

# SINGLE TENANT NN

Investment Opportunity



210 HIGHWAY 65 S  
**CLINTON** ARKANSAS

ACTUAL SITE





EXCLUSIVELY MARKETING BY

Broker of Record: T.J. Lefler – AR License #SA00062336

## ANDREW FALLON

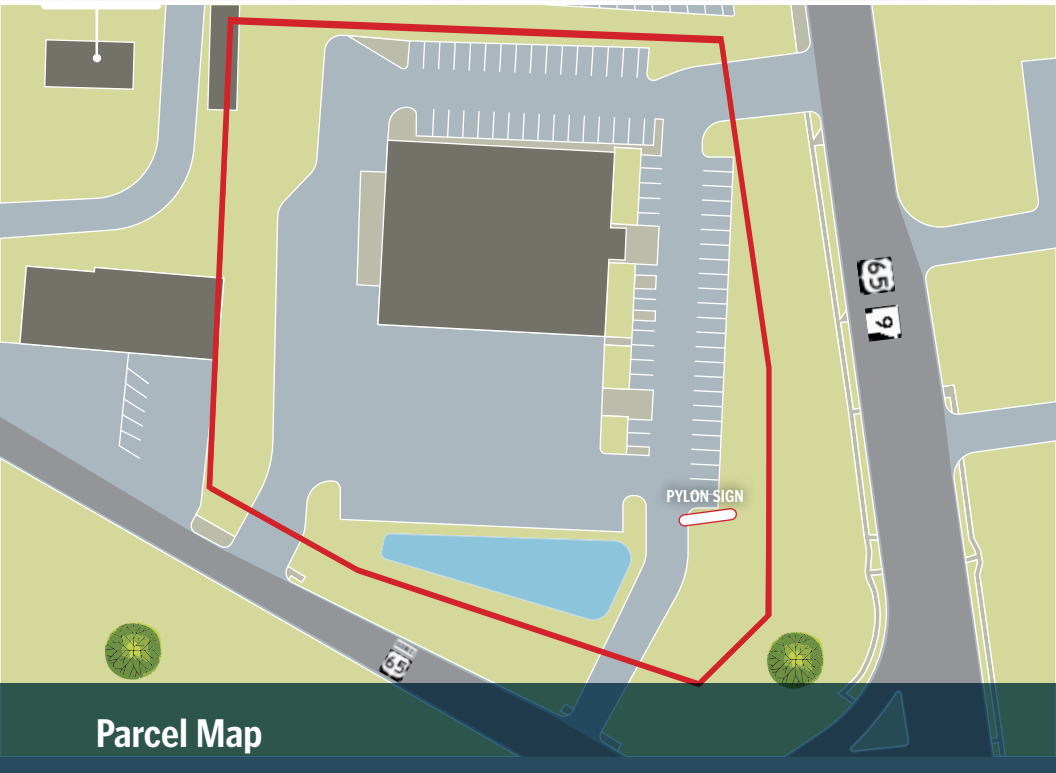
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## OFFERING SUMMARY



Parcel Map

## Offering

PRICING	\$3,960,000
JUNE 2021 N.O.I.	\$227,850
CAP RATE	5.75%
GUARANTY	Corporate
TENANT	Tractor Supply Company
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, Structure, & Ext. Utility Lines

## Property Specifications

RENTABLE AREA	19,100 SF
LAND AREA	3.28 Acres
PROPERTY ADDRESS	210 Highway 65 S Clinton, AR 72031
YEAR BUILT	2015
PARCEL NUMBER	1964-00032-0000
OWNERSHIP	Fee Simple (Land & Building)



Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Tractor Supply Company	19,100	4/16/2016	4/30/2031	Current	-	\$18,167	\$0.95	\$217,999	\$11.41	NN	4 (5-Year)
(Corporate Guaranty)				6/1/2021	4.5%	\$18,987	\$0.99	\$227,850	\$11.93	5% Increase at Beg. of Each Option	
				6/1/2026	5.0%	\$19,937	\$1.04	\$239,244	\$12.53		

