

TSC TRACTOR SUPPLY CO[®]

**OFFERED
FOR SALE**

\$1,880,000 | 6.50% CAP

1208 Hwy 28, Owensville, MO

*Actual Site Photo



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

Executive Summary

Atlantic Capital Partners has been exclusively engaged in soliciting offers for the sale of this Tractor Supply Company located in Owensville, MO. The 37,895 SF asset sits atop 5.97 acres and is positioned with excellent frontage along Highway 28, the major roadway into downtown Owensville. The offering is complemented by a strong-performing location for the store, with 2023 reported sales of \$4.3M, equating to a 2.8% Rent-to-Sales ratio.

Located at 1208 Highway 28, Tractor Supply has been operating at this location for over seventeen years. The initial 10-year lease was signed in 2007 and rent commenced in February 2008. Tractor Supply extended their base term by ten years in 2017 and recently extended their base term again by 10 years, providing them with term through January 2038. Tractor Supply is currently paying \$122,211 and features a 5% rent increase in January 2030 with 10% rent increases every 5 years thereafter.

Rent Schedule	Term	Annual Rent
Base Term	2/1/2023 - 1/31/2030	\$122,211
Base Rental Increase (5%)	2/1/2030 - 1/31/2035	\$128,322
Base Rental Increase (10%)	2/1/2035 - 1/31/2038	\$141,153
Option 1	2/1/2038 - 1/31/2043	\$155,269
Option 2	2/1/2043 - 1/31/2048	\$170,796

NOI	\$122,211
CAP Rate	6.50%
Listing Price	\$1,880,000

Asset Snapshot

Tenant Name	Tractor Supply (Corporate)
Address	1208 Hwy 28, Owensville, MO
Building Size (GLA)	37,895 SF
Land Size	5.97 Acres
Year Built/Renovated	1981 / 2024 (Full Building Remodel)
Signator/Guarantor	Corporate
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	January 31, 2038
Remaining Term	12 Years, 11 Months
NOI	\$122,211



 **4,174** PEOPLE
IN 3 MILE RADIUS

 **\$66,904** AHHI
IN 3 MILE RADIUS

 **10,400** VPD
ON STATE HWY 28





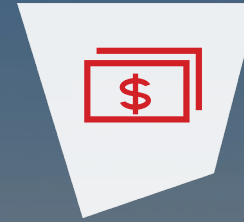
Strong Commitment from Tenant

Tractor Supply Co extended their base term for an additional ten years providing term through January 2038, showing the tenant's dedication to the site



Attractive Lease Fundamentals

Over 12 years of term remaining with a 5% rent increase in 2030 and 10% rental increases every 5 years thereafter



Proven & Reported Sales

Extremely low 2.8% Rent-to-Sales Ratio with Strong reported sales of \$4.3M in 2023



Minimal Landlord Responsibilities

NN Lease calls for minimal landlord responsibilities limited to only Roof & Structure



Corporate Guaranty

Tractor Supply Co (NASDAQ: TSCO) has over 2,400 locations across the US with \$14.88B in Revenue for 2024



Hwy-28 10,400 VPD





Owensville

BreakTime



PIONEER TRUSS

DOLLAR GENERAL

Hwy-28 10,400 VPD





Owensville, Missouri, is a small city in Gasconade County with a population of approximately 2,500 residents. Known for its tight-knit community and rural charm, Owensville serves as a local hub for agriculture, small businesses, and light manufacturing. The city's economy is largely driven by farming, retail, and manufacturing, with several local and regional businesses supporting employment. Owensville is also home to quality schools, parks, and recreational opportunities, making it an attractive place for families seeking a quiet, small-town lifestyle. The city hosts community events such as the Gasconade County Fair, which celebrates the region's agricultural heritage and brings residents together for entertainment and local commerce.

Commercial real estate development in Owensville remains steady, with opportunities for small business expansion, retail growth, and industrial investment. The city's location along Highway 28 provides access to larger markets while maintaining a low cost of living and business-friendly environment. Recent efforts to enhance infrastructure and attract new businesses have contributed to modest economic growth, particularly in the retail and service sectors. Owensville's proximity to larger cities like Rolla and Jefferson City allows for additional employment and commerce opportunities while preserving its rural appeal. With a focus on community development and economic sustainability, Owensville continues to grow as a welcoming and business-friendly small town in central Missouri.

