



OFFERING MEMORANDUM

NEW DEVELOPMENT FL TRACTOR SUPPLY - GAINESVILLE MSA
7633 SE NE US HWY 301, HAWTHORNE, FL 32640

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



HAWTHORNE, FL

\$7,490,910 | 5.5% CAP

- Florida Tractor Supply - Rent Commenced August 2022
- Almost 14 Years Remaining on the Primary Term of the Lease
- 5% Rent Increases Every 5 Years of the Lease - Including the Option Periods (4) 5 Years
- New Prototype Featuring Outdoor Garden Area and Large Fenced in Outdoor Section
- Large 7+ Acre Parcel
- Lease Guaranteed by Tractor Supply (NYSE: TSCO) - BBB S&P Rating
- Highly Passive Investment With Minimal Landlord Responsibilities
- Gainesville, FL MSA
- Great Visibility Along US HWY 301 - 16,000+ VPD in Front of Subject Property

EXCLUSIVELY MARKETING BY:

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PROPERTY DETAILS:

Building Area:	21,930 SF
Land Area:	7.01 AC
Year Built:	2022
Guarantor:	Tractor Supply Co. (NASDAQ: TSCO)
Price (Psf):	\$341.58

LEASE OVERVIEW:

Remaining Lease Term:	13.5+ Years
Rent Commencement:	8/13/2022
Lease Expiration:	8/30/2037
Base Annual Rent:	\$412,000
Lease Type:	NN
Scheduled Rent Increases:	5% Every 5 Years; 9/1/2027
Options & Increases:	Four (4), 5-Year; 5%
Insurance:	PAID BY Tenant/Landlord
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Lease Years 1-5	8/13/2022-8/30/2027	\$412,000	\$18.79	5.50%
Lease Years 6-10	9/1/2027-8/30/2032	\$432,600	\$19.73	5.78%
Lease Years 11-15	9/1/2032-8/30/2037	\$454,230	\$20.71	6.06%
Four (4) 5-Year Options; 5% Increases	9/1/2037-8/30/2042	\$476,924	\$21.75	6.37%
	9/1/2042-8/30/2047	\$500,789	\$22.84	6.68%
	9/1/2047-8/30/2052	\$525,828	\$23.98	7.02%
	9/1/2052-8/30/2057	\$552,119	\$25.18	7.37%

RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

Tenant shall pay or discharge directly to the applicable taxing authority, all real estate taxes lawfully imposed against the Demised Premises during the Term when due.

INSURANCE

PAID BY TENANT/LANDLORD

Commencing on the Acceptance Date, Tenant shall carry and maintain property insurance and commercial general liability insurance insuring the Demised Premises.

Landlord shall carry and maintain, at its sole cost and expense, commercial general liability insurance on an occurrence form.

PARKING & ROOF

PAID BY LANDLORD

Parking Lot: Landlord shall maintain the integrity and surface of all paved areas including sealing and striping such that there are no potholes or other conditions that may compromise its utility and safety, and wheel stops.

Roof & Structure: Landlord shall maintain the roof, drains, gutters and downspouts such that the Building remains weather-tight and storm water is directed away from the foundation

HVAC

PAID BY TENANT

Tenant shall at its sole cost and expense maintain, repair and replace the HVAC, electrical and plumbing systems and equipment and all utility lines serving the Building that are within the Building.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



