

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

## FOR SALE:

Individually or Portfolio

Price Reduced: ~~\$2,400,000~~ \$2,250,000 Each

Cap Rate: 6.4%



### 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:

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