



Tractor Supply Co

330 W Church St, Batesburg-Leesville, SC 29006

Marcus & Millichap

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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Tractor Supply Company in Batesburg-Leesville, South Carolina.

Tractor Supply operates a 22,451 square foot building with a fenced outdoor display area of approximately 15,000 square feet. The building was delivered to the tenant in the summer of 2018. The lease is an original 15-year lease with four, five-year renewal options available. There are rare five percent rent escalations every 5 years including in the base term and in each renewal option which provide a perfect hedge against future inflation. The lease is double-net, calling for minimal landlord responsibility which includes roof, structure, and parking lot replacement. There is an All South Federal Credit Union ATM that contributes \$7,260 per year; their lease commenced in July 2007 and is set to expire June 30, 2027 with All South having elected to extend their lease by five years in July 2020. They have one, five-year renewal option available.

Tractor Supply is the largest operator of rural lifestyle retail stores in the United States and offers products for home improvement, agriculture, lawn and garden maintenance, and livestock and pet care. Originally founded in 1938, Tractor Supply Co. has now grown to over 1,844 locations across 49 states. Tractor Supply is publicly traded on the NASDAQ under the stock symbol "TSCO" and is a leading edge retailer with annual revenues of approximately \$8.35 billion and more than 32,000 employees.



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- 22,451 Square Foot Freestanding Tractor Supply Company
- Retrofit Delivered in 2018 | Lease Commenced September 20, 2018
- Original 15-Year Lease with 13+ Years Remaining
- Lease is Corporately Guaranteed by Tractor Supply Company (NASDAQ: "TSCO")
- Rare 5% Rent Increases Every 5 Years
- Double Net Lease | Landlord Responsible for the Roof & Structure
- Positioned just down the Street from a Walmart Supercenter
- Batesburg is located just 35 Miles Outside Columbia, SC (Capital City & Home of the University of South Carolina)
- Tractor Supply Co has 1,844 Locations in 49 States & 32,000+ Employees



OFFERING SUMMARY

TRACTOR SUPPLY CO

Click to View Map: 330 W Church St, Batesburg-Leesville, SC 29006

Pricing

Price	\$3,171,000
Cap Rate	6.00%
Building Square Footage	22,451
Year Built/Renovated	2004/2018
Lot Size	~4 Acres

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent
Current:	\$190,260*	\$15,855*
Fixed Increase (10/1/23)	\$192,150	\$16,012
Fixed Increase (10/1/28)	\$201,757	\$16,813
Option I	\$211,845	\$17,653
Option II	\$105,000	\$8,750
Option III	\$233,559	\$19,463
Option IV	\$245,237	\$20,436
NET OPERATING INCOME	\$190,260	

*All South Federal Credit Union Pays \$7,260 in Annual Rent

Tenant Summary

Lease Commencement	September 20, 2018
Lease Expiration	September 30, 2033
Years Remaining	13+ Years
Increases	Every 5 Years
Guarantee	Corporate
Lease Type	Double Net
Option Periods	(4), 5-Year
Right of First Refusal (ROFR):	Yes (15 Days)



Avg. HH Income
\$54,189 within 1 Miles



Population
10,610 within 5 Miles



Guarantee
Corporate



Net Operating Income
\$190,260



Cap Rate
6.00%



Years Left on Lease
13+ Years

Financing Options

Approximate Rate	3.75%
Loan To Value	75%
Fixed Term	5 Years
Amortization	25 Years

Multiple financing options are available based on buyer requirements. Please contact listing agents to discuss options in detail.

