



TRACTOR SUPPLY COMPANY

LAND O'LAKES (TAMPA MSA), FL



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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.

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PRICE/CAP RATE

Purchase Price \$6,000,000

Cap Rate [Inquire for Details](#)

EXECUTIVE SUMMARY

Address 21228 Walmart Way | Lutz, Florida

Tenant/Guarantor Tractor Supply Company

Use Retail

Acreage 3.16 acres

Rentable Building Area 19,097

Expense Structure NN (roof, structure, parking)

Rent Increases 5% every 5 (five) years throughout primary term and option periods

Lease Effective Date September 2019

Primary Term Expiration September 2034

Initial Term 15 Years

Interest Fee Simple

Year Built 2019

INVESTMENT HIGHLIGHTS



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

The Subject Property is fully leased and guaranteed by Tractor Supply Company, #396 on the Fortune 500 list, and the largest rural lifestyle retail store chain in the United States.



LAND O' LAKES (TAMPA MSA) FLORIDA MARKET

The Subject Property boasts a highly attractive, infill Tampa MSA market location, with immediate access to State Highway 41 and 597. Accordingly, the property enjoys strong market exposure/visibility within Land O' Lakes market – which is a densely populated and vibrant suburb of Tampa, Florida.



PROMINENT LOCATION ADJACENT TO WALMART SUPERCENTER AND SUPER TARGET

The Subject Property is exceedingly well located (across the street from Walmart Supercenter, and adjacent to Super Target) within the Land O' Lakes primary retail corridor, and amongst many other national credit retailers.



2019 CONSTRUCTED BUILD-TO-SUIT RETAIL STORE DESIGN

The Subject Property includes Tractor Supply Company's latest prototype store. The Subject Property includes Tractor Supply Company's latest prototype store.



15 YEAR PRIMARY LEASE TERM

The Subject Property boasts a 15 year Primary Term Lease which commences in October 2019.



AERIAL MAP



597

ER 24/7
in LUTZ
a department of Medical Center of Trinity

SUBWAY

Walmart

CVS

TIRES PLUS
TOTAL CAR CARE

LOWE'S

41

TSC


TARGET

FAMOUS TATE
APPLIANCE & BEDDING CENTERS

ROSS
DRESS FOR LESS®



Marshalls

DOLLAR TREE

SHOE CARNIVAL

bealls OUTLET



Fenced-in
Outdoor
Display





*Fenced-in
Outdoor Display*





LEASE

PROPERTY DETAILS

Address	21228 Walmart Way Lutz, Florida
Tenant/Guarantor	Tractor Supply Company
Primary Term Expiration	September 30, 2034
Remaining Term	15 years
Option Periods	Four (4), Five (5) year options
Annual NOI	Contact broker for details
Rent Increases	5% every five (5) years at the commencement of each option period
Lease Type	NN - roof, structure, parking
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
Insurance	LL to carry liability policy. Tenant to carry liability and property
Acreage	3.16 acres
ESTOPPEL	10 business days processing
Right of First Refusal	Yes - 20 day response

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 September 30, 2017, the company operated 162 Petsense stores in 26 states.



