



Tractor Supply Co.

Former **ALCO**

17774 Mercantile Dr, Nashville IL, 62263

CORE Real Estate Group, LLC

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

www.corerealestatellc.com

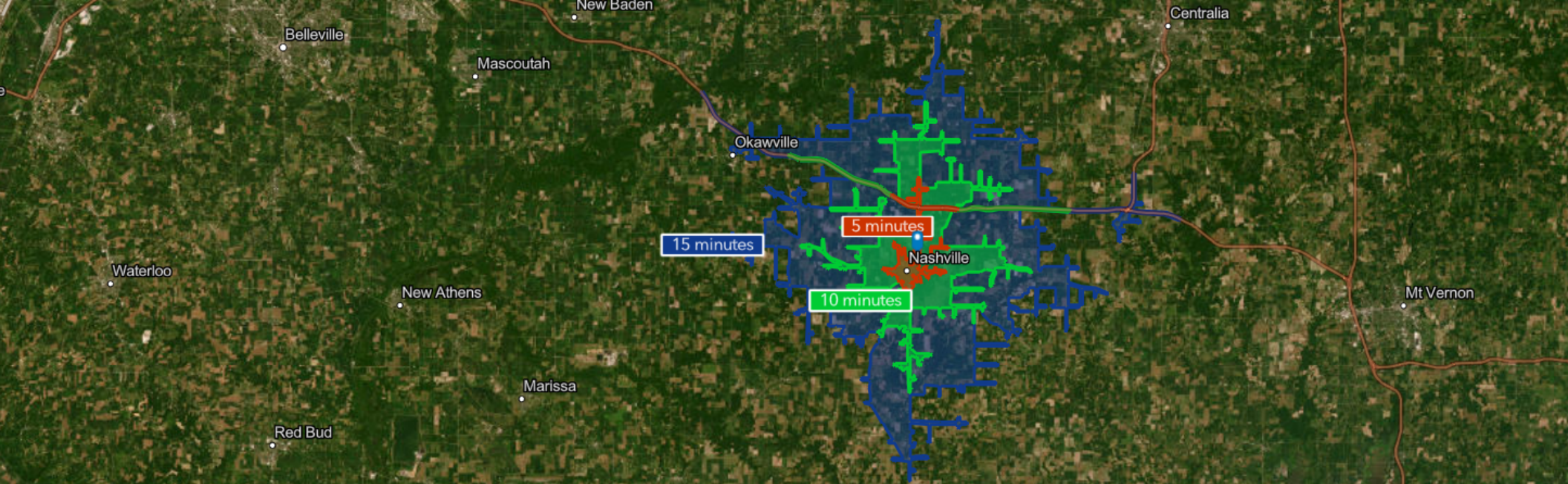


Executive Overview

Offering Price	\$4,000,000
CAP Rate	5.50%
NOI	\$220,000.00
TERM	15 Years
Price/SF	\$185
Lot Size (acres)	1.92
Year Built	1997
Zoning Type	Commercial
County	Washington
Building GLA	21,622 SF
Lease Type	NN (Minimal LL Responsibilities)