Lease Responsibilities

Roof & Structure	Landlord Responsible
HVAC	Tenant Responsible
Real Estate Taxes	Tenant Responsible
Common Area Maintenance	Tenant Responsible
Insurance	Tenant & Landlord Responsible

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SUITE	TENANT NAME	APPROX. RENTABLE SF	OCCUPANCY	RENT COMMENCE	LEASE EXPIRATION	APPORX. RENT/SF	BASE RENT/MONTH	ANNUAL RENT	RENT INCREASES	RENEWAL OPTIONS
1	Tractor Supply Co	22,451	100%	9/20/2018	9/30/2033	\$8.15	\$15,250	\$183,000	10/1/23 Increase - \$9.07psf 10/1/28 Increase - \$9.52psf Option I - \$10.00psf Option II - \$10.50psf Option III - \$11.02psf Option IV - \$11.57psf	(4) 5-Year
ATM	All South Federal Credit Union			7/1/2007	6/30/2027		\$605	\$7,260	Option I - \$7,980	(1) 5-Year
TOTAL SQUARE FEET:		22,451	100%			MONTHLY INCOME:		\$15,855		
TOTAL OCCUPIED SQUARE FEET:		22,451	100%			ANNUAL INCOME:		\$190,260		
TOTAL AVAILABLE SQUARE FEET:		0	0%			AVERAGE NNN RENT PSF:		\$8.47		

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TSC

WE'RE MORE THAN JUST TRACTORS

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**BACKYARD
SUPPLY
COMPANY**

GROUNDN

TENANT OVERVIEW



Tractor Supply Co. is the largest operator of rural lifestyle retail stores in the United States. Tractor Supply offers products for home improvement, agriculture, lawn and garden maintenance, and livestock, equine and pet care. Originally founded in 1938 as a mail order tractor parts business, Tractor Supply operates 1,844 stores across 49 states. Tractor Supply is a public company whose stock is traded on the NASDAQ under the stock symbol "TSCO" and is a leading edge retailer with annual revenues of approximately \$8.3 billion. Tractor Supply is continuing to grow with new stores and improved product offerings. Their mission and values motivate and inspire team members and give the organization a unified focus for the future.

OWNERSHIP:	Public
TICKER SYMBOL:	NASDAQ: "TSCO"
TENANT:	Corporate
TOTAL # OF LOCATIONS:	1,844
YEAR FOUNDED:	1938
ANNUAL REVENUE:	\$8.3 Billion
HEADQUARTERED:	Brentwood, Tennessee
WEBSITE:	www.tractorsupplyco.com

LEASE ABSTRACT

TENANT SUMMARY

COMMON AREA MAINTENANCE:

Tenant shall keep the Demised Premises free from debris and snow, and shall be responsible for landscape maintenance. Tenant will also replace lamps and re-paint light poles. Landlord shall be responsible for surface and structure of parking lot, pothole patching, and sealing.

REAL ESTATE TAXES:

Tenant shall be solely responsible for all taxes.

INSURANCE:

Landlord and Tenant shall each carry and maintain, at its sole cost and expense, commercial general liability insurance. Tenant shall carry, at its sole cost and expense, property (special-form, all risk) insurance.

ROOF AND STRUCTURE:

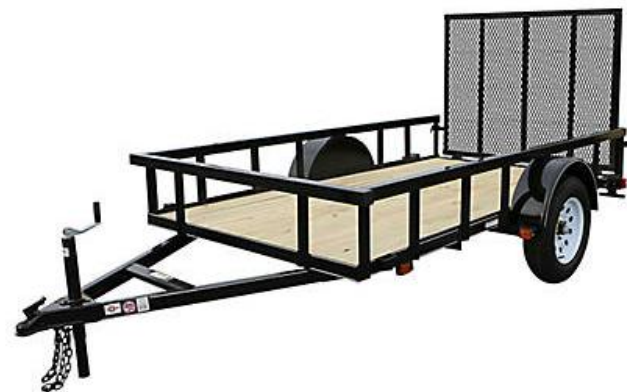
Landlord shall maintain, at its sole cost and expense, the exterior and structural portions of the Demised Premises, and maintain the roof in in a weather-tight condition.

