



PRICE: \$6,800,000 | CAP RATE: 6% (as of 1/1/2026)

Closest TSC is approximately 30 minute drive | Leased extended through 2037 | 2030 rent increase

Tractor Supply Company
1445 Main Street, Leicester, MA 01524

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LEASE ABSTRACT

Tenant/Guarantor:	Tractor Supply Company
Address:	1445 Main Street, Leicester, MA 01524
Price:	\$6,800,000
Cap Rate:	6.087% (as of Jan. 2026)
NOI:	\$394,200.00
Building Area:	19,097 SF
Land Area:	4.56 Acres
Year Built:	2010
Lease Expiration Date:	12/31/2037
Extended Term:	Four (4), Five (5) Year Options
Rent Increases:	5% rent increase in 2030 and options
Renewal Options:	Four (4) Five (5) Year Options
Lease Type:	Double Net Lease
Landlord Responsibilities:	Roof, structure, and parking lot (excluding outdoor fenced in area).

TRACTOR SUPPLY CO.



RENT SCHEDULE

Lease	Period	Monthly Rent	Annual Rent
Primary Term	01/01/2023 - 12/31/2025	\$32,850.00	\$394,200.00
	01/01/2026 - 12/31/2030	\$34,492.50	\$413,910.00
	01/01/2031 - 12/31/2037	\$36,217.13	\$434,605.56
1st Renewal Term	01/01/2038 - 12/31/2042	\$38,027.98	\$456,335.78
2nd Renewal Term	01/01/2043 - 12/31/2047	\$39,929.38	\$479,152.56
3rd Renewal Term	01/01/2048 - 12/31/2052	\$41,925.85	\$503,110.19
4th Renewal Term	01/01/2053 - 12/31/2057	\$44,022.14	\$528,265.70



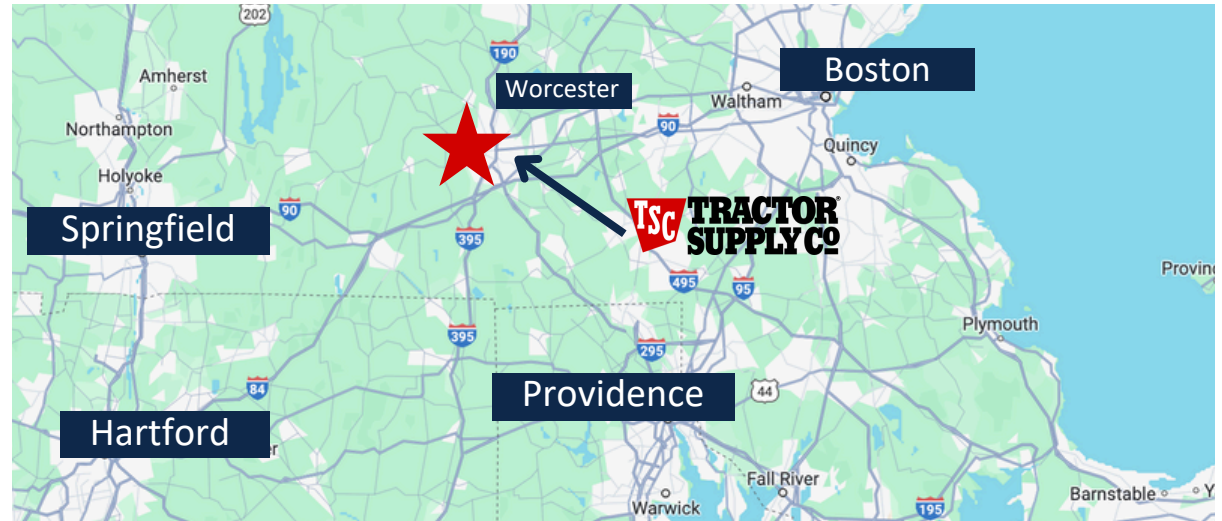
All information within this Offering Memorandum is confidential and proprietary Century, as owner, has compiled this information to the best of its knowledge, but does not guaranty its accuracy ALL PROPERTY INFORMATION SHOULD BE CONFIRMED BY THE BUYER BEFORE ANY COMPLETED TRANSACTION The Confidentiality and Buyer Registration Agreement must be signed and reviewed by the intended parties By receiving this Offering Memorandum, you are agreeing to the Confidentiality and Buyer Registration Agreement For any questions, please contact John Aderholt or Adam Weidner at 304 232 5411

