Tractor Supply

Oldtown, ID

Single-Tenant Net-Leased Tractor Supply **Grocery Shadow-Anchor**

Price: $2,800,000

Price PSF: $108/SF

THE OFFERING

- **Investment-Grade Tenancy:** Tractor Supply Company (NASDAQ: TSCO) is rated BBB by S&P and operates more than 2,200 stores in 49 states.
- **Low In-Place Rent:** Current rent of $6.50/SF compared to $19/SF across the current on market average.
- **North Idaho Location:** Positioned along the U.S. Highway 2 commercial corridor near the Idaho-Washington border, serving the broader Oldtown, Newport, and Priest River trade area.
- **Nine-Plus Years of Term with Rent Growth:** Lease runs through February 29, 2036, followed by four five-year options, each with a 5% rent increase.
- **Rural Lifestyle Retailer:** Tractor Supply sells livestock and pet feed, fencing, equipment, tools and hardware to farmers, ranchers and rural homeowners.
- **1.1% Submarket Vacancy:** Almost no competing retail availability in the trade area.
- **2016 Construction:** 25,860 SF building on 3.50 acres with roughly 85 parking spaces.



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