

**TSC TRACTOR  
SUPPLY CO.**

**OLLIE'S**  
"GOOD STUFF CHEAP"

EST. 1998  
**SCOOTER'S  
COFFEE**

2135 IN-54  
LINTON, IN 47441



**OFFERED  
FOR SALE**  
\$5,497,000 | 7.00% CAP

 **Atlantic**  
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM



## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a Walmart shadow-anchored retail center located in Linton, Indiana. The property consists of a 53,207 SF retail asset leased to Tractor Supply Company & Ollie's Bargain Outlet, in addition to a newly-constructed Scooter's Coffee outparcel. The offering provides diversified national tenancy and stable long-term income.

The asset benefits from a recently negotiated early lease extension with Tractor Supply Company that extends the lease term through August 31, 2037, reinforcing the tenant's long-term commitment to the site and providing investors with extended cash flow visibility from one of the nation's strongest rural retail operators.

Strategically positioned directly adjacent to the dominant Walmart Supercenter serving the market, the property operates within the primary retail node of Linton and captures consistent regional consumer traffic. Tractor Supply and Ollie's Bargain Outlet serve as key retail anchors for the community, while Scooter's Coffee enhances the property's daily convenience retail profile. The investment offers investors a durable income stream backed by nationally recognized tenants, strong lease fundamentals, and the stability of a Walmart shadow anchored retail corridor.

NOI	\$384,813
CAP RATE	7.00%
ASKING PRICE	\$5,497,000



### ASSET SNAPSHOT

ADDRESS	2135 IN-54, Linton, IN 47441
BUILDING SIZE (GLA)	53,207 SF
LAND SIZE	8.07 Acres
YEAR BUILT/RENOVATED	1987 / 2024
TENANTS	Tractor Supply, Ollie's Bargain Outlet, Scooter's
WALT	11 Years
OCCUPANCY	100%
CURRENT NOI	\$384,813



9,575  
PEOPLE IN  
5 MILE RADIUS



\$102,301  
AHHI IN  
5 MILE RADIUS



11,300  
VPD ON  
IN-54





## STRONG NATIONAL TENANCY

Tractor Supply Company operates over 2,500 locations nationwide and maintains investment-grade credit ratings (Moody's Baa1 / S&P BBB). Ollie's Bargain Outlet operates more than 580 locations nationwide and continues expanding its footprint across the United States.



## LONG-TERM LEASE SECURITY WITH EXTENSION

Tractor Supply has executed an early lease extension through August 31, 2037, reinforcing the tenant's commitment to the location and extending the property's weighted lease term with scheduled rent increases.



## SHADOW-ANCHORED BY WALMART SUPERCENTER

Walmart Supercenter sees over 1.7 Million visits annually driving consumers to the shopping center.



## ATTRACTIVE LEASE FUNDAMENTALS

All leases feature rental increases, minimal landlord responsibilities which provide a surety of cash flow for investors seeking income producing properties.



## KEY MARKET COVERAGE

Tractor Supply represents the top Home Improvement store in a 15-mile radius and is one of the top performers in the state of Indiana (90% per Placer.ai).



## ADJACENT TO MAJOR MARKET EMPLOYER

The site is located across the street from Greene County General Hospital, the main Hospital for the Region and major employer in the market.

TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	ESCALATIONS	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS	OPTION RENT
Tractor Supply	28,680	Apr. 2007	Aug. 2037	\$5.09	\$146,098	\$156,325	Pro-Rata Share	(4) 5 Year Options Option 1 Option 2 Option 3 Option 4	\$164,141 \$172,348 \$180,965 \$190,014
Ollie's Bargain Outlet	23,863	Oct. 2024	Sept. 2032	\$8.00	\$190,904	\$75,810	Gross	(4) 5 Year Options Option 1 Option 2 Option 3 Option 4	\$199,256 \$207,608 \$215,960 \$224,312
Scooter's Coffee	664	Oct. 2025	Sept. 2040		\$75,000/Year		Absolute NNN		
<b>TOTAL</b>	<b>53,207</b>		<b>11 years</b>		<b>\$412,002</b>				





TRACTOR SUPPLY RANKED TOP 92%  
NATIONWIDE AND THROUGHOUT STATE OF  
INDIANA



OLLIE'S BARGAIN OUTLET HAS DRASTICALLY  
INCREASED VISITS TO THE SITE. VISITS ARE UP  
1,500%+ PER PLACER.AI



SHADOW ANCHOR WALMART SUPERCENTER  
ATTRACTS OVER 1.7M CONSUMERS PER YEAR



The Tractor Supply, Ollie's Bargain Outlet and Scooter's in Linton, Indiana is strategically positioned within the city's primary retail node, benefiting from strong visibility, steady traffic, and close proximity to other essential national retailers. This dominant commercial cluster serves as the community's key shopping destination, reinforcing consistent customer draw and supporting long-term tenant performance.



The immediate trade area surrounding the Tractor Supply, Ollie's Bargain Outlet and Scooter's in Linton, IN is a stable market supported by consistent consumer demand and a diversified local employment base including retail, healthcare, and light industrial uses. The area's steady population and essential-services economy create a dependable customer draw for national tenants and support long-term retail performance.





