



*REPRESENTATIVE PHOTO



OFFERING MEMORANDUM

TRACTOR SUPPLY CO. NNN LEASED OFFERING

70 ROUTE 206 HAMMONTON, NJ 08037

OFFERING MEMORANDUM
PRESENTED BY:

TYLER KOLLIGIAN

INVESTMENT SALES

PHONE **415.762.1543**

EMAIL **tkolligian@thekasegroup.com**

DRE **#01961713**

GREG ASPELL

INVESTMENT SALES

PHONE **415.508.8742**

EMAIL **greg@thekasegroup.com**

DRE **#02054220**



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

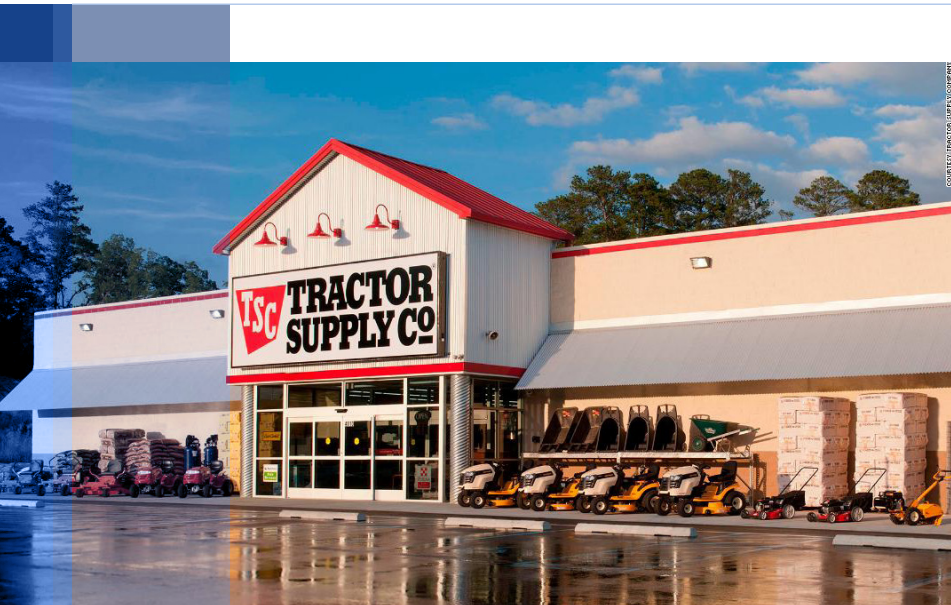
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INVESTMENT OVERVIEW



This is a unique opportunity to purchase a corporately guaranteed NNN Tractor Supply Company in Hammonton, New Jersey. With just under 11 years remaining in the Lease and 4, 5-Year Options thereafter, this long term net lease features 10% increases every 5 years throughout the Base Term as well as the Option Periods. The next 10% increase is scheduled to occur on 2/28/2022. Minimal landlord responsibilities include: Structure / Roof / Slab / Paving.

INVESTMENT HIGHLIGHTS

NNN SINGLE TENANT TRACTOR SUPPLY COMPANY

PUBLICLY TRADED COMPANY (NASDAQ: TSCO)

MINIMAL LANDLORD RESPONSIBILITIES

NET SALES INCREASE OF 35% IN Q2 OF 2020

100% FEE SIMPLE INTEREST

RARE 10% INCREASES EVERY 5 YEARS
(NEXT INCREASE 2022)

RECESSION PROOF TENANT | ESSENTIAL RETAILER

OFFERING SPECIFICATIONS

PRICE \$5,978,261

SQUARE FOOTAGE 19,211

YEAR RENOVATED 2017

FINANCIAL SUMMARY

TRACTOR SUPPLY CO. • NNN LEASED OFFERING

70 ROUTE 206 HAMMONTON, NJ 08037 87901

\$5,978,261

SUMMARY

TENANT NAME	TRACTOR SUPPLY CO.
SQUARE FOOTAGE	19,211
LEASE START	2/25/2017
LEASE END	2/29/2032
OPTIONS	Four, 5 Year
INCREASES	10% Every 5 Years



TENANT OVERVIEW



PUBLICLY TRADED



1,770+ LOCATIONS



29,000+ EMPLOYEES

TRACTOR SUPPLY CO.

Tractor Supply Company (TSCO) is an American retail chain of stores that offers products for home improvement, agriculture, lawn and garden maintenance, and livestock, equine and pet care.

