



Tractor Supply Co.

1602 Hwy 71, International Falls, MN

CORE Real Estate Group, LLC

100 Centre on the Lake, Lake St. Louis, MO 63367

www.corerealestatellc.com

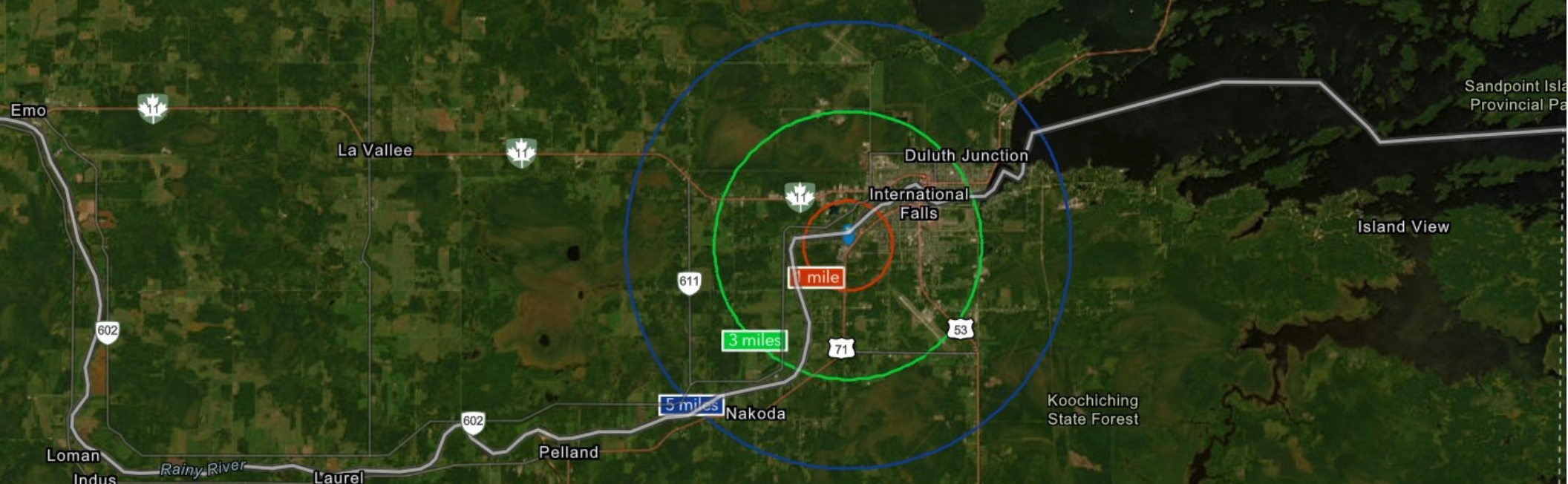


Executive Overview

Offering Price	\$3,272,727
CAP Rate	5.50%
NOI	\$180,000.00
TERM	15 Years (10/8/22 - 10/31/37)
Price/SF	\$119
Lot Size (acres)	3.22
Year Built	—
Zoning Type	Commercial
County	Koochiching
Building GLA	27,489 SF
Lease Type	NN (Minimal LL Responsibilities)