HVAC:

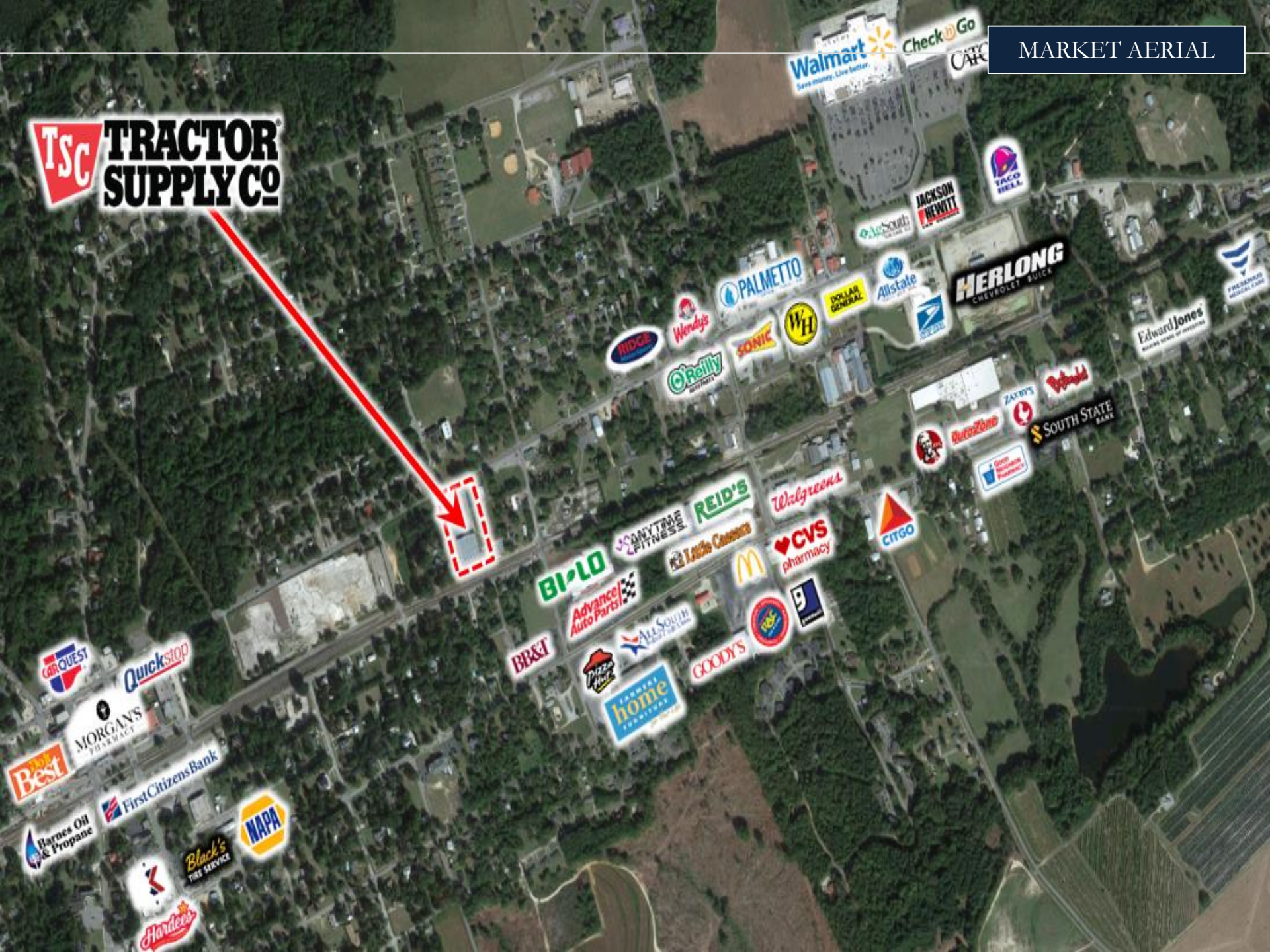
Subject to Landlord's One-Year Warranty, Tenant shall be responsible for and shall maintain, repair and replace the HVAC, except that neither Landlord nor tenant shall have such responsibility during the last three (3) years of the Term.