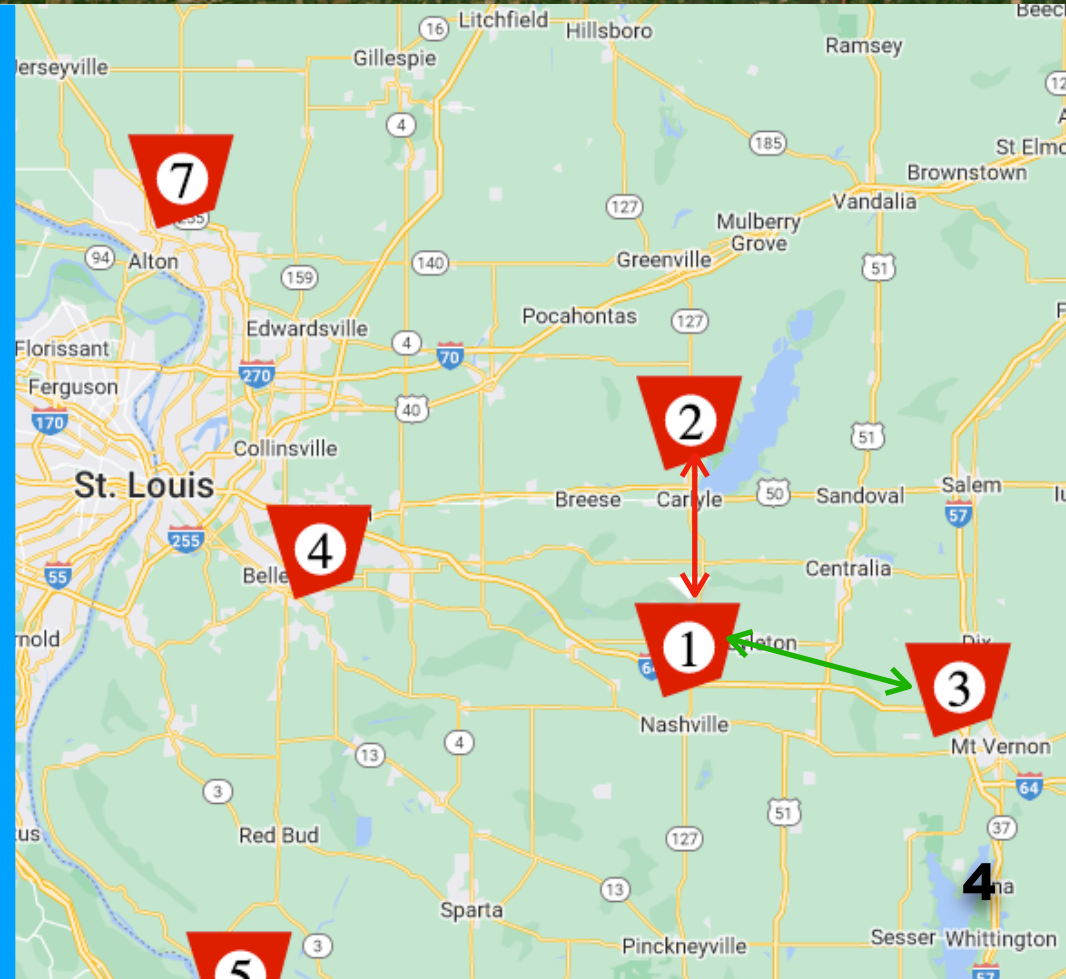
Rent Roll

Period	Monthly Rent	Annual Rent
Lease Years 1-6	\$18,333.33	\$220,000.00
Lease Years 7-11	\$19,250.00	\$231,000.00
Lease Years 12-16	\$20,212.50	\$242,550.00
Lease Years 17-21 (First Extension Term)	\$21,223.13	\$254,677.50
Lease Years 22-26 (Second Extension Term)	\$22,284.28	\$267,411.38
Lease Years 27-31 (Third Extension Term)	\$23,398.50	\$280,781.95
Lease Years 32-36 (Fourth Extension Term)	\$24,568.42	\$294,821.05



Investment Highlights

- Nearest Tractor Supply:
 - Carlyle, IL: 20 Miles
 - Mt Vernon, IL: 27 Miles
- Only 50 minutes away from St. Louis metro area
- Right next to I-64 Interstate Highway
- Long term 15 year NN lease
- Perfect farming and agriculture demographic for rural Illionis



Demographics

Housing market characteristics

PetVet
Drive time of 5 minutes



\$146,700 ↓
Median Home Value

70% lower than Illinois which is \$249,507



146

Housing Affordability Index



14.2%

Percent of Income for Mortgage



55

Percent of Income for Mortgage (Index)

