

New Tractor Supply Redevelopment

1462 SW 4th Ave Ontario, OR

Vacant shopping center currently being redeveloped



Craig Spinks Senior Vice President 503.221.2299 cspinks@kiddermathews.com

For Sale



Representative Photo Only

Features

Purchase Price: \$2,246,000
CAP Rate: 6.50%
Tractor Supply Co. is the largest operator of rural lifestyle retail stores in the U.S. The company operates over 1,400 retail stores in 49 states, employs more than 21,000 team members and is headquartered in Brentwood, TN.
Tractor Supply was founded in 1938, and currently is a leading edge retailer with annual revenues of approximately \$5.7 billion
25,750 net rentable, 15,000 SF of outdoor storage area
Four 5 year option periods with \$10,000 increase each option period
10-year NN lease, Landlord responsible for roof, structure
Lease commencing October 2015
New roof and parking lot overlay



For Sale

New Tractor Supply

Proposed Site Plan Only

Shopping center is vacant and under redevelopment



FINANCIAL SUMMARY

Scheduled Annual Rent	\$152,000
Less 2% Reserves (roof & structural)	\$3,000
Management 2%	\$3,000
NOI	\$146,000
Cap Rate	6.50%
Purchase Price	\$2,246,000

Contact

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New Tractor Supply

Site Plan



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