



TRACTOR SUPPLY

1330 N Main St. McPherson, KS 67460



INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- ±40,448-Square foot building occupied by a Tractor Supply on a double net lease with nearly 10 years remaining, 2-5 year options and built-in rent increases
- Roof was replaced in 2018
- Strong investment grade tenant: Tractor Supply is the largest rural lifestyle retailer in the U.S and posted record sales in Q2 2022
- Located along a main thoroughfare with traffic volume over 8,000 VPD and near national retailers that include Dollar General, Dillon Food Stores, Dairy Queen, Pizza Hut, Domino's, Subway and others
- McPherson is home to a Pfizer facility that employs 1,900 personnel; the facility has recently made news for being a manufacturing site of Pfizer's COVID-19 vaccine





FINANCIAL OVERVIEW

BUILDING INFO

Address	1330 N Main St. McPherson, KS 67460
GLA of Building	±40,448 SF
Lot Size	±4.90 AC
Year Built	1974
Lease Expiration	12/31/2032
Starting Bid	\$700,000
Bid Date	6/20/2023
Deadline	6/22/2023



\$700,000
STARTING BID



6/20/2023
BID DATE

ANNUALIZED OPERATING DATA

SCHEDULE	MONTHLY RENT	ANNUAL RENT
1/01/2023-12/31/2038	\$12,500	\$150,000
1/01/2029-12/31/2032	\$13,750	\$165,000
1/01/2033-12/31/2037 (First Option)	\$15,125	\$181,500
1/01/2038-12/31/2042 (Second Option)	\$16,637.50	\$199,650

AREA OVERVIEW

MCPHERSON, KS

A city in central Kansas, McPherson is about 60 miles north of Wichita. With a population of about 13,000, it serves as McPherson County's county seat. The Smoky Hill River flows south of McPherson, which is located in central Kansas on the Great Plains.

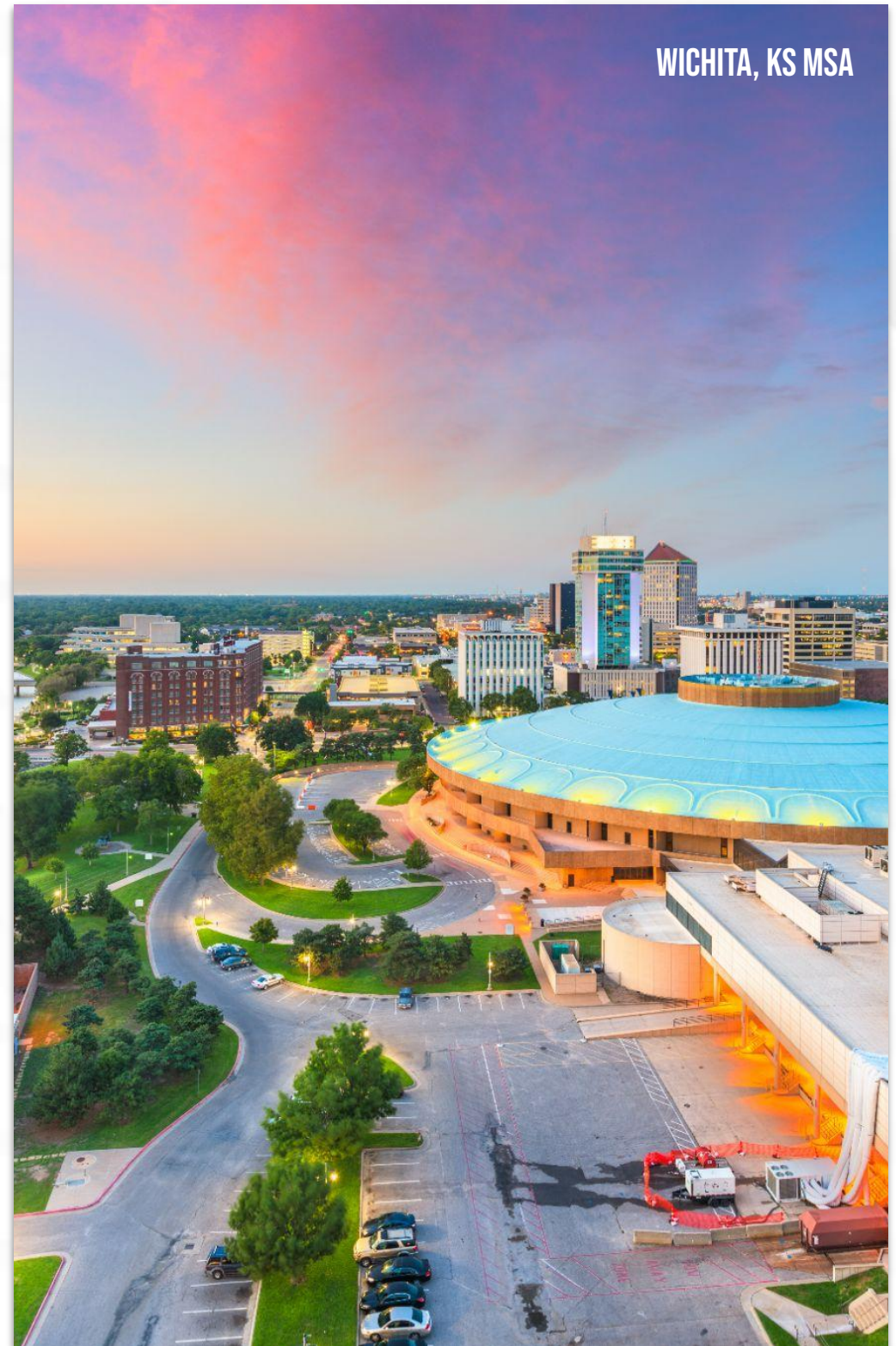
A combination of manufacturing, agriculture, and healthcare are the main drivers of the economy. Numerous sizable manufacturing firms, including Viega, Pfizer, and CertainTeed, are based in the city. The local economy also heavily depends on agriculture, which is where crops like wheat, corn, and soybeans are farmed.