ROFR:

If Landlord should at any time after execution of the Lease receive a bona fide offer to purchase all or any portion of the Demised Premises from a third party and Landlord desire to accept such offer, Landlord shall deliver to Tenant a written notice containing the terms thereof and Tenant shall have the right of first refusal. Tenant shall have 15 days from receipt of notice to exercise its ROFR.



TSC **TRACTOR SUPPLY CO**



LOCAL MAP



Batesburg-Leesville

Shealy's Bar-B-Que

Walmart 
Save money. Live better.

1.0 MILES
Walmart
Supercenter



1.1 MILES
Batesburg-Leesville
High School



2.8 MILES
Ponderosa Country
Club

REGIONAL MAP



33.1 MILES
Columbia,
South Carolina



124.6 MILES
Charlotte,
North Carolina



186.2 MILES
Atlanta,
Georgia

TSC TRACTOR SUPPLY CO[®]



POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	2,818	7,728	11,009
■ 2019 Estimate			
Total Population	2,692	7,447	10,610
■ 2010 Census			
Total Population	2,495	6,962	9,914
■ 2000 Census			
Total Population	2,553	6,952	9,750
■ Current Daytime Population			
2019 Estimate	4,830	8,973	10,540
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	1,174	3,127	4,359
■ 2019 Estimate			
Total Households	1,116	2,997	4,178
Average (Mean) Household Size	2.42	2.48	2.51
■ 2010 Census			
Total Households	1,022	2,779	3,874
■ 2000 Census			
Total Households	1,014	2,709	3,738
HOUSEHOLDS BY INCOME			
■ 2019 Estimate	1,174	3,127	4,359
\$150,000 - \$199,999	1,281	3,385	4,707
\$100,000 - \$149,000	1 Miles	3 Miles	5 Miles
\$75,000 - \$99,999			
\$50,000 - \$74,999	1.86%	2.53%	2.93%
\$35,000 - \$49,999	7.35%	8.52%	8.80%
Under \$35,000	9.55%	10.76%	11.07%
Average Household Income	16.21%	17.24%	17.97%
Median Household Income	12.55%	13.65%	13.92%
Per Capita Income	52.49%	47.31%	45.30%

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$50,331	\$54,254	\$55,892
■ Consumer Expenditure Top 10 Categories			
Housing	\$12,524	\$13,385	\$13,730
Transportation	\$8,598	\$9,484	\$9,825
Shelter	\$6,710	\$7,094	\$7,253
Food	\$5,266	\$5,774	\$5,981
Personal Insurance and Pensions	\$4,212	\$4,782	\$5,017
Health Care	\$3,429	\$3,735	\$3,857
Utilities	\$3,282	\$3,439	\$3,500
Entertainment	\$1,776	\$2,030	\$2,129
Household Furnishings and Equipment	\$1,430	\$1,483	\$1,498
Cash Contributions	\$1,332	\$1,407	\$1,441
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2017 Estimate Total Population	2,692	7,447	10,610
Under 20	26.98%	25.70%	25.35%
20 to 34 Years	17.57%	16.80%	16.73%
35 to 39 Years	6.26%	6.04%	6.00%
40 to 49 Years	11.16%	11.83%	12.21%
50 to 64 Years	19.75%	21.22%	21.56%
Age 65+	18.28%	18.40%	18.16%
Median Age	39.33	41.36	41.76
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	1,819	5,130	7,344
Elementary (0-8)	4.72%	4.68%	5.05%
Some High School (9-11)	16.82%	14.52%	14.20%
High School Graduate (12)	39.22%	40.03%	39.43%
Some College (13-15)	15.57%	17.08%	17.80%
Associate Degree Only	7.19%	6.03%	5.72%
Bachelors Degree Only	8.91%	10.35%	10.75%
Graduate Degree	4.27%	4.66%	4.73%

TRACTOR SUPPLY CO

BATESBURG-LEESVILLE, SC

South Carolina BOR
Benjamin Yelm
License: 86628

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