Age <18 **601**

Age 18-64 **1,567**

Age 65+ **664**

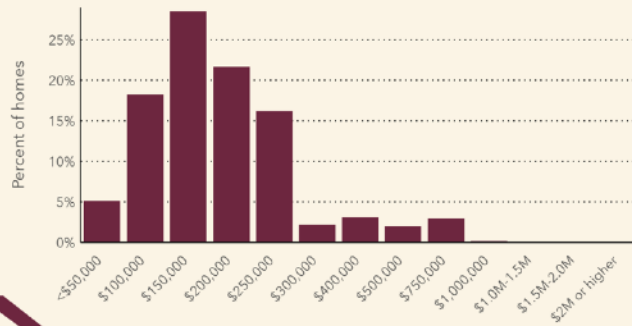
Total Pop
2,832

Pop Growth
-0.18%

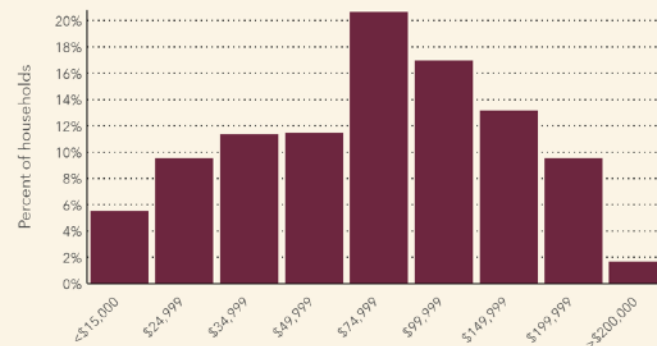
Average HH Size
2.22

Median Net Worth
\$163,242

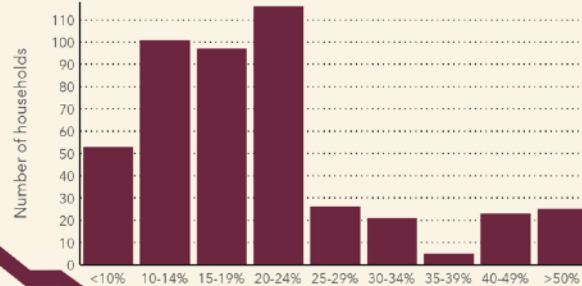
Home value



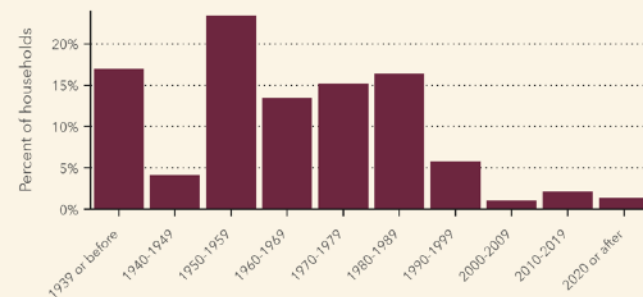
Household income



Mortgage as % salary



Year property built



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Demographics

Housing market characteristics

PetVet
Drive time of 10 minutes

 **\$152,195** ↓
Median Home Value
64% lower than Illinois which is **\$249,507**

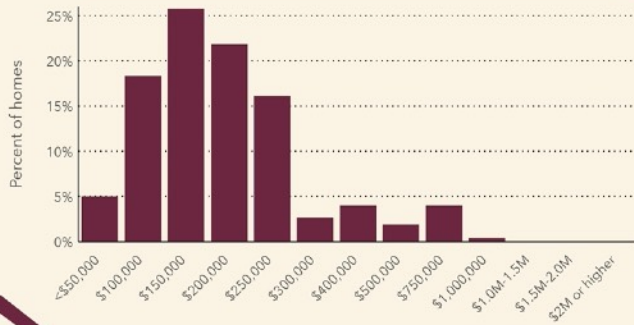
 **146**
Housing Affordability Index

 **14.2%**
Percent of Income for Mortgage

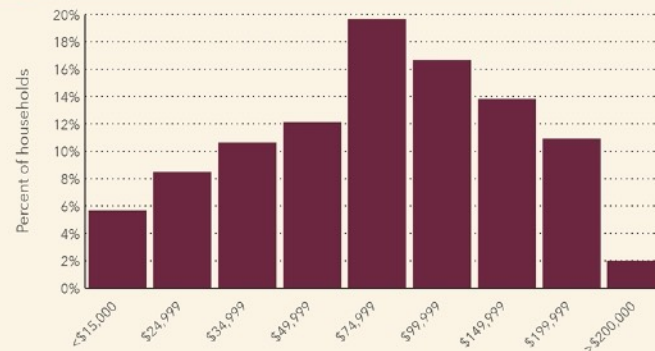
 **55**
Percent of Income for Mortgage (Index)