Illinois
Missouri

St. Louis
75 MILES
1:24 DRIVE


AREA LARGEST EMPLOYERS
BJC HealthCare WashU Walmart

Owensville
TSC TRACTOR SUPPLY CO



Tractor Supply Co QUICK FACTS

Founded:	1938
Headquarters:	Brentwood, TN
Stock Symbol:	NASDAQ: TSCO
Revenue (2022):	\$14.88B
Locations:	2,400+
Website:	www.tractorsupply.com



Tractor Supply Co. (TSC) is a leading retail chain specializing in products for rural living, agriculture, and home improvement. Founded in 1938, the company is headquartered in Brentwood, Tennessee, and operates over 2,200 stores across 49 states in the U.S. TSC caters to farmers, ranchers, pet owners, and outdoor enthusiasts, offering a wide range of products, including livestock feed, pet supplies, hardware, clothing, and lawn and garden equipment. The company has expanded its services through its Neighbor's Club loyalty program, same-day delivery, and buy-online-pickup-in-store options. In recent years, Tractor Supply has also focused on e-commerce growth, sustainability efforts, and exclusive brand offerings to enhance customer experience. It owns brands like 4health pet food, CountyLine equipment, and Producer's Pride livestock feed, which have helped strengthen its market presence. With steady growth and a strong rural customer base, Tractor Supply Co. continues to be a dominant player in the farm and home retail industry.



LESSEE	Tractor Supply (Corporate)			
LAND	5.97 Acres			
LEASE TERM	Thirty (30) Years			
RENT COMMENCEMENT DATE	February 1, 2008			
EXPIRATION DATE	January 31, 2038			
BASE RENT	Period (Lease Years)	Annual	Monthly	PSF
Current Term	2/1/2023 - 1/31/2030	\$122,211	\$10,184	\$3.22
Base Rental Increase (5%)	2/1/2030 - 1/31/2035	\$128,322	\$10,693	\$3.39
Base Rental Increase (10%)	2/1/2035 - 1/31/2038	\$141,153	\$11,763	\$3.72
Option 1	2/1/2038 - 1/31/2043	\$155,269	\$12,939	\$4.10
Option 2	2/1/2043 - 1/31/2048	\$170,796	\$14,233	\$4.51
SECURITY DEPOSIT:	None.			
SIGNATOR/GUARANTOR:	Corporate			
RENEWAL TERM(S):	Two (2), Five (5) Year Options			
REQUIRED PARKING:	None.			
USE RESTRICTIONS:	Tenant may use the Leased Premises for any lawful retail or office purpose; provided, however, the Leased Premises shall not be used for any of the following purposes: massage parlor, tattoo parlor, abortion clinic, dry cleaning plant, bowling alley or theatre, residential living, dwelling, or sleeping purposes, game room & video arcade. [Lease Section 4]			
TERMINATION OPTION(S):	None.			
REAL ESTATE TAXES:	Tenant to pay all real estate taxes. [Lease Section 8.2]			
COMMON AREA EXPENSES:	See Repairs & Maintenance			
REPAIRS & MAINTENANCE:	Landlord shall, at its sole cost and expense, maintain, repair and replace (a) the roofs and exterior walls of the Building and (b) all structural parts of the Leased Premises, both exterior and interior, including, without limitation, the roof, exterior and load-bearing walls and columns, floor slabs, foundation, and structural supports and (c) all utility lines from the point of access at the street (or other junction) to the Building. Tenant shall, at its own expense, keep and maintain in good order and repair, and replace, if necessary, and in compliance with all laws and regulations applicable thereto, during the entire Term of this Lease, all non-structural portions of the Building, including windows and doors; the heating, ventilation and air conditioning system ("HVAC") and the parking lot, including cleaning, snow removal sealing, striping and filling potholes and all interior and exterior lighting and painting. [Lease Section 13]			
UTILITIES:	Tenant agrees to contract in its own name and to pay only during the Term of this Lease all charges for such utilities (including but not limiting same to light, power, gas, telephone, water and sewer charges) used by Tenant within the Leased Premises. [Lease Section 10]			
INSURANCE:	Tenant to maintain at its expense: comprehensive general liability insurance, fire & extended coverage insurance, and worker's compensation if required by law. [Lease Section 9.1]			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant may not assign this Lease or sublet all or any portion of the Leased Premises without Landlord's consent. [Lease Section 14]			
ESTOPPEL CERTIFICATE:	Each party, upon written request from time to time from the other party agrees to execute and deliver to the requesting party, an estoppel certificate. [Lease Section 32]			
HOLDING OVER:	Any holding over without the consent of Landlord shall be considered to be a month-to-month tenancy at one hundred twenty-five percent (125%) times the then monthly rate of Minimum Rent. [Lease Section 28]			



**OFFERED
FOR SALE**

\$1,880,000 | 6.50% CAP

1208 Hwy 28, Owensville, MO

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
617.239.3600
dgriffin@atlanticretail.com

BEN OLMSTEAD

Senior Associate
980.498.3296
bolmstead@atlanticretail.com

MATT AUSTIN

Senior Analyst
508.686.0437
maustin@atlanticretail.com

BROKER OF RECORD

BRIAN BROCKMAN

#: 2017032771

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Tractor Supply Co. - Owensville, MO (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.