PROPERTY INFORMATION

- 19,097 SF building on 4.53 acres (constructed in December 2010)
- Tenant secured an early, long-term lease extension in 2022
- Strategic location on MA State Route 9, 50 miles west of Boston and 3 miles west of Worcester
- High visibility & accessibility—Route 9 parallels I-90, passes through multiple towns, and connects Boston with Western Massachusetts
- Nearby retail includes Walmart Supercenter (0.7 miles)
- Closest TSC store is approximately 30 minutes away, limiting direct competition
- Located in Worcester County (population 800,000), part of Greater Boston (population 4.6M+)
- Average household income within a 3-mile radius exceeds \$75,000
- Worcester County is also a hub for higher education, home to several prestigious institutions, including College of the Holy Cross, Worcester Polytechnic Institute, Worcester State University, Clark University, and the University of Massachusetts Medical School.

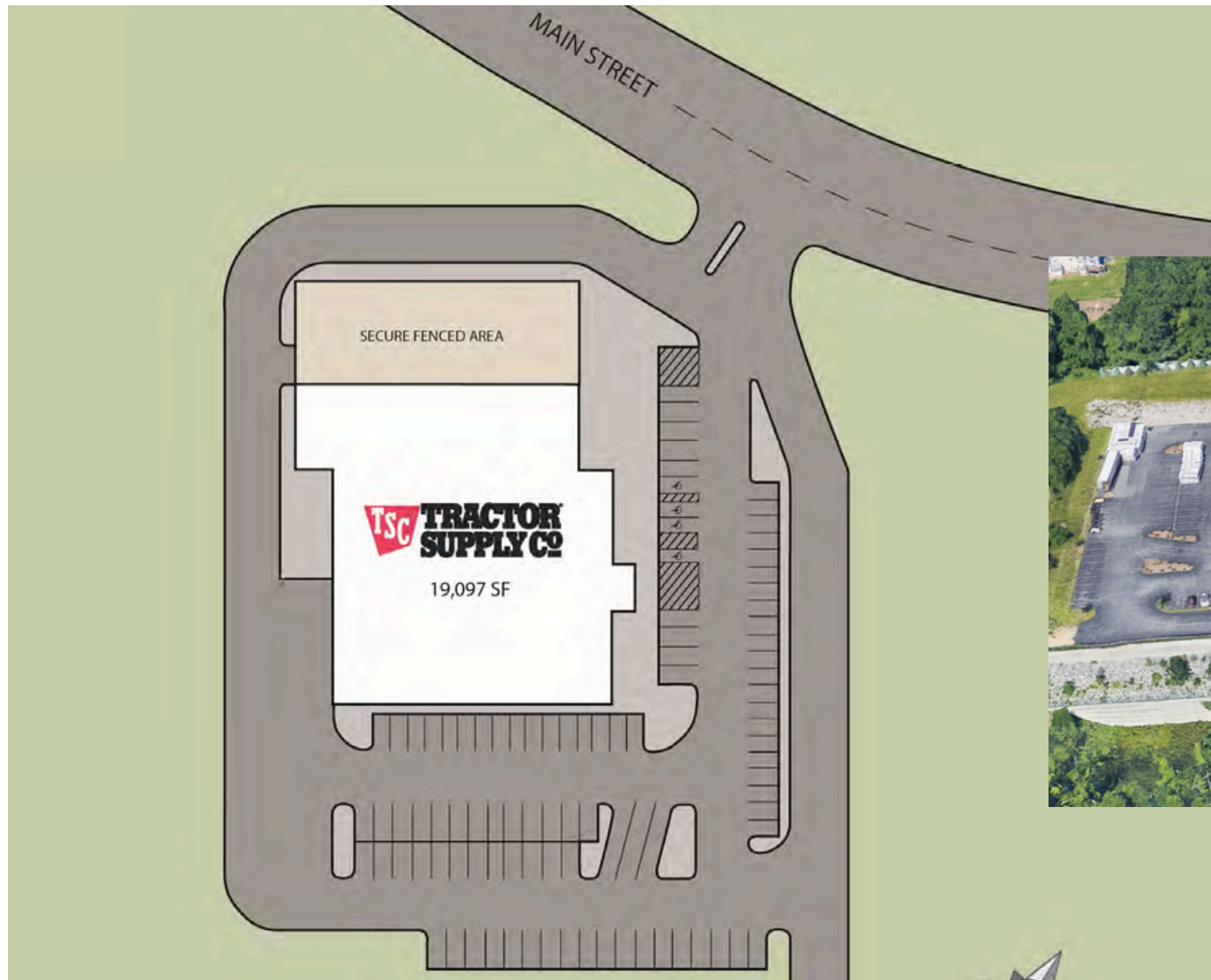
Distance To Leicester, Massachusetts:

- Springfield- 53 miles
- Hartford- 58 miles
- Providence- 44 miles
- Boston- 54 miles



SITE PLAN

Tractor Supply Company | Leicester, Massachusetts (Boston)



TRACTOR SUPPLY COMPANY OVERVIEW

Tractor Supply Company Overview

Founded in 1938, Tractor Supply Company (NASDAQ: TSCO) is the largest rural lifestyle retailer in the United States, catering to recreational farmers, ranchers, and those who embrace country living. As of December 2024, the company operates 2,296 Tractor Supply stores across 49 states, along with 206 Petsense by Tractor Supply locations in 23 states.

Financial Performance

In the fourth quarter of 2024, Tractor Supply reported net sales of \$3.77 billion, reflecting a 3.1% increase over the same period in the prior year. This growth was driven by new store openings and a 0.6% rise in comparable store sales. For the full fiscal year 2024, net sales reached \$14.88 billion, marking a 2.2% increase from the previous year. The company's diluted earnings per share (EPS) for the year was \$2.04, up 1.1% from 2023.

Expansion and Strategic Initiatives

Tractor Supply continues its expansion under the "Life Out Here 2030" strategy, increasing its long-term store target to 3,200 locations—200 more than previously planned. In 2025, the company expects to open approximately 90 new Tractor Supply stores and 10 new Petsense locations. In addition, the company is strengthening its private-label offerings and exploring new revenue streams, including the development of a retail media network and scalable final-mile delivery solutions.

Market Position

As the dominant retailer in the rural lifestyle sector, Tractor Supply has built a strong reputation and loyal customer base. Its focus on serving the needs of recreational farmers, ranchers, and rural homeowners has positioned it as a market leader. Despite broader retail challenges, Tractor Supply's strategic initiatives, financial strength, and continued expansion reinforce its long-term stability and growth potential. **These qualities** have also made Tractor Supply a highly sought-after brand in the net lease investment community, with investors valuing its strong financial performance and consistent growth.



LOCATION OVERVIEW

Leicester, Massachusetts (Worcester/Boston)

Leicester, MA

Leicester, situated in Worcester County, Massachusetts, has a population of approximately 11,000 residents. The town is strategically traversed by two major state highways: Route 9, running east-west, and Route 56, running north-south. Main Street (Route 9) passes through Cherry Valley and much of the town, while a bypass known as South Main Street circumvents the Washburn Square area.

