



Tractor Supply Co.

Relocation Store

1411 Center Ave, Dilworth, MN 56529

CORE Real Estate Group, LLC
100 Centre on the Lake, Lake St. Louis, MO 63367
www.corerealestatellc.com

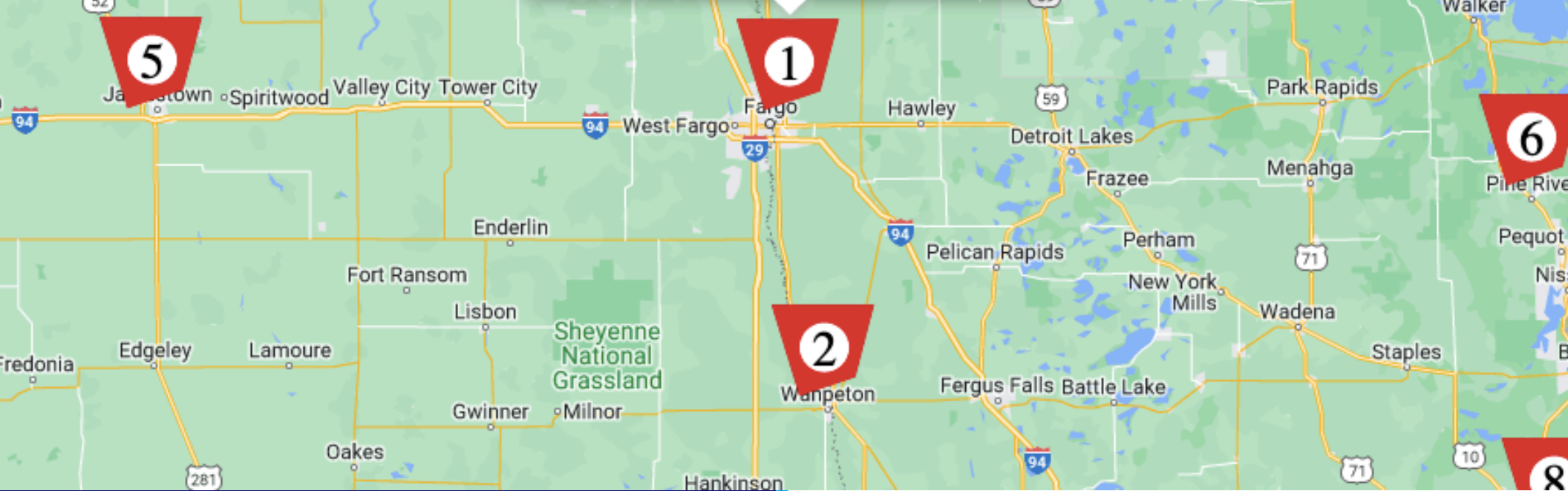


Executive Overview

Offering Price	\$5,047,619
CAP Rate	5.25%
NOI	\$265,000.00
TERM	15 Years (3/31/23 - 3/31/38)
Price/SF	\$221.56
Lot Size (acres)	2.6
Year Built	1999 / Remodeled 2023
Zoning Type	Commercial
County	Clay
Building GLA	22,782 SF
Lease Type	NN (Minimal LL Responsibilities)

