



Actual site

**Exclusively offered by:**

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Listed in conjunction with:

**DC Casper Real Estate**

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# INVESTMENT OVERVIEW AND LEASE SUMMARY

TENANT	Tractor Supply Company	ASKING PRICE  \$6,433,800  6.0% Cap Rate		PROPERTY DETAILS	
PROPERTY ADDRESS	725 Manor Road Murrysville, PA 15626			19,104 Square Feet	8.48 Acres
YEAR BUILT	2008			2006 Year Built	NN Corporate Lease
ANNUAL RENT AMOUNT	\$386,028				
RENT INCREASES	6.88% in 2023, then 10% every 5 years thereafter				
PRIMARY LEASE TERM EXPIRATION	January 31, 2028	RENT SCHEDULE			
LEASE TYPE	NN				
EXTENSION OPTIONS	4 five year	LEASE YEAR	ANNUAL RENT	PERCENTAGE INCREASE	
LANDLORD RESPONSIBILITIES	Roof, parking areas*, building foundation and structure	8/1/08 - 7/31/13	\$329,004	N/A	
PROPERTY INSURANCE	Reimbursed by tenant	8/1/13 - 7/31/18	\$361,896	10%	
PROPERTY TAXES	Paid directly by tenant	8/1/18 - 7/31/23	\$386,028	6.88%	
UTILITIES	Paid directly by tenant	8/1/23 - 1/31/28	\$412,572	6.88%	
CAM & BUILDING MAINTENANCE	Performed by Tenant	OPTION 1	\$453,828	10%	
TENANT RIGHT OF FIRST REFUSAL	30 Days	OPTION 2	\$499,200	10%	
*Tenant shall “perform sealing and striping and snow and ice removal of the paved areas of the Demised Premises. Landlord shall “maintain the integrity of the structure and surface of all paved areas (excluding the Fenced Outdoor Display Area) such that there are no pot holes or other conditions that may compromise the utility or safety of the paved areas		OPTION 3	\$549,132	10%	
		OPTION 4	\$604,044	10%	

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. It is the Buyer’s responsibility to verify the information and the Buyer will bear all risks of any inaccuracies.