Age <18 **789** Age 18-64 **2,116** Age 65+ **855** Total Pop **3,760** Pop Growth **-0.80%** Average HH Size **2.25** Median Net Worth **\$174,212**

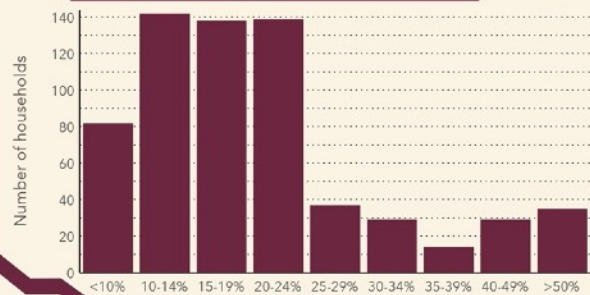
Home value



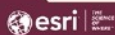
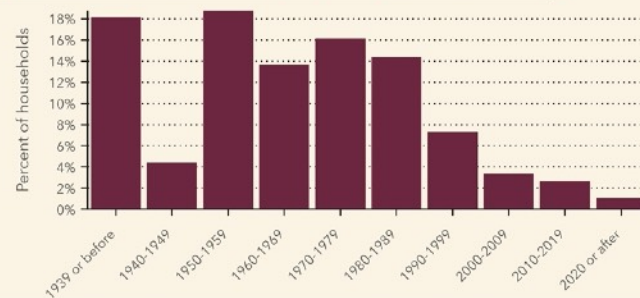
Household income



Mortgage as % salary



Year property built



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Demographics

Housing market characteristics

PetVet
Drive time of 15 minutes

 **\$154,528** ↓
Median Home Value
61% lower than Illinois which is **\$249,507**

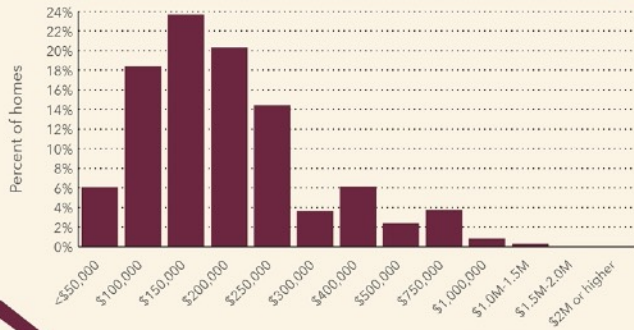
 **156**
Housing Affordability Index

 **13.3%**
Percent of Income for Mortgage

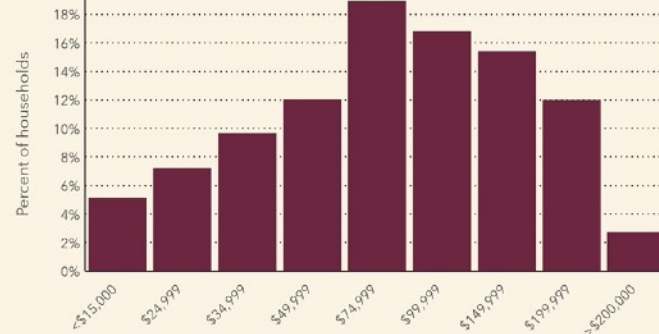
 **52**
Percent of Income for Mortgage (Index)