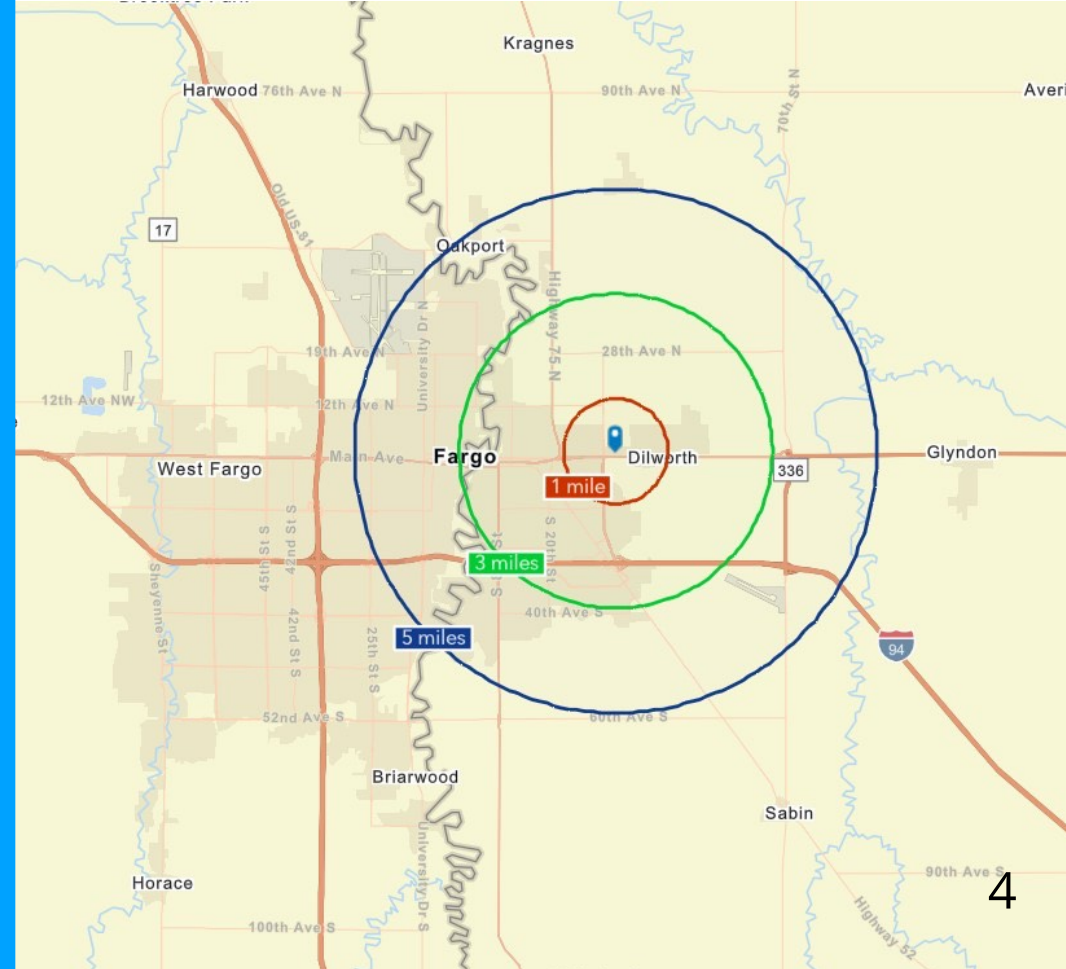
Rent Roll

Period	Monthly	Annual Rent
Lease Years 1-5	\$22,083.33	\$265,000.00
Lease Years 6-10	\$23,187.50	\$278,250.00
Lease Years 11-15	\$24,346.88	\$292,162.50
Lease Years 16-20 (First Extension Term)	\$25,564.22	\$306,770.63
Lease Years 21-25 (Second Extension Term)	\$26,842.43	\$322,109.16
Lease Years 26-30 (Third Extension Term)	\$28,184.55	\$338,214.61
Lease Years 31-35 (Fourth Extension Term)	\$29,593.78	\$355,125.34



Investment Highlights

- Closest Tractor Supply location 42+ miles away
- Very strong population within 5 miles
- Property close to high traffic U.S Route 10
- Well-known and reputable brand with a loyal customer following
- Tractor Supply is known for its strong performance and consistent growth in new locations