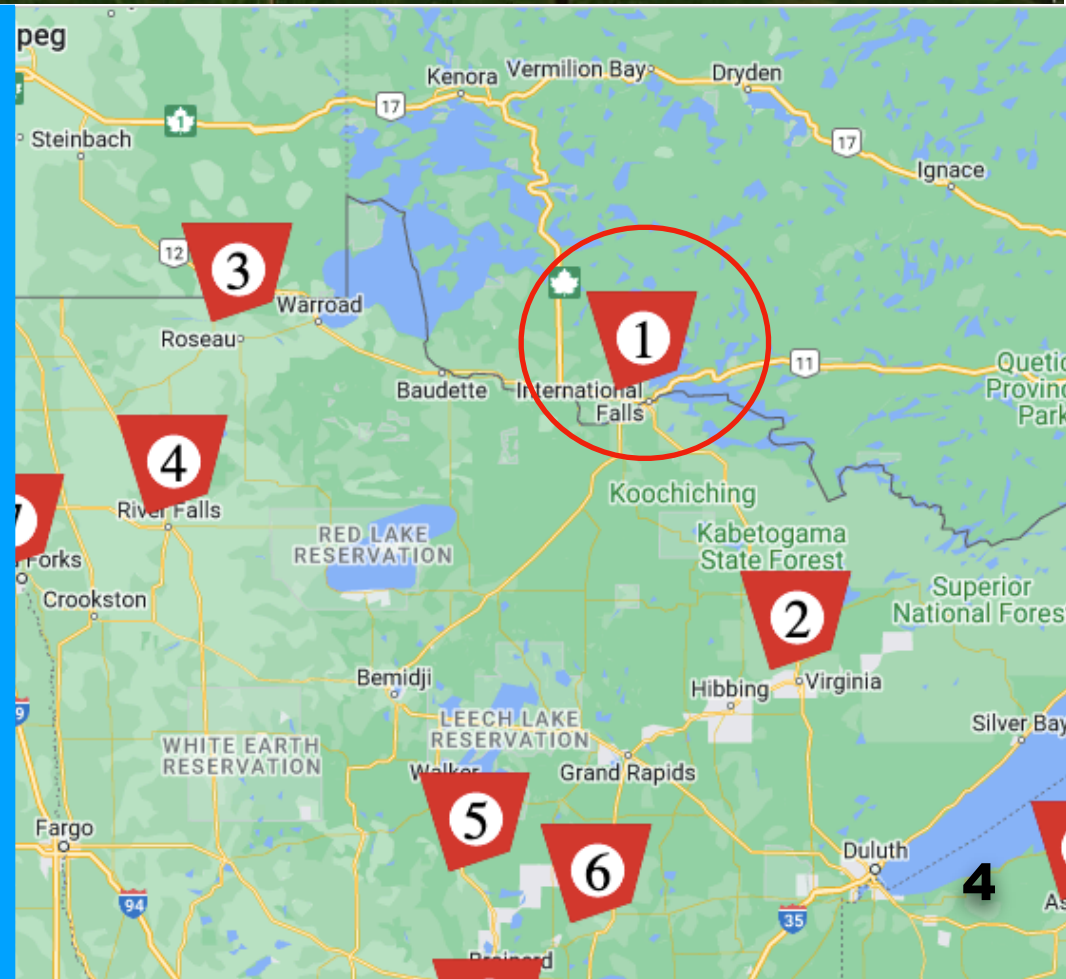
Rent Roll

Period	Monthly Rent	Annual Rent
Lease Years 1-5	\$15,000.00	\$180,000.00
Lease Years 6-10	\$15,750.00	\$189,000.00
Lease Years 11-15	\$16,537.50	\$198,450.00
Lease Years 16-20 (First Extension Term)	\$17,364.42	\$208,373.00
Lease Years 21-25 (Second Extension Term)	\$18,232.58	\$218,791.00
Lease Years 26-30 (Third Extension Term)	\$19,144.25	\$229,731.00
Lease Years 31-35 (Fourth Extension Term)	\$20,101.42	\$241,217.00



Investment Highlights

- Only available Tractor Supply location for 80+ miles
 - 251 miles to Minneapolis, MN
- Situated right on popular U. S. Hwy 71 next to Canada and United States border
- Long term 15 Year lease
- Reputable and well known brand to residents





About International Falls

International Falls, Minnesota, is a charming town located in Koochiching County, nestled near the northern border of the state with Canada. Known as the "Icebox of the Nation," International Falls offers a unique blend of natural beauty, outdoor recreation, and a close-knit community.

With a population of approximately 6,200, International Falls serves as a hub for the surrounding rural areas and provides essential services, cultural amenities, and recreational opportunities for residents and visitors alike.