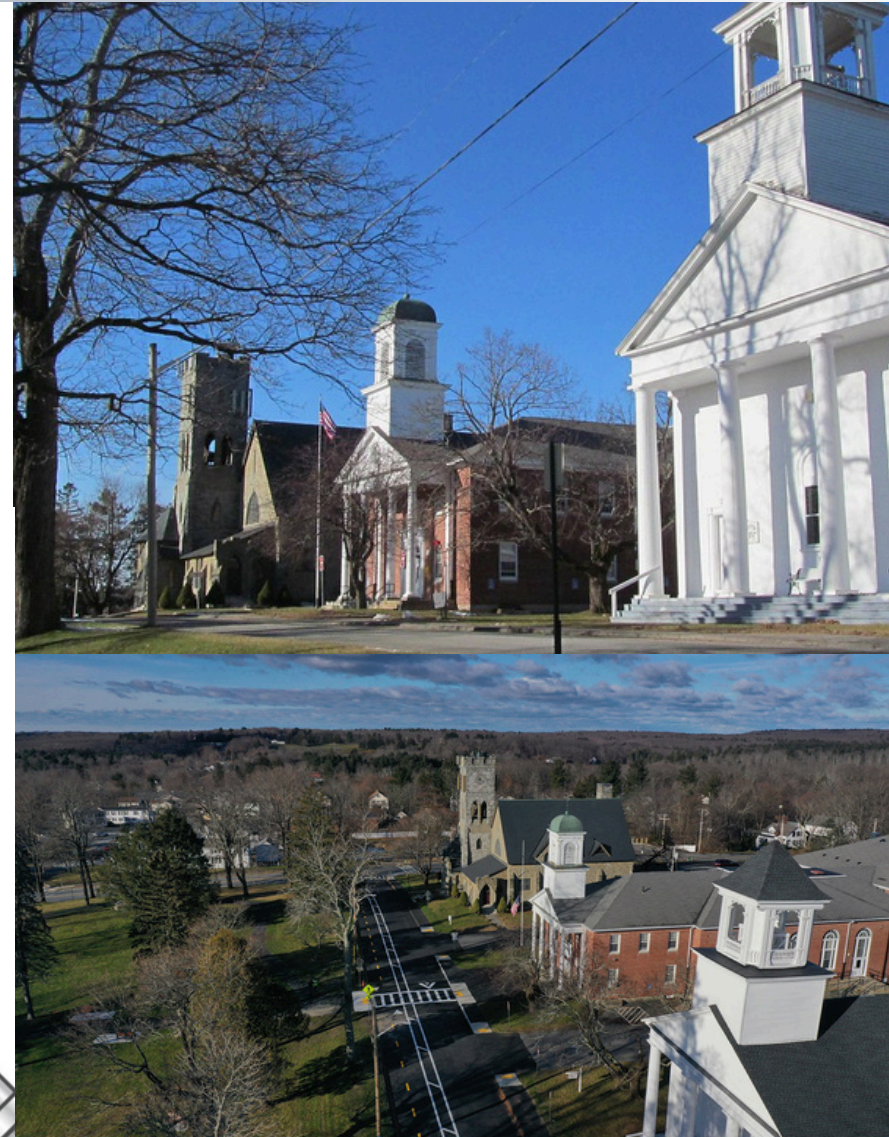
Leicester supports a diverse economic landscape with over 300 businesses, including several restaurants, working farms, three golf courses, two disc golf courses, a nursing and rehabilitation facility, gymnastics training centers, and numerous personal and professional service establishments. Notable retailers such as Tractor Supply and Walmart also operate within the town.

Geographically, Leicester is advantageously positioned near several major cities. It is approximately 51 miles from Boston, with a drive time of about one hour. Additionally, Providence, Hartford, and Manchester are all accessible within roughly an hour's drive, enhancing Leicester's appeal for both residents and businesses seeking proximity to urban centers.

Worcester, MA

Located adjacent to Leicester, Worcester is the second-largest city in New England, with a population of approximately 205,000 residents. The city boasts a diverse demographic profile, with 51% identifying as White, 25% Hispanic, 11% African American, 7% Asian, and 5% identifying as two or more races.

Economically, Worcester has experienced growth in household incomes, with nearly 12% of households earning above \$150,000 annually. The city's strategic location, coupled with its diverse economy and cultural richness, enhances the appeal of surrounding areas like Leicester for both residents and businesses.





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