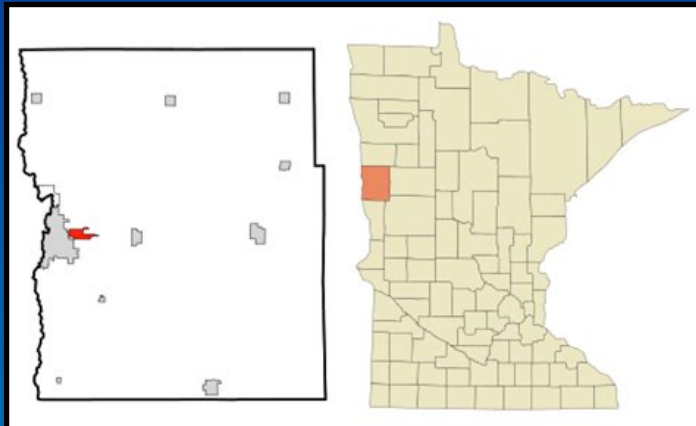




About Dilworth

Dilworth, MN, a charming city in the state of Minnesota, sits amidst picturesque landscapes and offers a close-knit community experience. Nestled just a few miles southeast of Moorhead, Dilworth has a welcoming atmosphere that attracts residents and visitors alike.

As of the 2020 U.S. Census estimates, Dilworth boasts a population of approximately 4,438 individuals. This small yet lively city offers a serene escape from the bustling urban centers, while still providing convenient access to nearby amenities and attractions.



Fargo, North Dakota

Right on the border of North Dakota and Minnesota, Fargo is the county headquarters of Cass County in North Dakota. It serves as a cultural, retail, medical, educational, and industrial hub for southeastern North Dakota and northern Minnesota. The city is home to North Dakota State University, founded in 1890, with an undergraduate enrollment of over 10,199.

Its population was 125,990 according to the 2020 census, making it the most populous city in the state, and neighboring cities.

- Median home price of \$279,000, 26% below national median
- Cost of living 11% below national average



Demographics



2020 Census Redistricting Data (Public Law 94-171)

1411 Center Ave W, Dilworth, Minnesota, 56529 2
Ring of 1 mile

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

KEY FACTS

5,148 Total Population **2,212** Housing Units **1,640.0** Population Density **2.42** Average Household Size **43.6** Diversity Index

2010-2020 ANNUAL GROWTH RATE



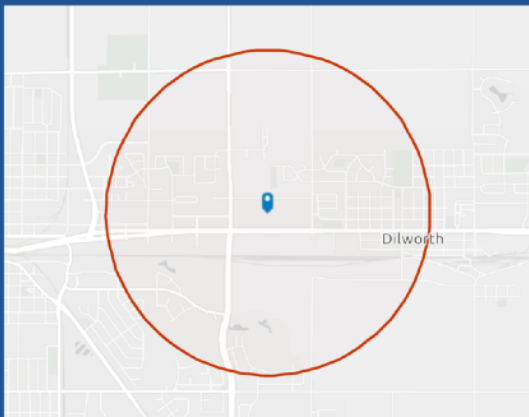
0.87%
Population



2.26%
Group Quarters



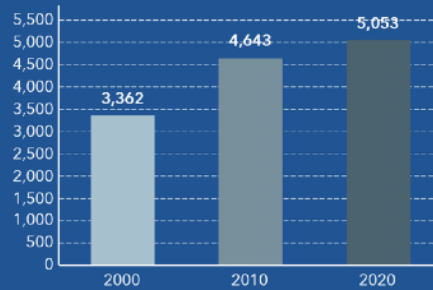
0.90%
Households



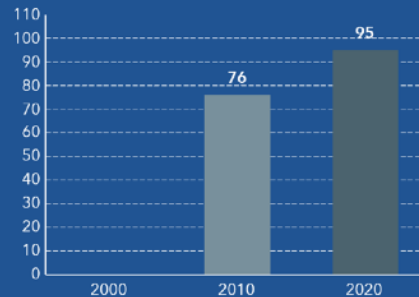
Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



