

Tractor Supply Company

992 Mackie Dr | Holly Springs (Memphis, TN) MS 38635

Price: **\$5,051,724**



Cap: **Contact Broker**



Northmarq Commercial is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a Tractor Supply Company-leased building located in Holly Springs, MS. The Subject Property consists of approximately 3.7 acres and a 19,097-square-foot building. The property is brand new construction with a 15 year lease that includes four (4), five (5) year renewal options and 5% increases every 5 years during the lease term and each of the options.

The Subject Property is located in the city of Holly Springs, MS, and is the county seat of Marshall county. The Subject Property sits on a main thoroughfare of Holly Springs next to the Walmart Supercenter and near several other major retail tenants that include Love's Travel Stop, O'Reilly Auto Parts, Dollar Tree, McDonald's, Popeye's, Huddle House, and several other local tenants.

As of December 31, 2022, Tractor Supply Company (TSCO) had total revenue in excess of \$14.2 billion, net income of \$1.08 billion; net worth in excess of \$2.04 billion and an S&P rating of BBB and Stable.



100% Leased and Guaranteed by Investment Grade Tenant



Located at the Intersection of Interstate 22 and MS-7 Next to a Walmart Supercenter



Build-to-Suit New 2022 Construction



Desirable Long-Term Lease w/ Rental Increases



30 Minutes from Memphis, TN



Highly Passive NN Lease Structure



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