Demographics



2020 Census Redistricting Data (Public Law 94-171)

1602 Highway 71, International Falls, Minnesota, 56649 3
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

7,439
Total Population

3,954
Housing Units

94.7
Population Density

2.09
Average Household Size

20.5
Diversity Index

2010-2020 ANNUAL GROWTH RATE



-0.97%
Population

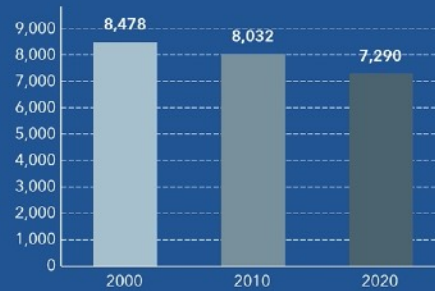


-1.43%
Group Quarters

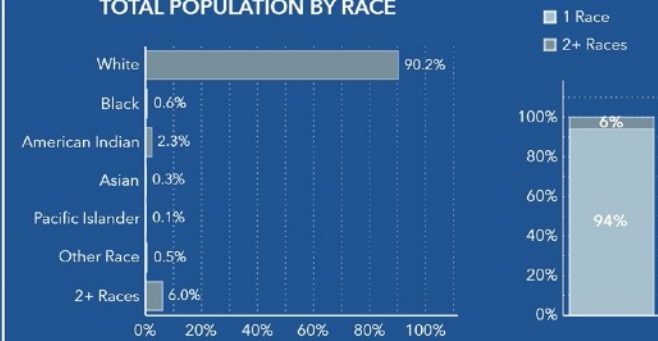


-0.38%
Households

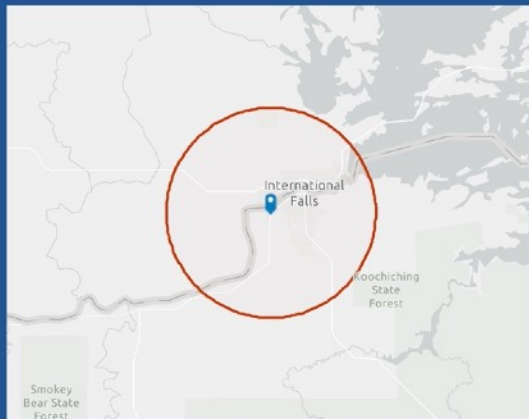
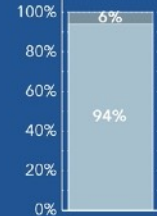
HOUSEHOLD POPULATION



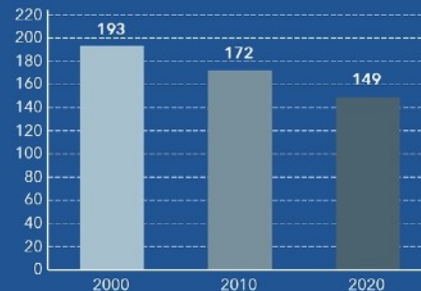
TOTAL POPULATION BY RACE



■ 1 Race
■ 2+ Races



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,467	5,972
1 Race	1,303	5,690
White	1,236	5,477
Black	3	41
American Indian/Alaska Native	46	124
Asian	2	18
Pacific Islander	3	3
Some Other Race	12	26
2 or More Races	164	283

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.



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)

1602 Highway 71, International Falls, Minnesota, 56649 3
Ring of 10 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

