



# Tractor Supply Co.

173 Barclay Ave W, Pine River City, MN 56474

**CORE Real Estate Group, LLC**

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

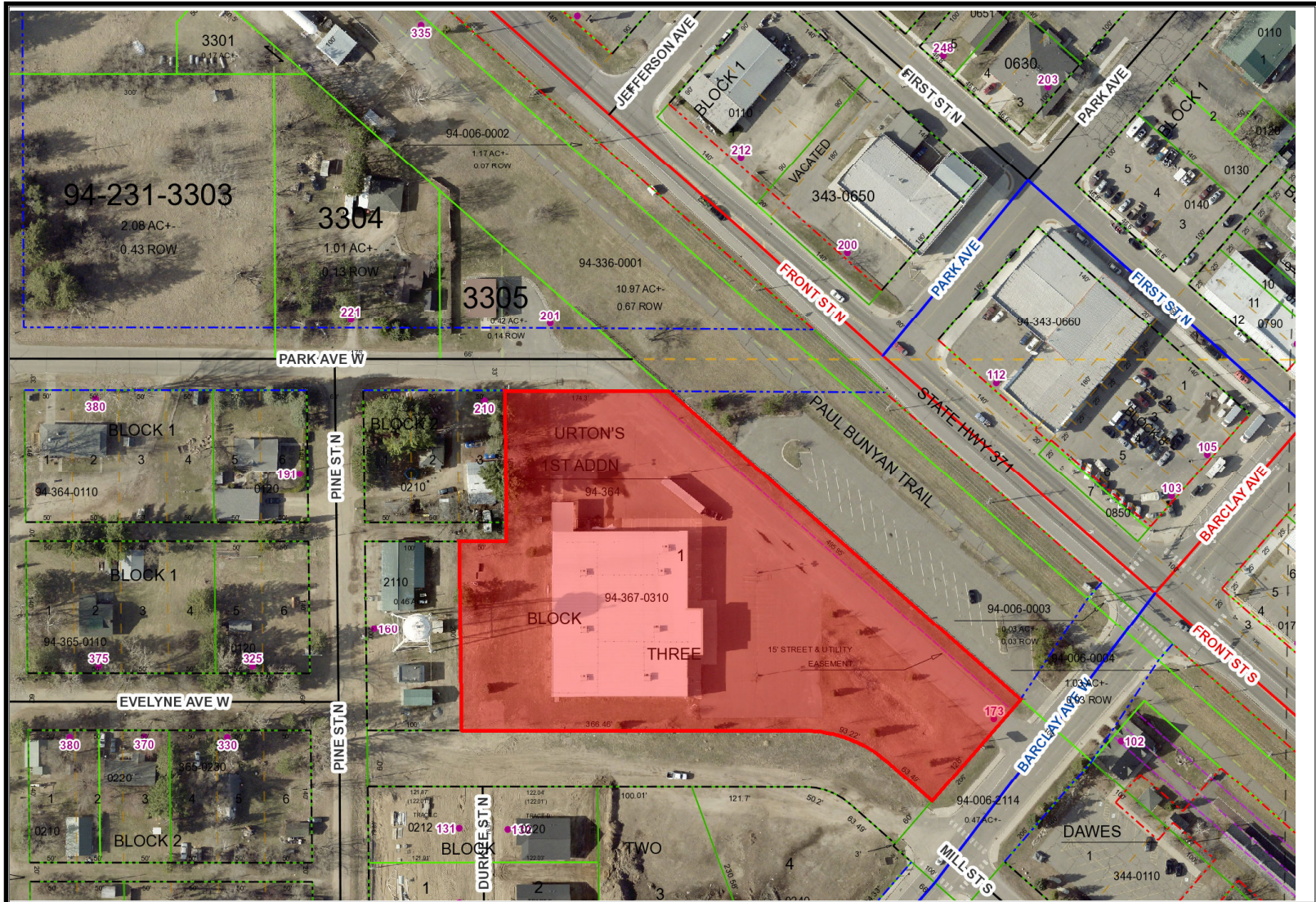
[www.corerealestatellc.com](http://www.corerealestatellc.com)