# SURROUNDING TENANTS AND BUSINESSES

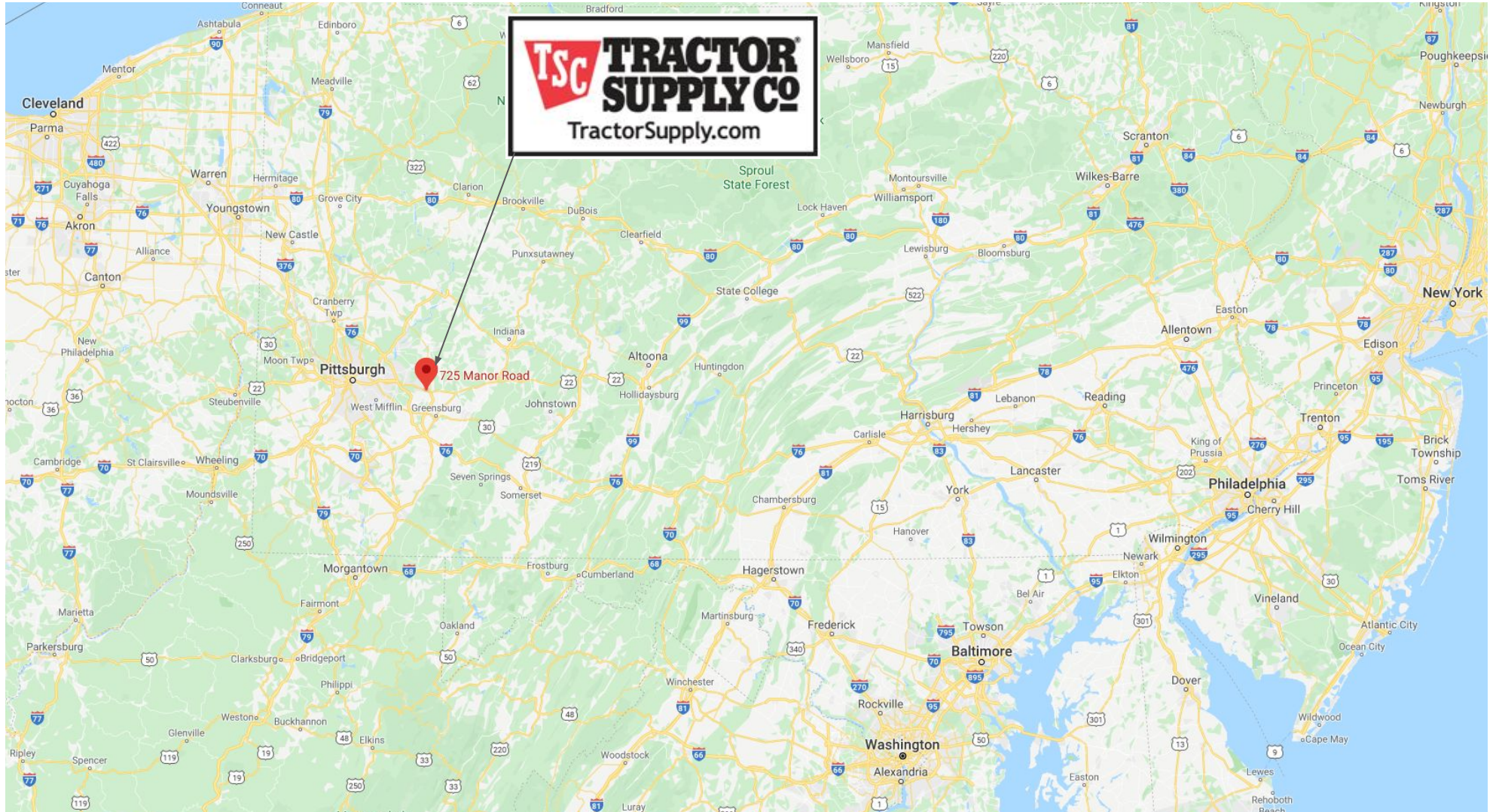




# PROPERTY HIGHLIGHTS

- Corporate Tractor Supply Company lease
- Full concrete block building
- Over 7 lease years remaining on primary term
- Tenant signed early lease extension
- 13+ year occupancy at this location
- Minimal landlord responsibilities
- Across from Walmart Supercenter
- Excellent exposure and visibility from elevated frontage location along Highway 22
- Only 23 miles from downtown Pittsburgh
- 27,000 AADT along Highway 22
- 35,755 population and \$99,000+ average household income within 5 miles







# SITE PHOTOS

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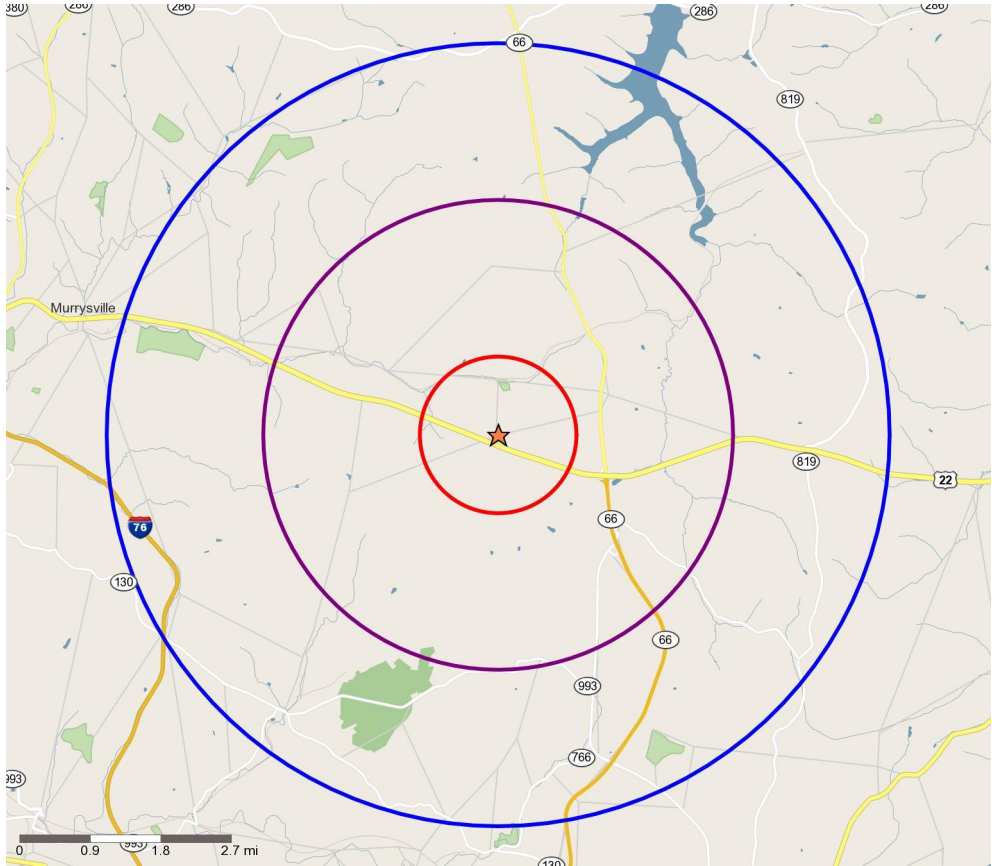
# DEMOGRAPHICS