Age <18 1,207	Age 18-64 3,338	Age 65+ 1,266	Total Pop 5,811	Pop Growth -0.49%	Average HH Size 2.34	Median Net Worth \$197,067
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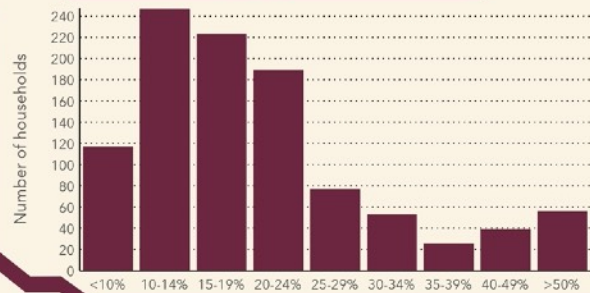
Home value



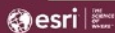
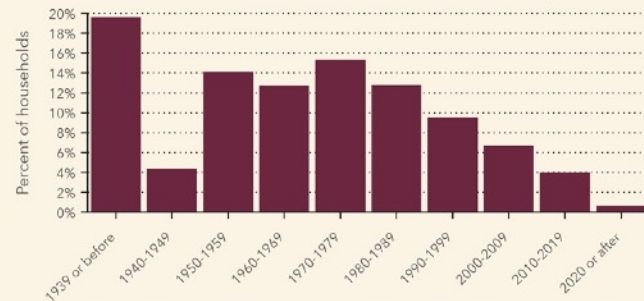
Household income