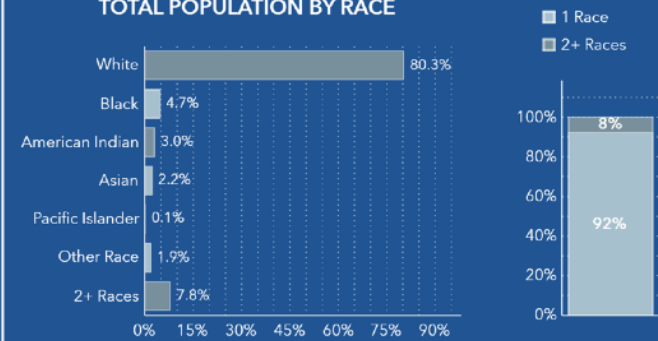
HOUSEHOLD POPULATION



GROUP QUARTERS



TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,399	3,749
1 Race	1,213	3,533
White	989	3,143
Black	110	133
American Indian/Alaska Native	57	97
Asian	33	81
Pacific Islander	0	4
Some Other Race	24	75
2 or More Races	186	217

Source: This infographic contains data provided by U.S. Census, Esri. The vintage of the data is 2020, 2000, 2010.

Demographics



2020 Census Redistricting Data (Public Law 94-171)

1411 Center Ave W, Dilworth, Minnesota, 56529 2
Ring of 3 miles

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

KEY FACTS

37,670
Total Population

16,198
Housing Units

1,332.6
Population Density

2.34
Average Household Size

38.5
Diversity Index

2010-2020 ANNUAL GROWTH RATE



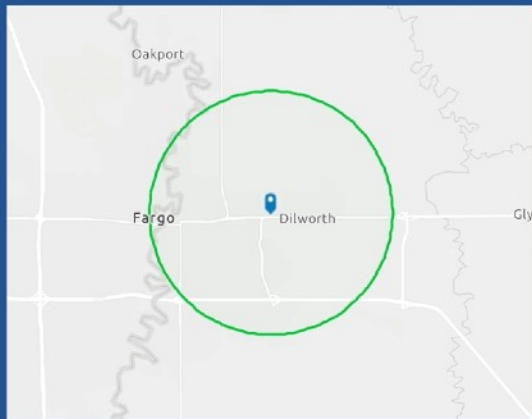
0.56%
Population



-2.54%
Group Quarters



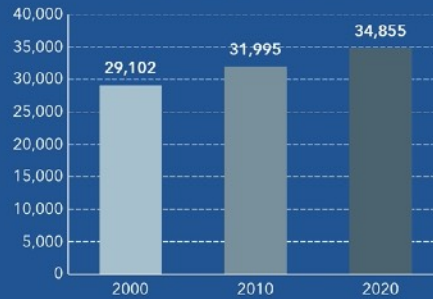
0.97%
Households



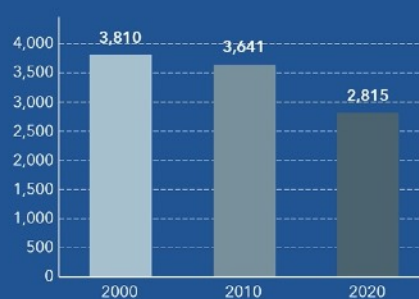
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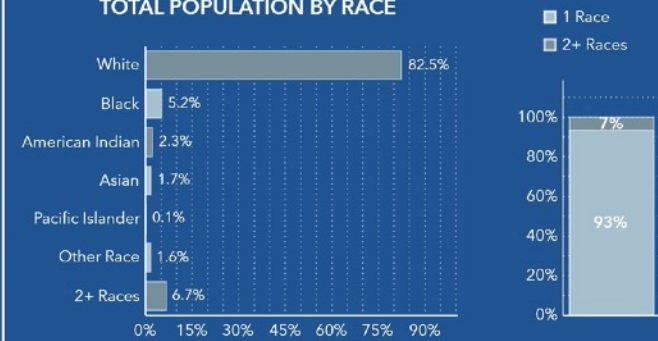
HOUSEHOLD POPULATION



GROUP QUARTERS



TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	8,384	29,286
1 Race	7,333	27,804
White	6,050	25,020
Black	718	1,235
American Indian/Alaska Native	288	558
Asian	111	535
Pacific Islander	1	15
Some Other Race	165	440
2 or More Races	1,052	1,482

Source: This infographic contains data provided by U.S. Census, Esri. The vintage of the data is 2020, 2000, 2010.