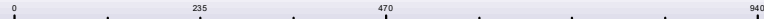




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GIS

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Date: 4/12/2023



# Executive Overview

<b>Offering Price</b>	<b>\$3,181,000</b>
<b>CAP Rate</b>	<b>5.50%</b>
<b>NOI</b>	<b>\$175,000.00</b>
<b>TERM</b>	<b>15 Years (11/12/22 -11/30/37)</b>
<b>Price/SF</b>	<b>\$127.55</b>
<b>Lot Size (acres)</b>	<b>3.5</b>
<b>Year Built</b>	<b>2008 / Remodeled 2022</b>
<b>Zoning Type</b>	<b>Commercial</b>
<b>County</b>	<b>Cass</b>
<b>Building GLA</b>	<b>24,938 SF</b>
<b>Lease Type</b>	<b>NN (Minimal LL Responsibilities)</b>



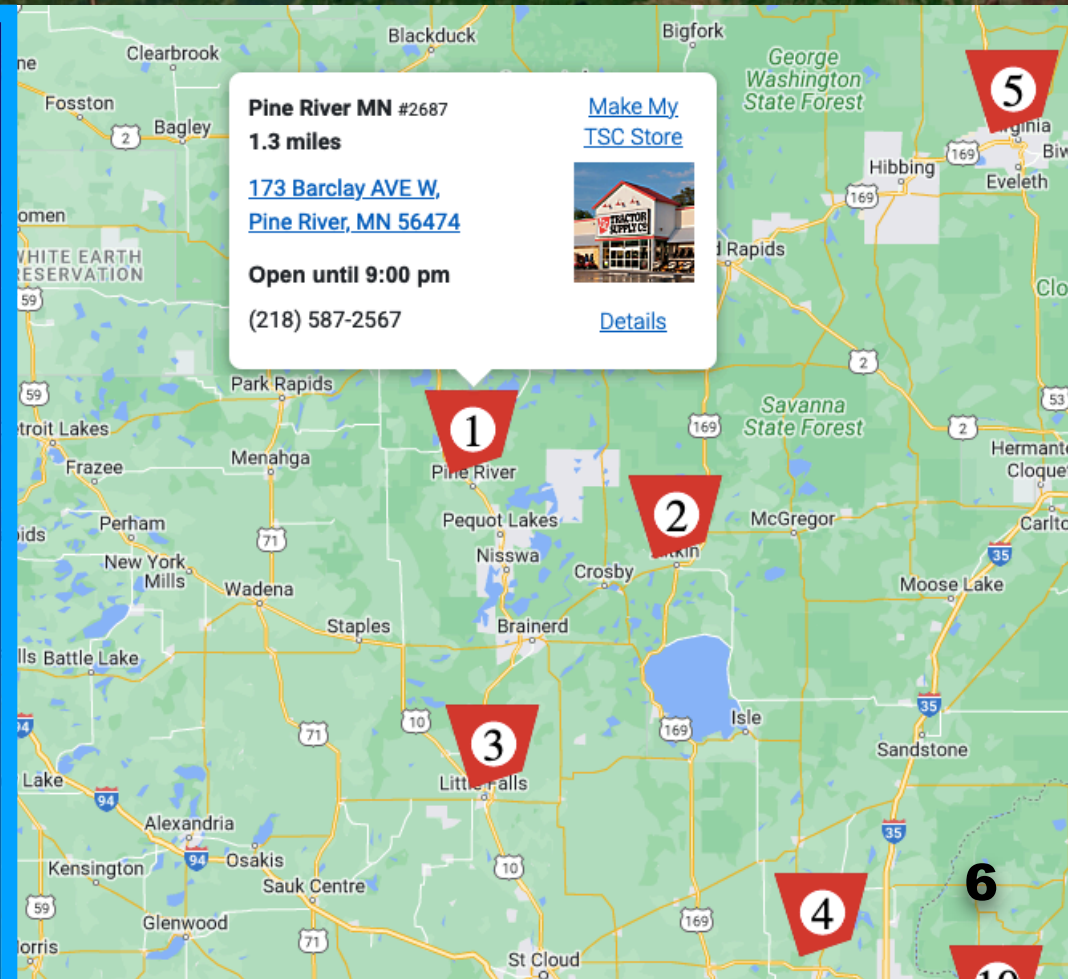
# Rent Roll

Period	Monthly Rent	Annual Rent
Lease Years 1-5	\$14,583.33	\$175,000.00
Lease Years 6-10	\$15,312.50	\$183,750.00
Lease Years 11-15	\$16,078.13	\$192,937.50
Lease Years 16-20 (First Extension Term)	\$16,882.03	\$202,584.38
Lease Years 21-25 (Second Extension Term)	\$17,726.13	\$212,713.59
Lease Years 26-30 (Third Extension Term)	\$18,612.44	\$223,349.27
Lease Years 31-35 (Fourth Extension Term)	\$19,543.06	\$234,516.74



# Investment Highlights

- Only available Tractor Supply location for 34+ miles
  - 154 miles to Minneapolis, MN
- Prime location for agriculture and farming needs
- Right next to major MN-371 N Highway with daily traffic