<sup>1</sup>Tenant has 30-day Right of First Refusal

### 11 Years Remaining | Corporate Guaranteed | Rental Increases

- Corporate guaranteed by Tractor Supply Company (NASDAQ: TSCO)
- Over 11 years remaining in their initial lease term with 4 (5-year) option periods to extend, demonstrating their long-term commitment to the site
- The lease features an approximate 4.5% rental increase in June 2021 as well as a 5% rental increase in June 2026 and at the beginning of each option period

### NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, structure, and exterior utility lines
- Ideal, low management investment for a passive investor

### Strong Demographics in 5-Mile Trade Area

- Nearly 5,000 residents and 3,000 employees support the trade area
- \$54,000 average household income

### Located Along U.S. Highway 65 | Excellent Visibility & Access

- Tractor Supply Co. is located along U.S. Highway 65, a major retail and commuter thoroughfare averaging 17,000 vehicles passing daily
- The site is equipped with a large pylon sign, creating excellent visibility along U.S. Highway 65
- The site benefits from multiple points of ingress/egress, providing ease and convenience for customers

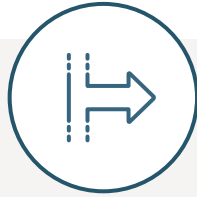
### Clinton Municipal Airport | Strong National/Credit Tenants | Ozark Medical Hospital

- Positioned nearby to Clinton Municipal Airport, a city owned airport equipped with a 4,000 ft long runway that conducts thousands of aircraft operations every year
- Nearby national/credit tenants including Walmart Supercenter, Family Dollar, O'Reilly AutoParts, Dollar General, McDonald's, and more
- Strong tenant synergy increases consumer draw to the immediate area and promotes crossover store exposure for Tractor Supply Co.
- Located 2 miles north of Ozark Medical Hospital, a 143-bed locally owned medical facility providing services to the residents of Van Buren County and surrounding areas
- Provides a direct consumer base from which to draw



## Location

Located in  
Clinton, Arkansas  
Van Buren County



## Access

U.S. Highway 65  
1 Access Point

U.S. Highway 65 Business  
2 Access Points



## Traffic Counts

U.S. Highway 65  
17,000 Cars Per Day



## Improvements

There is approximately 19,100 SF  
of existing building area



## Parking

There are approximately  
71 parking spaces  
on the owned parcel.  
The parking ratio is  
approximately 3.72 stalls per  
1,000 SF of leasable area.



