

For Sale: Tractor Supply Single Tenant Long-Term Leased Properties

FOR SALE:
Individually or Portfolio
Individual Purchase Price: \$2,400,000 Each
Cap Rate: 6%



717 East Lakeshore Drive Manistique, Michigan

+/- 35,299 SF | 100% Occupied

91 West Pine Lake Drive Newaygo, Michigan

+/- 34,866 SF | 100% Occupied

Property Features:



L-T Lease in Place for Tractor Supply through 2030



Strong In-Place NOI of \$144,000 with a 5% Lease Bump in Year 6 During the Current Term



NNN Lease Structure (Landlord Responsible for Maintaining Roof, Structure and Parking Lot)



Currently Under Construction/Newly Renovated Site (Expected Delivery Date: April 15, 2020)



1,845+ Store Locations Nationally with
+/- \$8.35B in Annual Revenues (2019)
(NASDAQ: TSCO)

[Click Here for Confidentiality Agreement](#)

For more information, contact the Exclusive Sales Agents:

Bill Bubniak

Executive Vice President | Investment Sales Associate
248 351 4379 | 248 351 4370
bubniak@farbman.com | manoogian@farbman.com

Alis Manoogian



NAI Farbman
Commercial Real Estate Services, Worldwide.

Farbman Group

MIDWEST EXPERTISE, GLOBAL REACH.

28400 Northwestern Hwy
Fourth Floor
Southfield, MI 48034