Tractor Supply Company (NASDAQ: TSCO) is the largest retail farm and ranch supply chain in the United States, operating over 2,500 stores across 49 states. The company serves a diversified rural and suburban customer base, offering products ranging from agriculture and livestock supplies to home improvement, pet care, and seasonal merchandise. Tractor Supply's senior unsecured debt is rated Baa1 by Moody's and BBB by S&P, both with stable outlooks, reflecting the company's consistent operating performance, strong cash flow generation, and disciplined capital structure. These investment-grade ratings underscore Tractor Supply's low credit risk and financial stability, providing lenders and investors with confidence in its capacity to support ongoing expansion and shareholder returns. Credit Rating: Moody's rating of Baa1 and S&P rating of BBB indicating strong investment grade credit for Tractor Supply.

TERM	LEASE YEARS	ANNUAL RENT
Current	04/30/2007 - 08/28/2027	\$146,098
Current	09/01/2027 - 08/31/2037	\$156,325
Option	09/01/2037 - 08/31/2042	\$164,141
Option	09/01/2042 - 08/31/2047	\$172,348
Option	09/01/2047 - 08/31/2052	\$180,965
Option	09/01/2052 - 08/31/2057	\$190,014



Ollie's Bargain Outlet Holdings, Inc. (NASDAQ: OLLI) is a rapidly expanding discount retail chain specializing in close-out merchandise, overstocks, and excess inventory. The company operates approximately 584 stores across 32 states, demonstrating a strong footprint in the value retail segment with a focus on cost-conscious consumers. While Ollie's does not currently hold a public investment-grade credit rating from Moody's, S&P, or Fitch, equity analysts maintain a "Moderate Buy" consensus rating, reflecting confidence in the company's growth trajectory, operational efficiency, and margin resilience. Ollie's maintains a five-year revolving credit facility totaling \$100 million, which provides liquidity and flexibility to support ongoing expansion initiatives. The absence of a formal credit rating suggests that any debt-related investment decisions should rely on a detailed review of financial statements, leverage metrics, and cash flow performance.

TERM	LEASE YEARS	ANNUAL RENT
Current	12/03/2024 - 12/31/2032	\$190,904
Option	01/01/2033 - 12/31/2037	\$199,256
Option	01/01/2038 - 12/31/2042	\$207,608
Option	01/01/2043 - 12/31/2047	\$215,960
Option	01/01/2048 - 12/31/2052	\$224,312



Scooter's Coffee, founded in 1998 by Don and Linda Eckles in Bellevue, Nebraska, is a drive-thru-focused specialty coffee franchise headquartered in Omaha, Nebraska, that has expanded rapidly across the United States leveraging its compact kiosk model and franchise partner network. Scooter's currently has nearly 600 locations nationwide and expected to have more than 1,000 locations by 2025. Scooter's Coffee is ranked #13 on Yelp's 2023 list of "50 Most Loved Brands in the U.S."

TERM	LEASE YEARS	ANNUAL RENT
Current	10/01/2025 - 09/30/2030	\$75,000
Rent Escalation	10/01/2030 - 09/30/2035	\$82,500
Rent Escalation	10/01/2035 - 09/30/2040	\$90,750
Option	10/01/2040 - 09/30/2045	\$99,825
Option	10/01/2045 - 09/30/2050	\$109,808
Option	10/01/2050 - 09/30/2055	\$120,788

## PROPERTY SPECIFICATION

### SITE DESCRIPTION

**PROPERTY ADDRESS** 2135-2145 East State Hwy 54, Linton, IN

**TOTAL LAND AREA** 8.07 Acres

**PARKING** +/- 135 Spaces

**PARCEL ID(S)** 28-06-24-000-001.001-018

### IMPROVEMENTS

**BUILDING PROFILE** The site consists of one (1) building totaling 53,207 square feet with an outparcel that is fully developed

**YEAR BUILT** 1987 / 2024

**GROSS SQUARE FEET** 53,207

**SIGNAGE** The property has a pylon sign located at the north entrance and building-mounted signage.

### CONSTRUCTION DETAILS

**FOUNDATION** The building's foundation consists of reinforced concrete perimeter footings with isolated pad footings at column locations. A reinforced concrete basement slab is present within the bearing walls

**EXTERIOR FACADES** Primarily painted concrete masonry units (CMU) and exterior insulation and finish system (EIFS)

**ROOF** The roofing system is flat with steel framing and corrugated metal decking covered with TPO-membrane

**HVAC** Unit-specific, electric/natural gas rooftop-mounted packaged units

**SPRINKLER / ALARM SYSTEM** Multiple zone fire alarm control panels, and autodialer reportedly tying the systems to the fire department

### UTILITY PROVIDERS

**ELECTRICITY** Linton Power and Light

**GAS** Linton Gas Utility

**WATER / SEWER** City of Linton





2135 IN-54  
LINTON, IN 47441

Exclusively Offered By



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