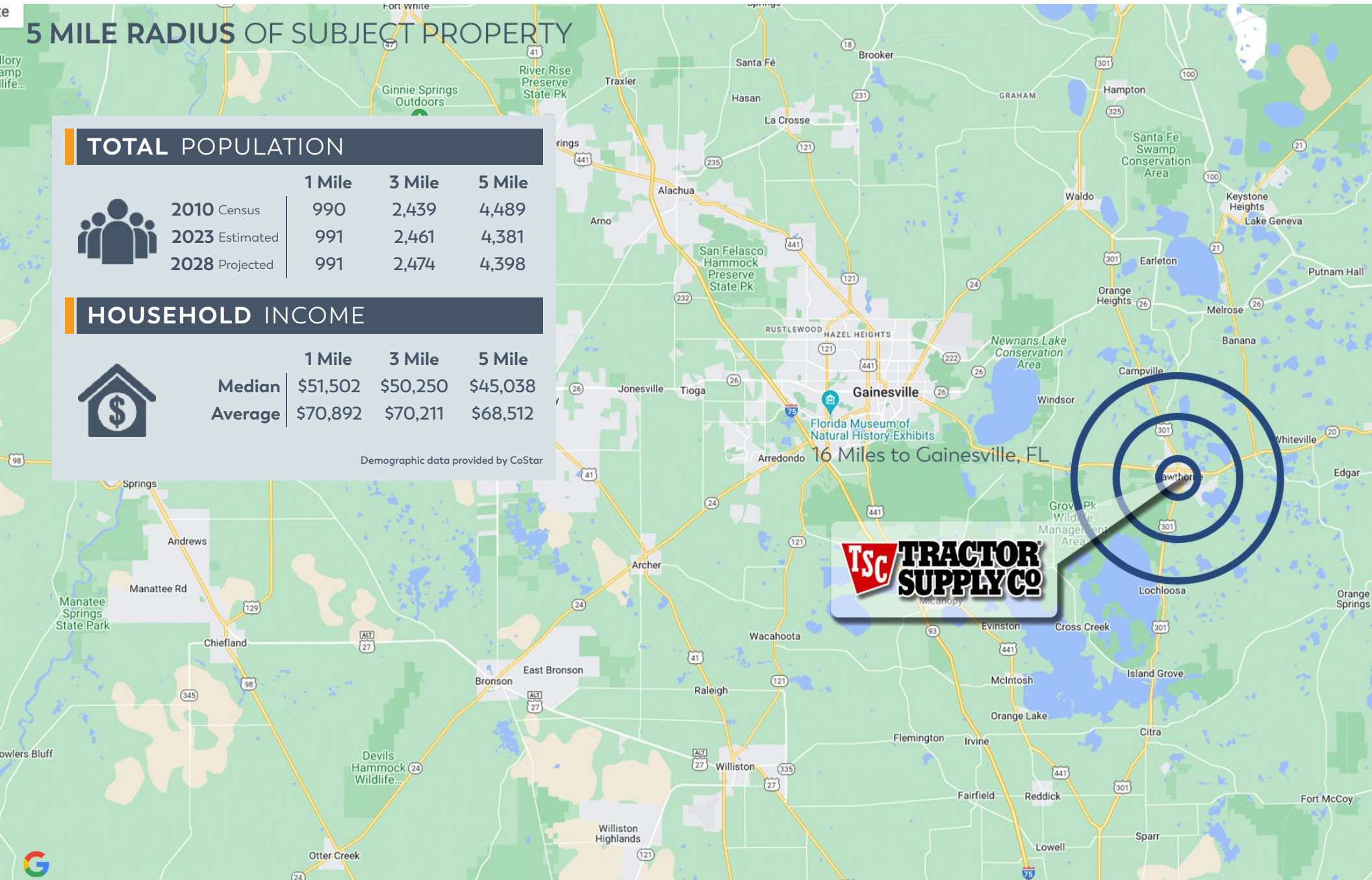
	1 Mile	3 Mile	5 Mile
2010 Census	990	2,439	4,489
2023 Estimated	991	2,461	4,381
2028 Projected	991	2,474	4,398

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$51,502	\$50,250	\$45,038
Average	\$70,892	\$70,211	\$68,512

Demographic data provided by CoStar





RETAIL MAP

7633 SE NE US HWY 301 | HAWTHORNE, FL



Actual Property



Actual Property

PROPERTY PHOTO

7633 SE NE US HWY 301 | HAWTHORNE, FL



Actual Property



Actual Property

TENANT OVERVIEW

7633 SE NE US HWY 301 | HAWTHORNE, FL



**TSC TRACTOR
SUPPLY CO.**



**84 Years
of Success**



**Publicly
Traded Co.**
NASDAQ: TSCO



BBB
S&P Credit
Rating



\$24.43B
Market Cap



2,000+
Locations

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Actual Property

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