STOCK SYMBOL: TSCO
NASDAQ Exchange



YEAR FOUNDED
1938



HEADQUARTERS
Brentwood, Tennessee



LOCATIONS
1,748



#391 on Fortune 500



TTM REVENUE
\$8.29 Billion

TTM NET INCOME
\$555 Million

NET WORTH
\$1.561 Billion

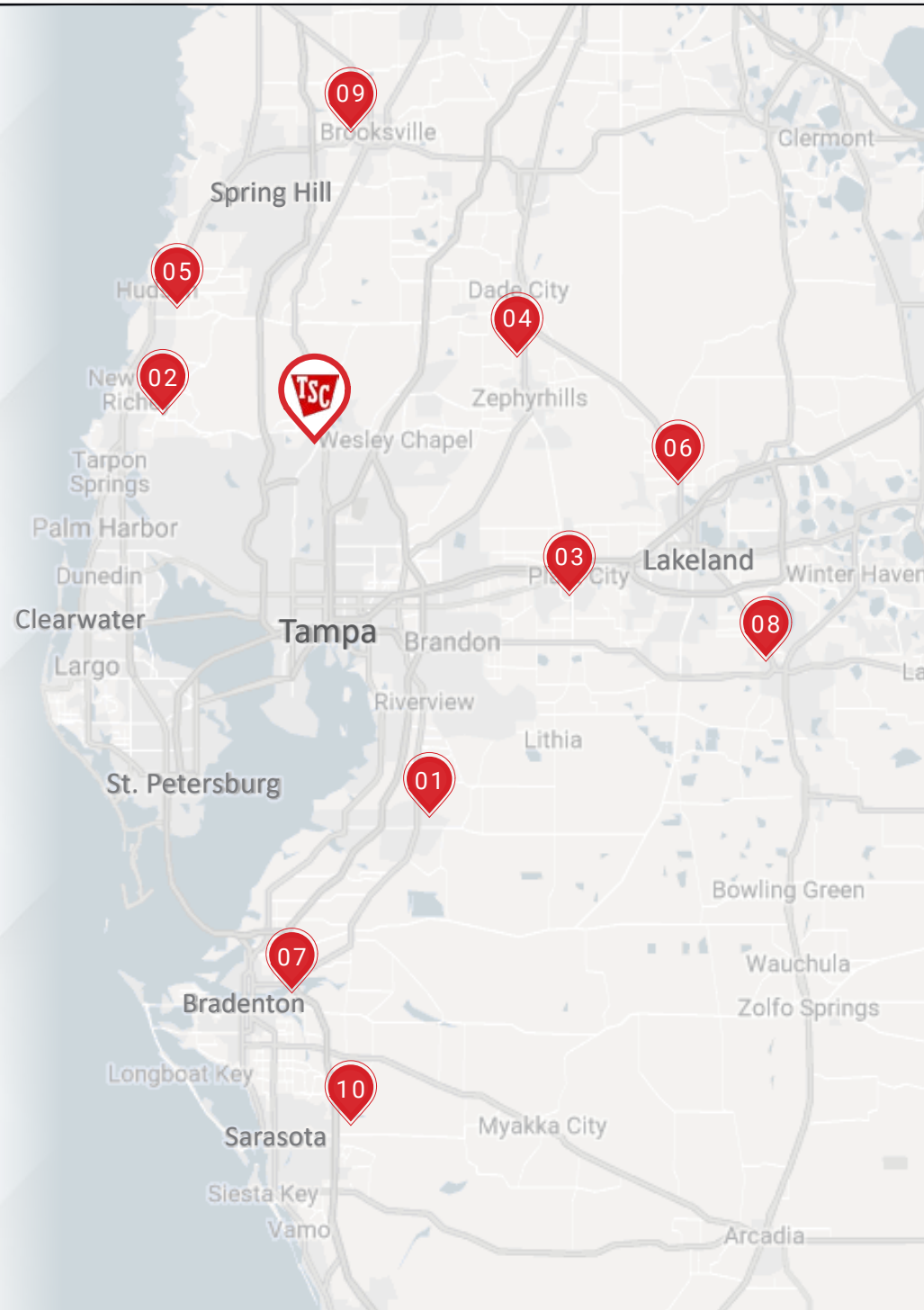


WEBSITE
www.tractorsupply.com

	ADDRESS	CITY	STATE
01	10749 Big Bend Road	Riverview	FL
02	8447 State Road 54	New Port Richey	FL
03	1803 Jim Redman Pkwy	Plant City	FL
04	7431 Gall Blvd	Zephyrhills	FL
05	9717 State Road 52	Hudson	FL
06	6945 Hwy 98 North	Lakeland	FL
07	4404 State Road 64 East	Brandenton	FL
08	1050 North Wilson Ave	Bartow	FL
09	18741 Cortez Blvd	Brooksville	FL
10	7130 Fruitville Road	Sarasota	FL

 CURRENT LOCATIONS

 SUBJECT PROPERTY



TAMPA, FLORIDA

TAMPA is part of the metropolitan area most commonly referred to as the “Tampa Bay Area”. The city is home to an estimated population of 385,430 people. A major business center, it’s also known for its museums and other cultural offerings. The city plays host to a variety of annual events the most well know being Tampa’s annual celebration of “Gasparilla”. Often referred to as Tampa’s Mardi Gras, the festival draws over 400,000 attendees, contributing tens of millions of dollars to the city’s economy. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area’s economy.

MacDill Air Force Base remains a major employer as the parent installation for over 15,000 active uniformed military, Department of Defense (DoD) civil service and DoD contractor personnel in the Tampa Bay area. Several Fortune 1000 companies are also headquartered in the metropolitan area, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial.

Tampa is served by three airports (one in Tampa, two in the metro area) that provide significant scheduled passenger air service Tampa International Airport , St. Petersburg-Clearwater International Airport and Sarasota-Bradenton International Airport. The Port of Tampa is the largest port in Florida in throughput tonnage, making it one of the busiest commercial ports in North America



📍 4th LARGEST MSA in SE USA

📍 HOME TO 19 Corp Headquarters

📍 SEVEN COMPANIES on Fortune 500

📍 2nd Best Place to Retire in FL

📍 3rd Fastest Growing Area in FL

	3 Mile	5 Mile	10 Mile
POPULATION SUMMARY:			
2010 Total Population	30,060	76,437	369,716
2019 Total Population	38,356	95,517	436,510
2024 Total Population	42,527	106,159	474,843
2019-2024 Annual Rate	2.09%	2.14%	1.70%
2019 Total Daytime Population	31,537	74,352	416,721
HOUSEHOLD SUMMARY:			
2000 Households	6,981	17,629	104,929
2010 Households	11,224	27,473	142,161
2019 Households	14,144	33,779	165,588
2024 Households	15,586	37,251	179,072
MEDIAN HOUSEHOLD INCOME:			
2019	\$82,578	\$85,354	\$65,636
2024	\$92,269	\$95,409	\$75,100
MEDIAN HOME VALUE:			
2019	\$286,195	\$278,186	\$268,661
2024	\$314,438	\$298,642	\$291,083
MEDIAN AGE:			
2019	43.1	40.9	37.5
2024	43.6	40.9	37.9
2019 POPULATION BY RACE/ETHNICITY			
White Alone	84.3%	81.9%	72.2%
Black Alone	6.8%	7.8%	13.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	3.8%	4.7%	5.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.4%	2.9%	4.4%
Two or More Races	3.0%	3.4%	3.8%
Hispanic Origin	18.3%	21.3%	25.1%



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