## Parcel

Parcel Number:  
1964-00032-0000  
Acres: 3.28  
Square Feet: 142,876 SF



## Year Built

2015



## Zoning

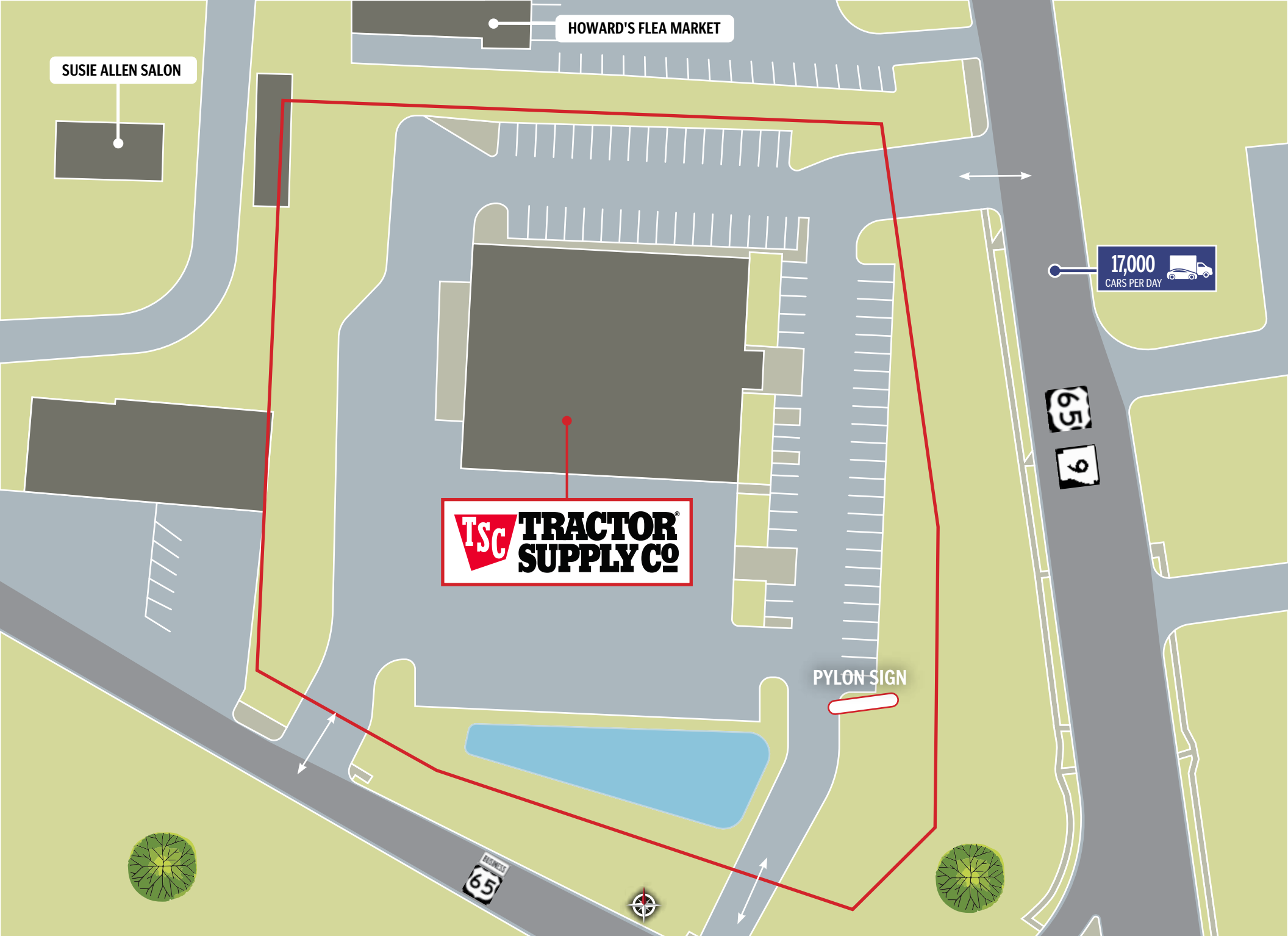
Misc. Commercial



**TSC TRACTOR  
SUPPLY CO**









## LOCATION MAP



**CLINTON**

**LITTLE ROCK**  
73 min 70 miles

**MEMPHIS**  
180 min 161 miles

### 2019 ESTIMATED POPULATION

3 Mile	2,863
5 Mile	4,644
10 Mile	11,038

### 2019 AVERAGE HOUSEHOLD INCOME

3 Mile	\$54,222
5 Mile	\$53,669
10 Mile	\$50,867

### 2019 ESTIMATED TOTAL EMPLOYEES

3 Mile	2,344
5 Mile	2,642
10 Mile	3,477



## AREA OVERVIEW



### Clinton, Arkansas

Clinton is the county seat of Van Buren County. Located in the Ozark's Little Red River Valley, it is situated at an elevation of 564 feet. Clinton has an area of nearly 12 square miles. Clinton had a population of 2,677 as of July 1, 2019.

Clinton is home to a rapidly growing small business community. Larger Employers of Van Buren County are Ozark Health Medical Center, Clinton School District, Wal-Mart Stores, Inc., South Side Bee Branch School District, Shirley School District, Fairfield Bay Community Club, Indian Rock Village, Southwestern Energy Company, Petit Jean Electric Cooperative, Sonic Drive-In, Global Foods Group, Inc. and First Service Bank.