- Long term 15 year NN lease
- Over 2100+ Tractor Supply locations Nationwide
  - Reputable and well-known brand







## About Pine River City

Located in the heart of Minnesota, Pine River is a scenic town situated in Cass County, nestled around the captivating lakes and rivers of the midwest. With a population of approximately 1,100, Pine River fosters a tight-knit community that provides a serene and inviting atmosphere. Minnesota State Highways 84 and 371 are two of the main routes in the community. However, many other county roads connect Pine River to the surrounding communities. The area has seen a population growth of 0.70% every year.



# Demographics



## 2020 Census Redistricting Data (Public Law 94-171)

101-199 Barclay Ave W, Pine River, Minnesota, 56474  
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

**2,528**  
Total Population

**1,364**  
Housing Units

**89.4**  
Population Density

**2.22**  
Average Household Size

**15.2**  
Diversity Index

### 2010-2020 ANNUAL GROWTH RATE



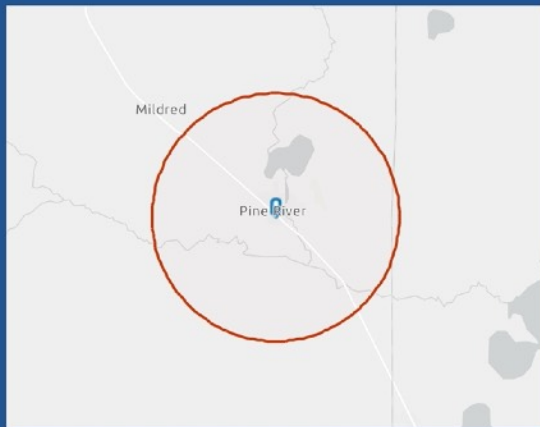
**-0.12%**  
Population



**-1.47%**  
Group Quarters



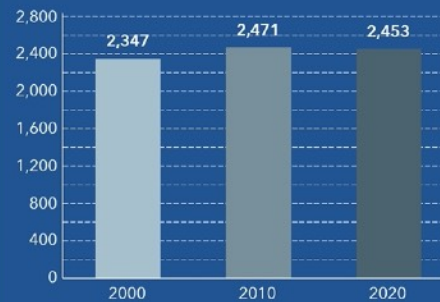
**0.10%**  
Households



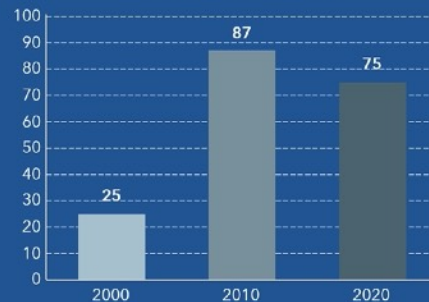
Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