8,886
Total Population

4,964
Housing Units

28.3
Population Density

2.10
Average Household Size

19.2
Diversity Index

2010-2020 ANNUAL GROWTH RATE



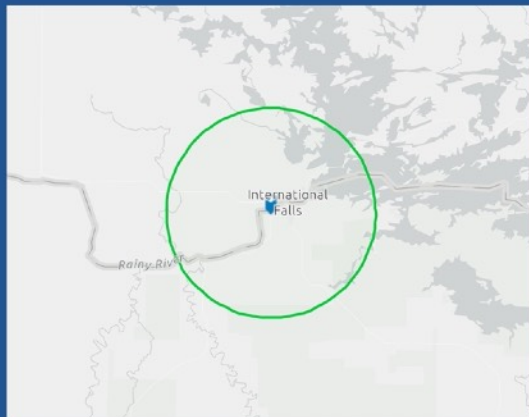
-0.97%
Population



-1.56%
Group Quarters



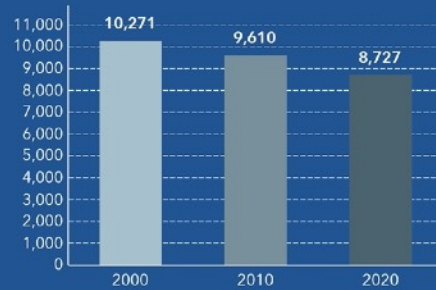
-0.37%
Households



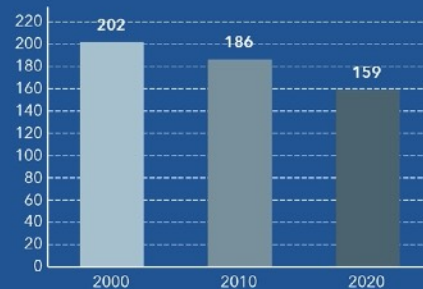
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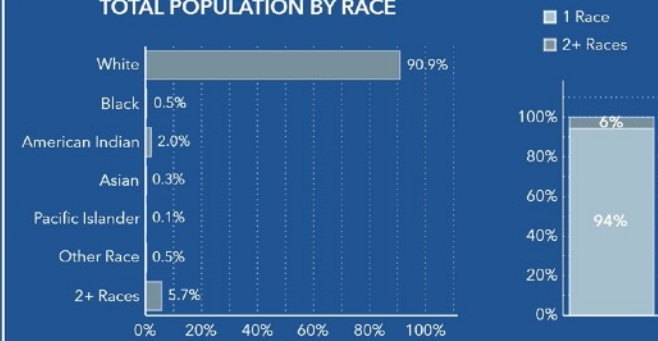
HOUSEHOLD POPULATION



GROUP QUARTERS



TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,667	7,219
1 Race	1,486	6,895
White	1,416	6,665
Black	3	41
American Indian/Alaska Native	47	131
Asian	4	27
Pacific Islander	4	4
Some Other Race	12	28
2 or More Races	180	325

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)

1602 Highway 71, International Falls, Minnesota, 56649 3
Ring of 15 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

10,079
Total Population

5,760
Housing Units

14.3
Population Density

2.12
Average Household Size

19.5
Diversity Index

2010-2020 ANNUAL GROWTH RATE



-0.99%
Population

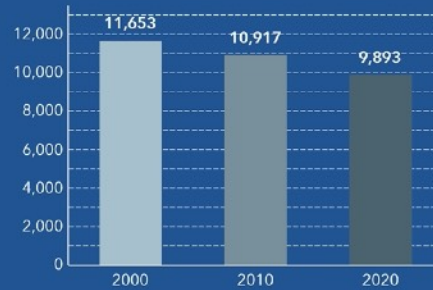


-1.66%
Group Quarters

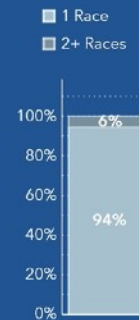
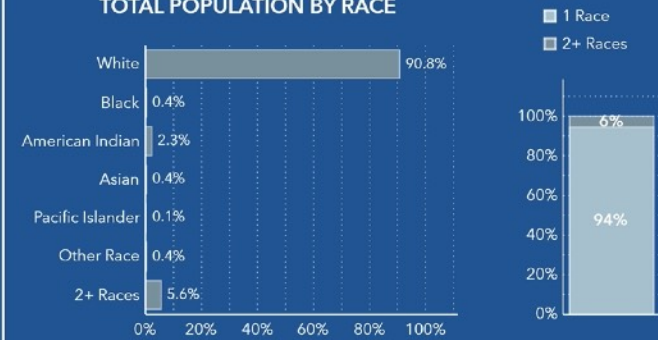


-0.43%
Households

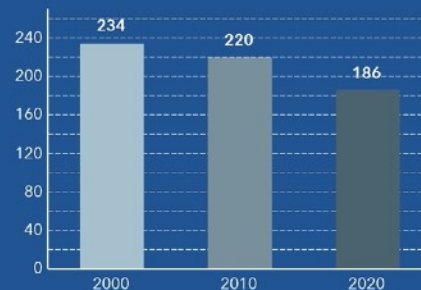
HOUSEHOLD POPULATION



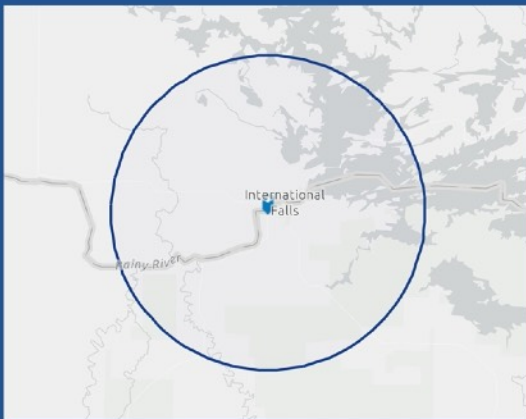
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,881	8,198
1 Race	1,682	7,832
White	1,588	7,561
Black	3	41
American Indian/Alaska Native	70	166
Asian	5	31
Pacific Islander	4	4
Some Other Race	12	30
2 or More Races	199	366