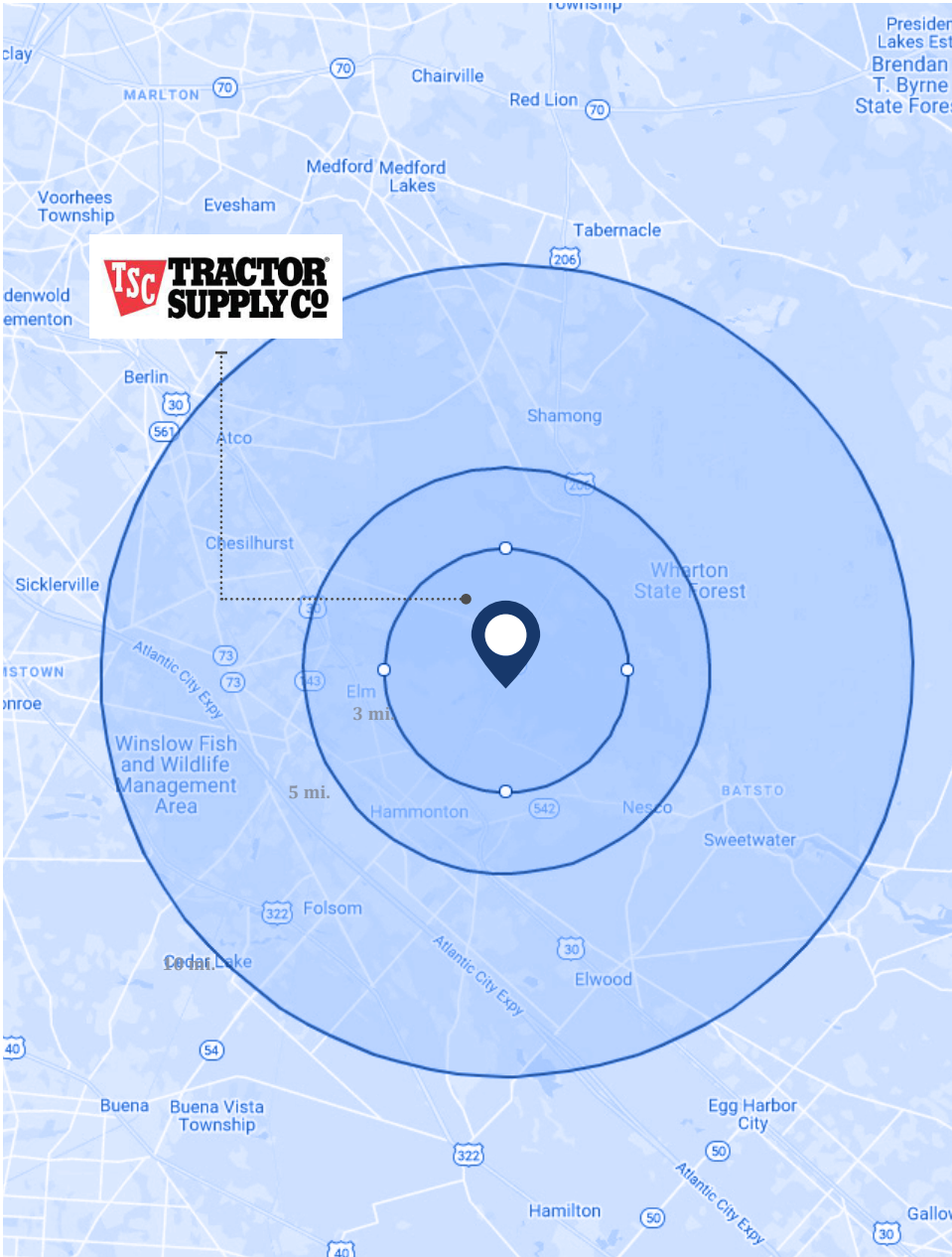
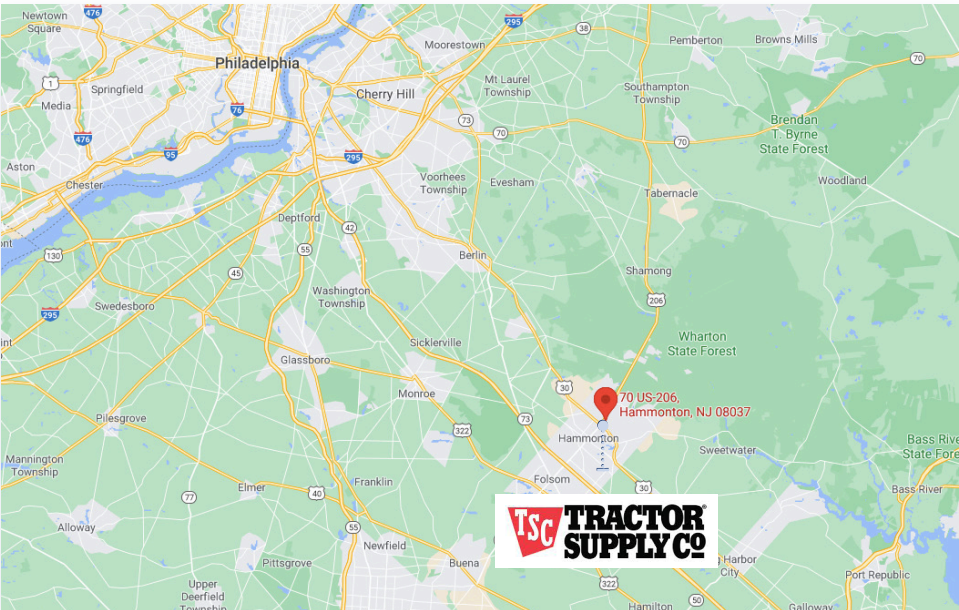
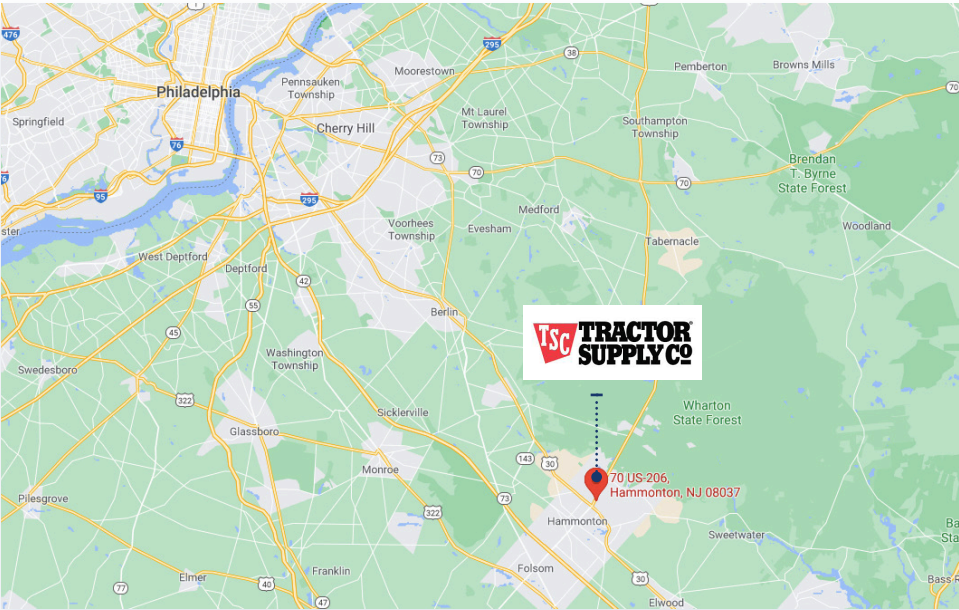
Tractor Supply lists five major product categories. The livestock and pet products category accounted for 47 percent of the company's sales in 2018. The category with the second highest sales was hardware, tools, truck and towing products, with 22 percent of sales. Seasonal products such as lawn and garden equipment, gifts and toys were 19 percent of sales, followed by clothing and footwear with 8 percent and agricultural products with 4 percent of sales.