Demographics



2020 Census Redistricting Data (Public Law 94-171)

1411 Center Ave W, Dilworth, Minnesota, 56529 2
Ring of 5 miles

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

KEY FACTS

101,881
Total Population

46,845
Housing Units

1,297.4
Population Density

2.21
Average Household Size

37.7
Diversity Index

2010-2020 ANNUAL GROWTH RATE



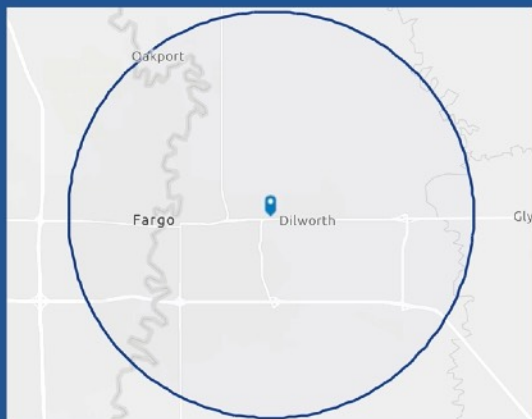
0.50%
Population



-0.46%
Group Quarters



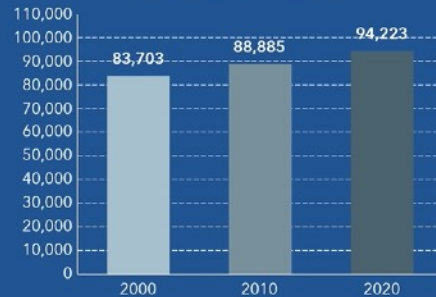
0.63%
Households



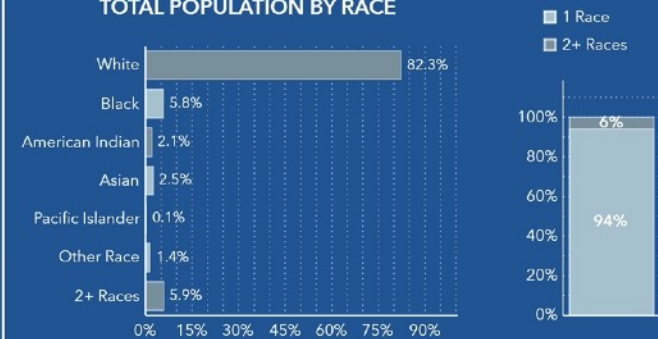
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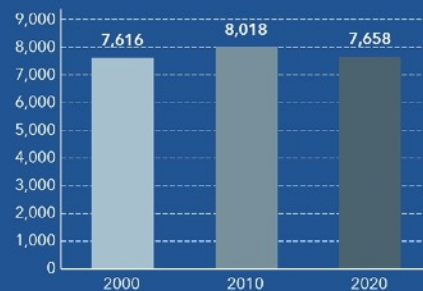
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	20,412	81,469
1 Race	18,024	77,855
White	14,653	69,157
Black	1,966	3,933
American Indian/Alaska Native	612	1,521
Asian	474	2,057
Pacific Islander	12	45
Some Other Race	307	1,142
2 or More Races	2,388	3,614