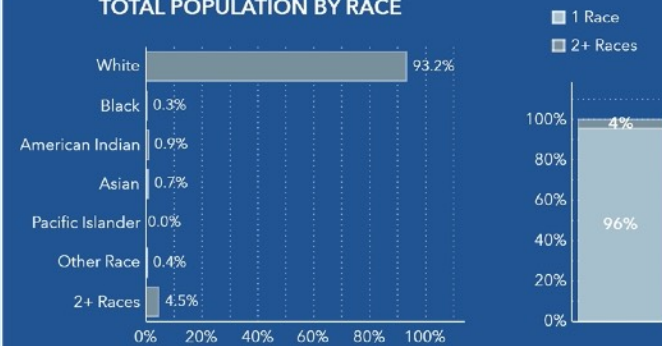
### HOUSEHOLD POPULATION



### GROUP QUARTERS



### TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	583	1,945
1 Race	541	1,874
White	519	1,836
Black	4	2
American Indian/Alaska Native	9	15
Asian	6	12
Pacific Islander	0	0
Some Other Race	2	8
2 or More Races	42	71



# Demographics



## 2020 Census Redistricting Data (Public Law 94-171)

101-199 Barclay Ave W, Pine River, Minnesota, 56474  
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

**3,325**  
Total Population

**1,786**  
Housing Units

**42.3**  
Population Density

**2.22**  
Average Household Size

**15.0**  
Diversity Index

### 2010-2020 ANNUAL GROWTH RATE



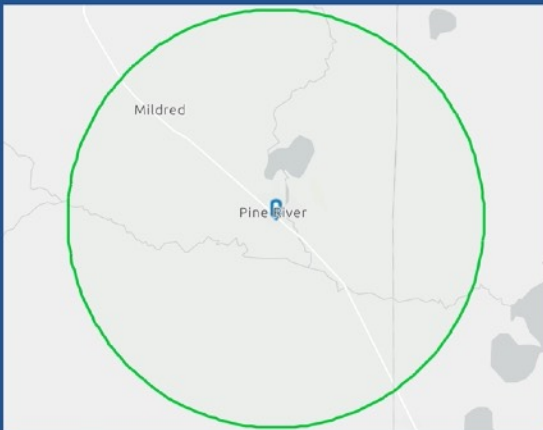
**0.08%**  
Population



**-1.07%**  
Group Quarters



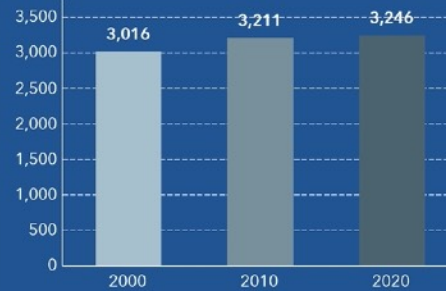
**0.28%**  
Households



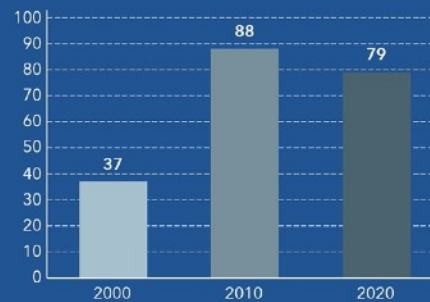
Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



