
NET LEASE CAPITAL MARKETS

MATT BERRES
Executive Managing Director
949.608.2066
matt.berres@ngkf.com

KEN HEDRICK
Executive Managing Director
918.878.9540
ken.hedrick@ngkf.com

D. ANDREW RAGSDALE, Esq.
Senior Managing Director
918.878.9535
andrew.ragsdale@ngkf.com

JERRY HOPKINS
Executive Managing Director
918.878.9536
jerry.hopkins@ngkf.com

In association with
BERT SANDERS
Vice Chairman
404.926.1104
bsanders@ngkf.com

THE TEAM

TRACTOR SUPPLY CO.

8005 MARKETPLACE DRIVE | OAK RIDGE, NC

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark Knight Frank's Net Lease Capital Markets (the "Agent") has been engaged as the exclusive sales representative for the sale of (the "Property") by 'Ownership' (the "Seller").

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PURCHASE PRICE \$5,008,696

CAP RATE CONTACT BROKER FOR DETAILS

INVESTMENT HIGHLIGHTS



100% LEASED AND GUARANTEED BY TRACTOR SUPPLY COMPANY (NASDAQ: TSCO)

The Subject Property is fully leased and guaranteed by Tractor Supply Company (Nasdaq: TSCO).



FORTUNE 500 RETAILER

TSCO checks in at #388 on the Fortune 500, and is the largest rural lifestyle retail store chain in the United States, operating approximately 1,775 locations throughout 49 states.



10% RENT INCREASES EVERY 5 YEARS

The lease provides for scheduled 10% rent increases every five years, throughout the primary term and option periods.



HIGHLY PASSIVE NN LEASE

The subject property boasts a highly passive NN lease with landlord responsibilities limited to roof, structure and parking.



LONG TERM LEASE

The Subject Property boasts a long term lease, which runs through September 2030.



EXECUTIVE SUMMARY

Address	8005 Market Place Drive Oak Ridge, NC 27310
Tenant/Guarantor	Tractor Supply Company
Use	Retail
Acreage	3.85
Rentable Building Area	21,677 sf
Outdoor Display Area	20,000 sf
Lease Structure	NN (roof, structure, parking)
Rent Increases	10% rent increases every 5 years
Lease Effective Date	April 21, 2005
Rent Commencement	April 21, 2005
Primary Term Expiration	September 30, 2030
Initial Term	25 years
Interest	Fee simple
Year Built	2005



THE INVESTMENT

LOCATION MAP



8005 Marketplace Drive

	POPULATION	1 MILE	3 MILE	5 MILE
2019 ESTIMATE		11,800	38,748	212,478
2024 PROJECTION		12,576	41,063	223,327
GROWTH 2019-2024		1.28%	1.17%	1.00%
AVERAGE AGE		43.8	42.3	41.1
HOUSEHOLDS				
2019 ESTIMATE		4,061	14,224	88,655
GROWTH 2019 - 2024		1.29%	1.14%	0.97%
AVERAGE HH INCOME		\$134,981	\$111,777	\$89,862
AVERAGE HH SIZE		2.9	2.71	2.38
MEDIAN HOME VALUE		\$359,438	\$280,543	\$223,419
MEDIAN YEAR BUILT		1996	1994	1990

LEASE ABSTRACT

Tractor Supply

Address	8005 Market Place Drive Oak Ridge, NC 27310
Tenant/ Guarantor	Tractor Supply Company
Lease Effective Date	April 21, 2005
Rent Commencement	April 21, 2005
Primary Term Expiration	September 30, 2030
Remaining Term	11 years
Option Periods	Two (2), Five (5) year options
Annual NOI	Contact broker for details
Rent Increases	10% rent increases every 5 years
Lease Structure	NN - roof, structure, parking
Utilities	Tenant responsibility
Taxes	Tenant responsibility
Insurance	Tenant responsibility
Acreage	3.85
Estoppel	Yes - 10 days
Right of First Refusal	Yes - 10 days



THE TENANT

TRACTOR SUPPLY COMPANY is the largest rural lifestyle retail store chain in the United States. As of July 2019, the Company operates 1,800 Tractor Supply stores in 49 states and an e-commerce website at www.tractorsupply.com. TSC stores are focused on supplying the lifestyle needs of recreational farmers and ranchers and others who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located primarily in towns outlying major metropolitan markets and in rural communities. The Company offers the following comprehensive selection of merchandise; equine, livestock, pet and small animal products, including items necessary for their health, care, growth and containment; hardware, truck, towing and tool products; seasonal products, including heating, lawn and garden items, power equipment, gifts and toys; work/recreational clothing and footwear; and maintenance products for agricultural and rural use.

Tractor Supply is continuing to grow with new stores and improved product offerings. The company's mission and values motivate and inspire team members and give the organization a unified focus for the future.

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services. As of March 30, 2019, the Company operated 176 Petsense stores in 26 states.



STOCK SYMBOL: TSCO
NASDAQ Exchange



YEAR FOUNDED
1938



HEADQUARTERS
Brentwood, Tennessee



LOCATIONS
1,800



#388 on Fortune 500



TTM REVENUE
\$8.05 Billion

TTM NET INCOME
\$537.8 Million

NET WORTH
\$1.562 Billion



WEBSITE
www.tractorsupply.com



8005 MARKET PLACE DRIVE | OAK RIDGE, NC



OFFERED EXCLUSIVELY BY
Newmark Knight Frank | Net Lease Capital Markets

MATT BERRES
Executive Managing Director
949.608.2066
matt.berres@ngkf.com

KEN HEDRICK
Executive Managing Director
918.878.9540
ken.hedrick@ngkf.com

JERRY HOPKINS
Executive Managing Director
918.878.9536
jerry.hopkins@ngkf.com

D. ANDREW RAGSDALE, Esq.
Senior Managing Director
918.878.9535
andrew.ragsdale@ngkf.com

In association with
BERT SANDERS
Vice Chairman
404.926.1104
bsanders@ngkf.com