



NEWMARK



TRACTOR SUPPLY COMPANY

5121 GA-136 | TRENTON, GA (CHATTANOOGA MSA)





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## NEWMARK

### AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark's Net Lease Practice Group (the "Agent") has been engaged as the exclusive sales representative for the sale of (the "Property") by 'Ownership' (the "Seller").

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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Rep Photo

## PRICE/CAP RATE

<b>Purchase Price</b>	\$4,285,000
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<b>Cap Rate</b>	<a href="#">Inquire for Details</a>
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## EXECUTIVE SUMMARY

<b>Address</b>	5121 GA-136   Trenton, GA
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<b>Tenant/Guarantor</b>	Tractor Supply Company
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<b>Use</b>	Retail
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<b>Acreage</b>	3.61 acres
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<b>Rentable Building Area</b>	19,097 sq. ft.
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<b>Expense Structure</b>	NN (roof, structure, parking)
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<b>Rent Increases</b>	5% every five (5) years
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<b>Est. Lease Commencement</b>	April 2021
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<b>Initial Term</b>	15 Years
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<b>Interest</b>	Fee Simple
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<b>Year Built</b>	2021
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# INVESTMENT HIGHLIGHTS



## **100% LEASED AND GUARANTEED BY TRACTOR SUPPLY COMPANY**

The Subject Property is fully leased and guaranteed by Tractor Supply Company (S&P: BBB). TSC is ranked #380 on the Fortune 500 list and is experiencing tremendous growth in store counts and financial metrics.



## **STRONG PERFORMANCE THROUGH THE COVID-19 PANDEMIC**

TSC was recognized as an Essential Retailer throughout the Covid-19 Pandemic; and has recently released strong Q3 performance metrics, including: *Net Sales up 31.4%; Earnings Per Share up 58.8%; and Same Store Sales up 26.7%.*



## **PROMINENT LOCATION IN CHATTANOOGA, TENNESSEE MSA**

The Subject Property is exceedingly well located directly off Interstate 59 in Trenton, Georgia - less than 20 miles from downtown Chattanooga.



## **BRAND NEW 2021 BUILD-TO-SUIT CONSTRUCTION**

The Subject Property is currently under construction as the latest TSC prototype and scheduled to be completed in April 2021.



## **15 YEAR PRIMARY LEASE TERM**

TSC signed a 15 year lease with additional options to extend the lease. There are contractual 5% rental increases every 5 years throughout the primary term and in the option periods.





# AERIAL MAP





# LEASE

## PROPERTY DETAILS

Address	5121 GA-136   Trenton, Georgia
Tenant/Guarantor	Tractor Supply Company
Est. Rent Commencement	April 1, 2021
Remaining Term	15 years
Option Periods	Four (4), Five (5) year options
Annual NOI	\$
Rent Increases	5% every five (5) years
Lease Type	NN - roof, structure, parking
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
Insurance	LL to carry liability policy. Tenant to carry liability and property
Acreage	3.61 acres
ESTOPPEL	10 business days proceeding
Right of First Refusal	Yes; 20 day response



**TRACTOR SUPPLY COMPANY** is the largest rural lifestyle retail store chain in the United States. As of September 2020, the Company operates 1,904 Tractor Supply stores in 49 states and an e-commerce website at [www.tractorsupply.com](http://www.tractorsupply.com). TSC stores are focused on supplying the lifestyle needs of recreational farmers and ranchers and others who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located primarily in towns outlying major metropolitan markets and in rural communities. The Company offers the following comprehensive selection of merchandise; equine, livestock, pet and small animal products, including items necessary for their health, care, growth and containment; hardware, truck, towing and tool products; seasonal products, including heating, lawn and garden items, power equipment, gifts and toys; work/recreational clothing and footwear; and maintenance products for agricultural and rural use.

Tractor Supply is continuing to grow with new stores and improved product offerings. The company's mission and values motivate and inspire team members and give the organization a unified focus for the future.

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services. As of September 2020, the company operated 183 Petsense stores in 26 states.