	1 mile(s)	3 mile(s)	5 mile(s)
Total Population	2,785	13,846	35,755
Female Population	50.67%	50.69%	50.77%
Male Population	49.33%	49.31%	49.23%
Population Median Age	46.5	48.4	48.0
Employed Civilian Population 16+	1,575	7,621	19,610
% White Collar	66.2%	62.7%	64.5%
% Blue Collar	33.8%	37.3%	35.5%
Total Q3 2019 Employees	1,106	5,916	15,021
Population Growth 2000-2010	9.54%	5.69%	3.30%
Population Growth 2019-2024	-0.60%	-0.28%	0.69%
Average Household Income	\$89,920	\$93,363	\$99,051
Median Household Income	\$70,750	\$70,403	\$74,253
Per Capita Income	\$38,144	\$40,526	\$40,432
Avg Income Growth 2000-2010	23.22%	30.39%	32.06%
Avg Income Growth 2019-2024	10.29%	10.38%	10.05%
Hhld Growth 2000-2010	13.97%	11.28%	9.74%

## TRAFFIC COUNTS

27,000 VPD

On Highway 22





# TENANT OVERVIEW



Tractor Supply Company is the largest operator of rural lifestyle retail stores in the United States. They offer a vast selection of products for home improvement, agriculture, lawn and garden maintenance, and livestock, equine and pet care. No other big-box retailer can match the width of products and depth of staff knowledge.

It is a highly sought after brand and net leased asset because of its growth and financial strength. Tractor Supply dominates their market nationwide.

Tractor Supply stores are primarily located in towns outlying major metropolitan markets and in rural communities. They have 1,850+ stores in 49 states.

The Company also owns Petsense, a 180+ store national chain specializing in pet supplies



**NASDAQ: TSCO**

Ticker Symbol

**29,000**

Employees

**\$8.35 Billion**

Annual Revenue

**1,850+**

Number of Locations



# MURRYSVILLE, PA

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Murrysville is a suburb of Pittsburgh with a population of over 20,000. It's in Westmoreland County and is one of the best places to live in Pennsylvania. Living in Murrysville offers residents a sparse suburban feel and most residents own their homes. In Murrysville there are a lot of bars and parks. Many retirees live there and residents tend to be conservative. The public schools are highly rated.

Among the neighborhoods within Murrysville are Murrysville Heights, Heather Highlands, Franklin Estates, Settlers Ridge (The Ridge), Dunningtown, Newlonsburg, Ringertown, Sardis, and White Valley.

The Haymaker Gas Well in Murrysville was the nation's first commercial natural gas well. For some time, it remained the largest commercial gas well in the world. Murrysville was described in the first half of the 20th century as being the center of a district dotted with gas wells, the first of which was bored in 1878.

In 1977, Murrysville was designated the "Gateway to Westmoreland County" by Mayor Dollman in conjunction with the Chamber of Commerce. In 2012, community leaders upgraded sign and landscaping elaborately at the main entrance at the Allegheny / Westmoreland border featuring this designation.





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