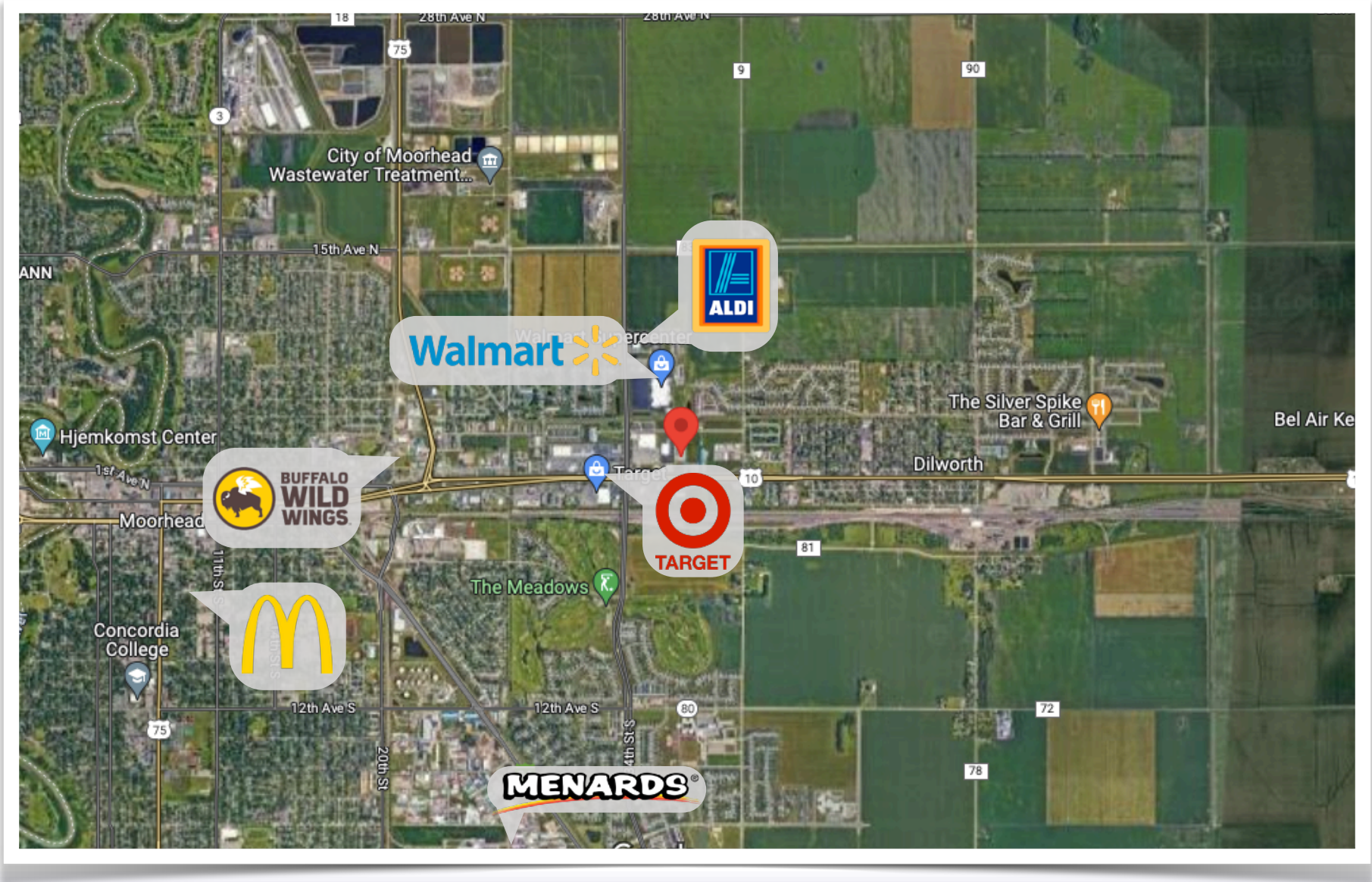
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Tenant Profile

Tractor Supply Company, the largest rural lifestyle retailer in the United States, has been number one serving its unique niche, promoting a lifestyle. Tractor Supply offers an extensive mix of products necessary to care for home, land, pets, and animals with a focus on products, exclusive brands and unrivaled customer service. With more than 45,000 team members, the Company's physical store assets, combined with its online presence, offer customers the convenience of purchasing products they need. As of April, 2023, the Company operated 2,164 Tractor Supply stores in 49 states.



Aerial



CONFIDENTIALITY STATEMENT

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Exclusively
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