Mortgage as % salary

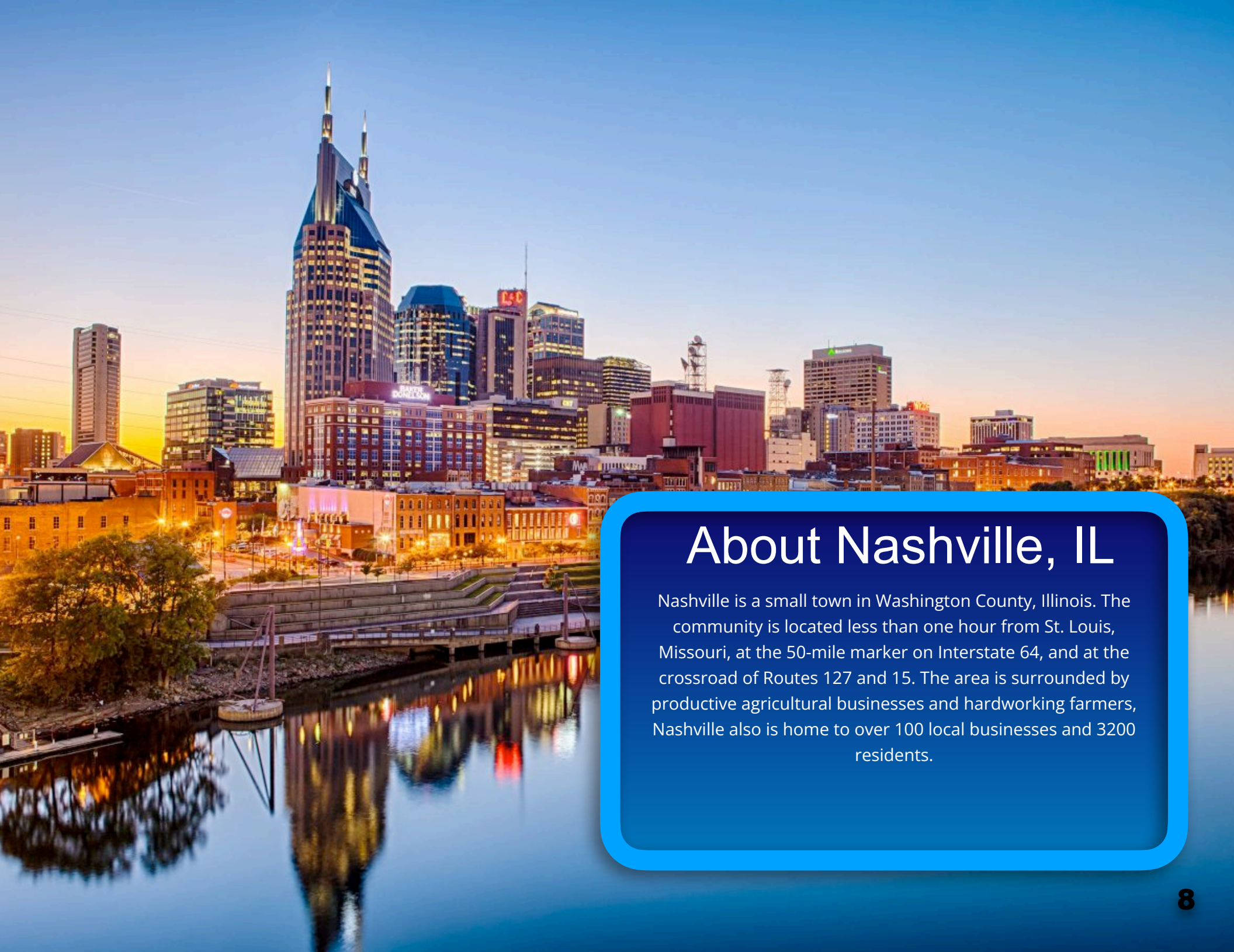


Year property built



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About Nashville, IL

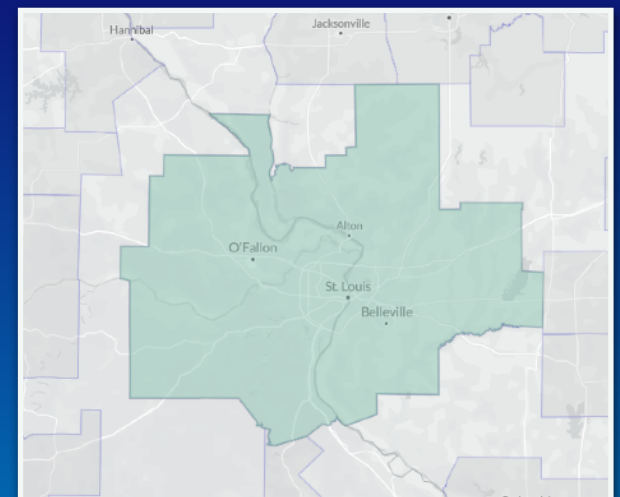
Nashville is a small town in Washington County, Illinois. The community is located less than one hour from St. Louis, Missouri, at the 50-mile marker on Interstate 64, and at the crossroad of Routes 127 and 15. The area is surrounded by productive agricultural businesses and hardworking farmers, Nashville also is home to over 100 local businesses and 3200 residents.



St. Louis Metro Area

In 2021, the St. Louis, MO-IL Metro Area had a combined population of approximately 2,806,615. It is the largest metropolitan area in Missouri and the second largest in Illinois.

St. Louis is a dynamic financial and investment hub characterized by a diverse and thriving economy. There is a strong presence of major corporations, including **Monsanto (now part of Bayer)**, **Anheuser-Busch InBev**, **Boeing**, **Edward Jones**, **Ameren**, and many more. The Metropolitan GDP was more than \$160 billion in 2017, and the area has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries.



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.



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Exclusively
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