

Tractor Supply Co.

2050 False River Drive, New Roads, LA 70760

\$1,750,000

Purchase Price

18.54%

Stabilized
Cap Rate

[Click Here for Website &
Full Offering Memorandum](#)



Subject Property

Investment Summary

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Tractor Supply-anchored center located at 2050 False River Drive, New Roads, LA 70760 (the “property”).

The property includes 20,442 SF leased to Tractor Supply and 35,155 SF of currently vacant space, offering significant upside through lease-up. Current market leasing assumptions yield a stabilized cap rate north of 18%. The two units share a 7.6-acre parcel with over 300 shared parking spaces. The property is also located within an opportunity zone.

Investment Highlights



EXCELLENT TENANT CREDIT

TSCO: \$8.3B in Revenue



ESSENTIAL RETAILER

TSCO: Best-Performing S&P 500
Retail Stock YTD



HIGH UPSIDE OPPORTUNITY

35,155 SF of Vacant Space Remaining



SIGNIFICANT IMPROVEMENTS MADE AT TSC'S EXPENSE

Strong Tenant Commitment



LOCATED IN OPPORTUNITY ZONE

Favorable Tax Climate with Incentives

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 **Stan Johnson Co.**