Clinton maintains 2 public parks with lighted walking trails, music amphitheater, fishing pond, outdoor classroom & nature garden, Skateboard Park, soccer field, 9 baseball/softball fields, and a newly-launched Disc Golf Course. The Archey Park Riverwalk system is pedestrian, bicycle, and pet friendly, linking both park areas to the historic downtown, with water access to the Archey Fork Nature Conservancy area. Ample parking, with many shops & restaurants are within convenient walking distance. Other amenities include Tennis Courts, nearby Nature Park & trails at South Fork Nature Center, the famous Natural Bridge, a state-of-the-art educational facility at the new Van Buren County Public Library.

There are 5 universities and colleges within 40 miles of Clinton and 28 colleges within 100 miles of Clinton. The nearest college is University of Arkansas Community College Morrilton at a distance of 32 miles from Clinton center.

U.S. 65 (the major connecting route on the way to Branson, MO), State Highways 9, 16, 95, and 330 all intersect in Clinton. The nearest major airport is Boone County Airport and is 75 miles from Clinton, another major airport is Bill and Hillary Clinton National Airport/Adams Field and is 75 miles from Clinton.

Van Buren County is a county located in the state of Arkansas. The county was formed on November 11, 1833. The county had population of 75,448 as of July 1, 2018.



## AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2019 Estimated Population	2,863	4,644	11,038
2024 Projected Population	2,875	4,660	11,040
2010 Census Population	2,727	4,442	10,691
Projected Annual Growth 2019 to 2024	0.08%	0.07%	0.00%
Historical Annual Growth 2010 to 2019	0.53%	0.50%	0.35%
2019 Estimated Households	1,179	1,898	4,613
2024 Projected Households	1,184	1,904	4,613
2010 Census Households	1,120	1,808	4,462
Projected Annual Growth 2019 to 2024	0.08%	0.06%	0.00%
Historical Annual Growth 2010 to 2019	0.56%	0.54%	0.36%
2019 Estimated White	95.62%	95.61%	94.80%
2019 Estimated Black or African American	0.73%	0.75%	0.70%
2019 Estimated Asian or Pacific Islander	0.59%	0.54%	0.50%
2019 Estimated American Indian or Native Alaskan	1.12%	1.06%	1.0%
2019 Estimated Other Races	1.50%	1.44%	1.0%
2019 Estimated Hispanic	5.06%	4.78%	3.70%
2019 Estimated Average Household Income	\$54,222	\$53,669	\$50,867
2019 Estimated Median Household Income	\$35,264	\$35,276	\$35,155
2019 Estimated Per Capita Income	\$22,683	\$22,368	\$21,559
2019 Estimated Total Businesses	313	359	497
2019 Estimated Total Employees	2,344	2,642	3,477





## BRAND PROFILE



**TSC TRACTOR  
SUPPLY CO**

COMPANY TYPE

**Public (NASDAQ: TSCO)**

2019 EMPLOYEES

**16,000**

2019 REVENUE

**\$8.35 B**

2019 NET INCOME

**\$562.35 M**

2019 ASSETS

**\$5.29 B**

2019 Equity

**\$1.57 B**

## Tractor Supply Company

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

Tractor Supply Company (NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, has been passionate about serving its unique niche, as a one-stop shop for recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for more than 80 years. Tractor Supply offers an extensive mix of products necessary to care for home, land, pets and animals with a focus on product localization, exclusive brands and legendary customer service that addresses the needs of the Out Here lifestyle. With more than 32,000 team members, the Company leverages its physical store assets with digital capabilities to offer customers the convenience of purchasing products they need anytime, anywhere and any way they choose at the everyday low prices they deserve. At December 28, 2019, the Company operated 1,844 Tractor Supply stores in 49 states.





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#1

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

2100+

**RETAIL  
TRANSACTIONS**  
in 2019  
company wide

485

**PROPERTIES  
SOLD**  
in 2019  
NNLG

\$1.5B

**TRANSACTION  
VALUE**  
in 2019  
NNLG

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\*Statistics are for 2019

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