In September 2016, Tractor Supply Company acquired Petsense, LLC, a leading small-box specialty retailer of pet supplies primarily located in small and mid-size communities.[8] In 2002, TSC was part of a group (also including four liquidation firms) that purchased some of the leases of the bankrupt Quality Stores, Inc.,[9] a Michigan-based company which at one time had operated over 300 stores in 30 states under the names CT Farm & Country; Country General; Quality Farm & Fleet; County Post; Central Farm and Fleet, and FISCO. The company also owns Del's Feed & Farm Supply, a farm retail chain in the Pacific Northwest and Hawaii.

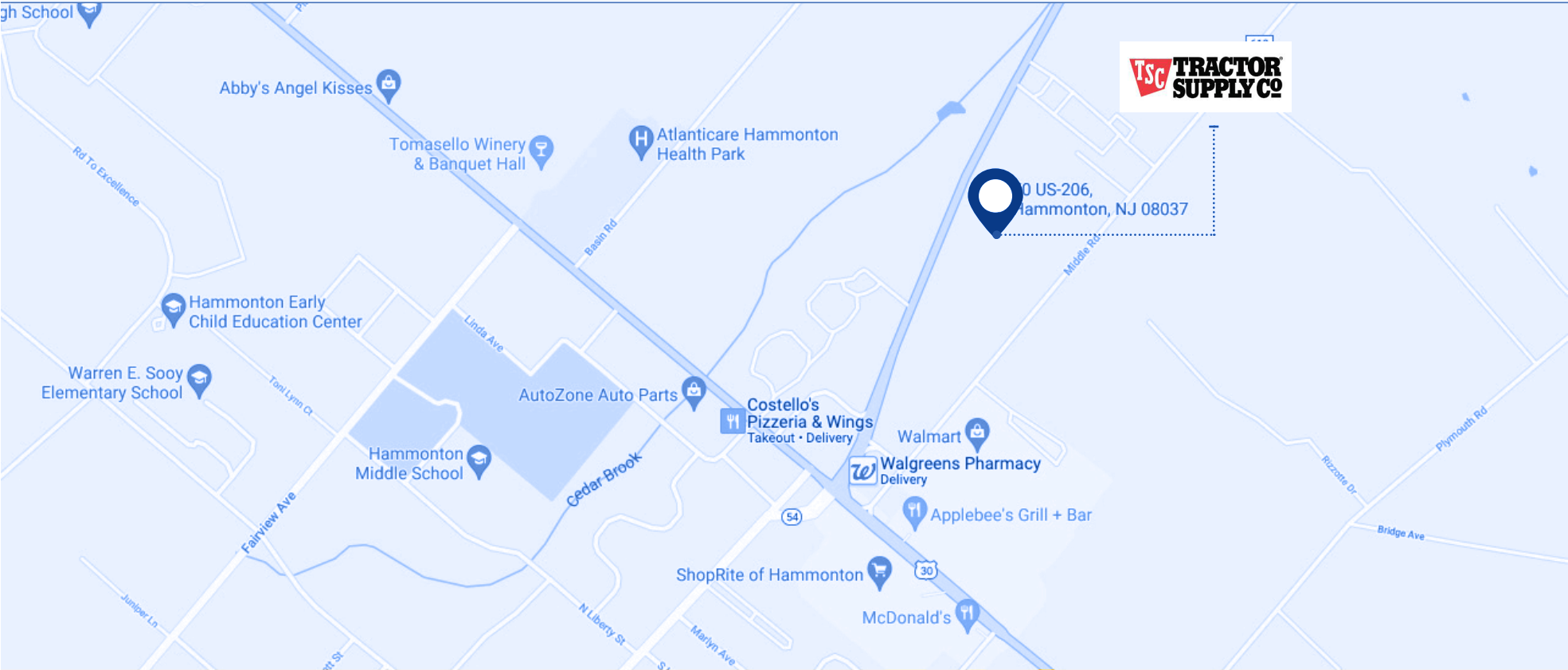
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	13,893	18,180	60,946
TOTAL HOUSEHOLDS	5,114	6,636	21,339
AVERAGE HOUSEHOLD INCOME	\$93,860	\$94,552	\$94,844
AVERAGE AGE	41.4	42.1	42.1

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,114	6,636	21,339
TOTAL POPULATION	13,893	18,180	60,946
PERSONS PER HOUSEHOLD	2.7	2.7	2.8
AVERAGE HOUSEHOLD INCOME	\$93,860	\$94,552	\$94,844
AVERAGE HOUSE VALUE	\$246,956	\$239,948	\$209,685
AVERAGE AGE	41.4	42.1	42.1
WHITE	12,683	16,588	49,314
BLACK	552	765	8,774
AMERICAN INDIAN/ALASKAN NATIVE	91	114	281
ASIAN	253	317	1,079
HAWAIIAN & PACIFIC ISLANDER	9	12	41
TWO OR MORE RACES	305	384	1,457

HAMMONTON, NEW JERSEY

Hammonton is a town in Atlantic County, New Jersey, United States, known as the “Blueberry Capital of the World”. As of the 2010 United States Census, the town’s population was 14,791, reflecting an increase of 2,187 (+17.4%) from the 12,604 counted in the 2000 Census, which had in turn increased by 396 (+3.2%) from the 12,208 counted in the 1990 Census.

It is located directly between Philadelphia and the resort town of Atlantic City, along a former route of the Pennsylvania Railroad that is used by NJ Transit’s Atlantic City Line.



HAMMONTON, NEW JERSEY



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