STOCK SYMBOL: TSCO  
NASDAQ Exchange



YEAR FOUNDED  
1938



HEADQUARTERS  
Brentwood, Tennessee



LOCATIONS  
1,904



#380 on Fortune 500



TTM REVENUE  
\$9.93 Billion

TTM EBITDA  
\$1.21 Million

NET WORTH  
\$1.88 Billion



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

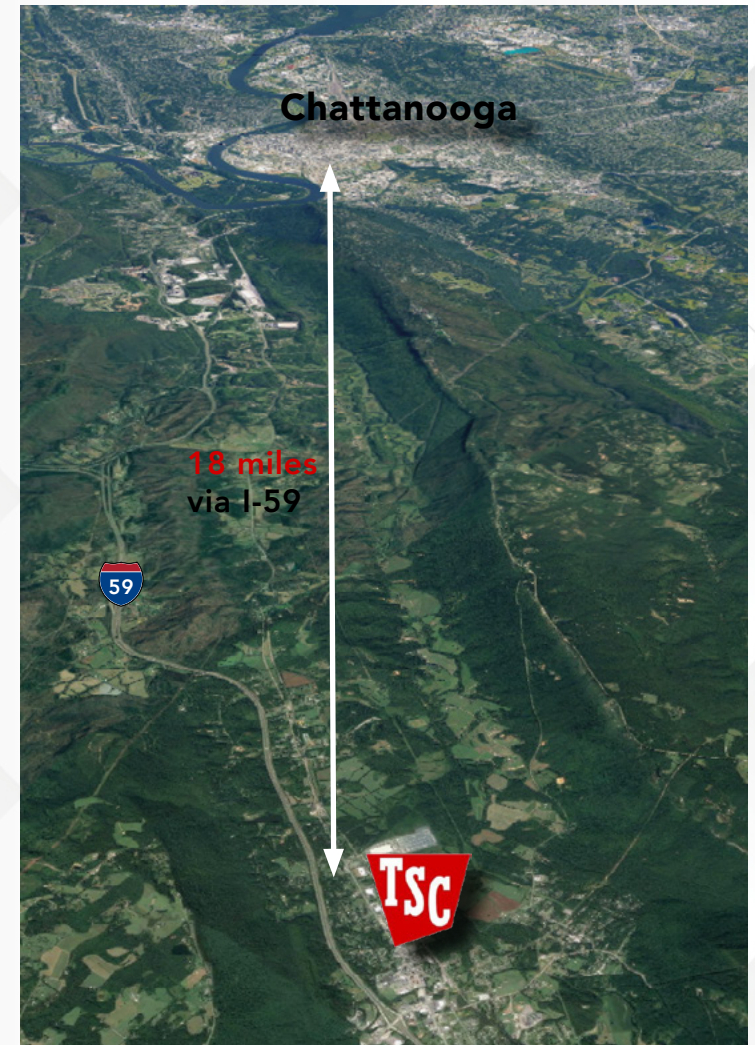


# CHATTANOOGA MSA, TN-GA

**TRENTON, GEORGIA** is a city located in the Chattanooga MSA and the only incorporated municipality in Dade County, Georgia, thus serving as the county seat. With a population of 2,335, Trenton boasts breathtaking natural beauty, opportunities for exploration and adventure, rich local history, and dozens of area attractions with a wide variety of appeal, the are a draws a myriad of visitors all year long.

**CHATTANOOGA, GA-TN** is located along the Tennessee River bordering Georgia. With an estimated population of 182,799 in 2019, it is the fourth-largest city in Tennessee. The city anchors the Chattanooga metropolitan area, the fourth largest metropolitan statistical area in Tennessee, as well as a larger three-state area that includes Southeast Tennessee, Northwest Georgia and Northeast Alabama. The Chattanooga Metropolitan Statistical Area consists of six counties - three in southeast Tennessee (Hamilton, Marion, and Sequatchie) and three in northwest Georgia (Catoosa, Dade, and Walker). The MSA crosses two times zones and has a population of 528,143. Served by multiple railroads and Interstate highways, Chattanooga is a transit hub.

Chattanooga boasts a diversified economic mix of manufacturing and service industries. Several companies including Amazon have distribution facilities in the area. In 2008 Volkswagen built the first new American auto plant in decades in the town, which now employs Chattanooga is home to The University of Tennessee at Chattanooga and Chattanooga State Community College, as well as 20 corporate headquarters, including the Fortune 500 Unum Group. Unofficial nicknames include the "Gig City," a reference to its claims to having the fastest internet in the Western Hemisphere.





# DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
<b>POPULATION SUMMARY:</b>			
2010 Total Population	5,708	9,731	28,677
2020 Total Population	5,858	9,929	29,265
2025 Total Population	5,864	9,923	29,378
2020-2025 Annual Rate	0.02%	-0.01%	0.08%
2020 Total Daytime Population	6,489	9,770	24,822
<b>HOUSEHOLD SUMMARY:</b>			
2000 Households	1,923	3,334	9,921
2010 Households	2,232	3,790	10,961
2020 Households	2,308	3,895	11,237
2025 Households	2,318	3,904	11,296
<b>MEDIAN HOUSEHOLD INCOME:</b>			
2020	\$41,347	\$44,067	\$45,850
2025	\$45,016	\$48,293	\$50,149
<b>MEDIAN HOME VALUE:</b>			
2020	\$149,523	\$156,996	\$152,991
2025	\$164,519	\$173,308	\$172,035
<b>MEDIAN AGE:</b>			
2020	40.4	41.5	42.3
2025	42.4	43.3	44.2
<b>2020 POPULATION BY RACE/ETHNICITY</b>			
White Alone	95.4%	95.5%	94.4%
Black Alone	0.5%	0.5%	1.5%
American Indian Alone	0.5%	0.7%	0.8%
Asian Alone	1.1%	0.9%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	0.6%	0.6%	0.6%
Two or More Races	1.8%	1.7%	1.8%
Hispanic Origin	2.7%	2.3%	1.9%





For more information, please contact:

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