Visitors can enjoy a number of attractions in McPherson, including the McPherson Museum and Arts Foundation, which houses exhibitions on local history and artwork. The city also has several parks, including Lakeside Park, which has a lake for fishing and boating, as well as playgrounds and picnic areas. Overall, McPherson is a small but vibrant city with a diverse economy and plenty of attractions for visitors.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	6,774	13,553	13,983
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,874	5,658	5,826
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$84,703	\$77,351	\$77,542

WICHITA, KS MSA





**SUBJECT
PROPERTY**

± 57 MILES AWAY

Wichita

WICHITA, KS

Wichita is the largest city in Kansas, with a population of over 395,000 residents and located in south-central Kansas on the Arkansas River. The Wichita Metro Area includes Butler, Harvey, Sedgwick, and Sumner counties and has a population of 647,000 people. Wichita is the industrial hub of the metro area. The city has many museums, retail malls, event venues, and parks.

The aviation, healthcare, and advanced manufacturing sectors are three of Wichita's key industries. Spirit AeroSystems, Textron Aviation, and Boeing are just a few of the city's many aviation companies. Wesley Healthcare and Via Christi Health are two of the biggest employers in the city, hence the healthcare sector is particularly important.



ATTRACTIONS

The Wichita Gardens is located in Sim Park and is a large area of flora offering themed gardens such as the Shakespeare Garden and the Rose and Wildflower Garden. The Gardens even have a special center for children to learn about botanical sciences. **The Exploration Place** is a museum with interactive exhibits that serve as a fun way to learn about science. The center can be enjoyed by people of all ages. Outside there is a park where visitors can observe native Kansas wildlife.

Enjoyers of Prairie Style architecture can visit **Frank Lloyd Wright's Allen House**. One of his last houses ever built, visitors can appreciate the architectural style that Frank Lloyd Wright was best known for. The house is open for visitors to tour throughout the year. **Kansas Aviation Museum** offers visitors the chance to learn about the history of one of the main industries in Wichita. The museum aims to educate and commemorate the history of Kansas aviation. Some exhibits include the Aviation Hall of Fame, the Engine Room, and the WWII exhibit.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

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- 3.You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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