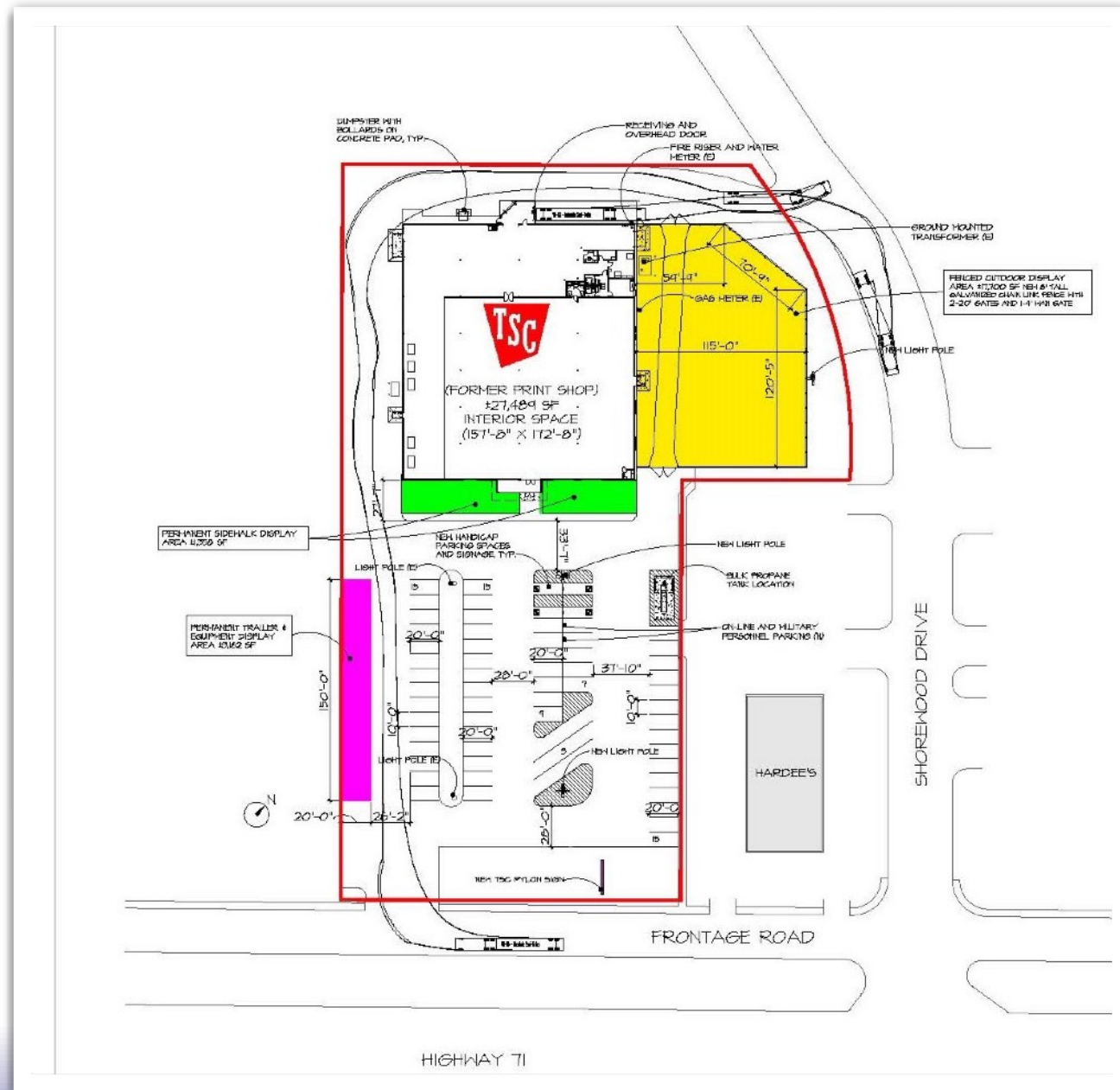


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Site Plan



Aerial



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.



CONFIDENTIALITY STATEMENT

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Exclusively
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