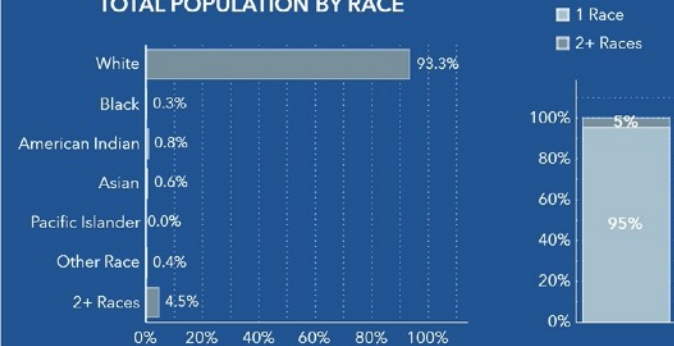
### HOUSEHOLD POPULATION



### GROUP QUARTERS



### TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	761	2,564
1 Race	706	2,468
White	679	2,423
Black	5	4
American Indian/Alaska Native	11	17
Asian	7	13
Pacific Islander	0	0
Some Other Race	3	11
2 or More Races	56	95

# Demographics



## 2020 Census Redistricting Data (Public Law 94-171)

101-199 Barclay Ave W, Pine River, Minnesota, 56474  
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

**9,498**  
Total Population

**6,411**  
Housing Units

**30.3**  
Population Density

**2.28**  
Average Household Size

**13.3**  
Diversity Index

### 2010-2020 ANNUAL GROWTH RATE



**0.70%**  
Population

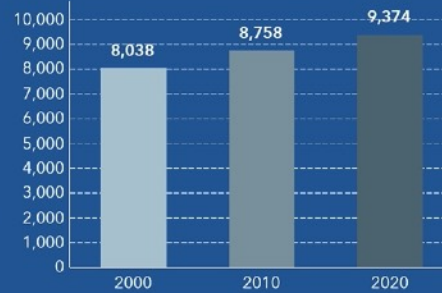


**2.49%**  
Group Quarters

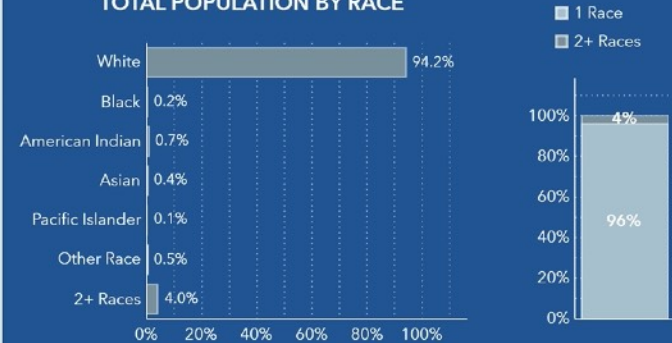


**0.75%**  
Households

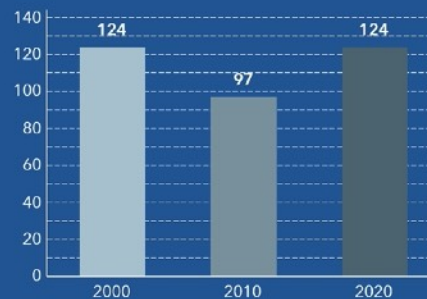
### HOUSEHOLD POPULATION



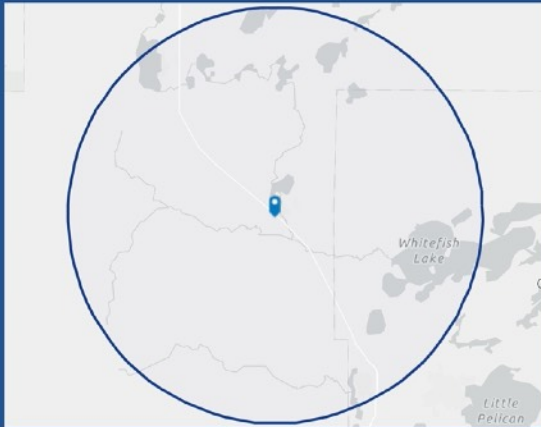
### TOTAL POPULATION BY RACE



### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	2,004	7,494
1 Race	1,877	7,245
White	1,820	7,122
Black	10	12
American Indian/Alaska Native	25	43
Asian	11	29
Pacific Islander	1	5
Some Other Race	10	34
2 or More Races	127	249



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.





# 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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