



Clinton Plaza

10 Clinton Plaza

Clinton, IL 61727

Stable Income

STRONG NATIONAL TENANTS- Tractor Supply and Goodwill

Annual Rent \$207,503

RENT PSF \$5.97

Ideal Location-Surrounded by other National retailers such as McDonald's, AutoZone, and Ford.

Excellent frontage on main retail street

Strong Guaranteed Leases with Strong Return at low price point.

Listed By:

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AGENT of RECORD

Adam Fortino

KW Commercial

License: IL 475135644

OFFERING SUMMARY

Price: \$2,950,000

CAP RATE: 7%

ANNUAL BASE RENT: \$207,503

**LEASE EXPIRATION: TCS 6/30/2029. GW
12/31/2029**

OPTIONS: Five -5 Year Options

RENT INCREASES: 5% Every Five Years

LEASE TYPE: NN LEASE

YEAR BUILT/ REMODELED: 2007/ 2019

BUILDING SIZE: 34,749 SF

PARCEL SIZE: 4.33 ACRES





Rent Roll and Occupancy



Lease Guarantor:

Tractor Supply Company Inc.



Rent Increases:

5% Every Five Years

1	2	3	4	5	6
<u>Tenant Name</u>	<u>Leased Area</u>	<u>Monthly Rent</u>	<u>Lease Type</u>	<u>Lease Expiration</u>	<u>Options</u>
Tractor Supply Company Inc.	21,939 SF	\$10,500.00	NN	6/30/29	(4) 5 Yr. Options

Tenant Overview

Tractor Supply-For more than 85 years, Tractor Supply Company (NASDAQ: TSCO) has been passionate about serving the needs of recreational farmers, ranchers, homeowners, gardeners, pet enthusiasts and all those who enjoy living Life Out Here. Tractor Supply is the largest rural lifestyle retailer in the U.S., ranking 293 on the Fortune 500. The Company's more than 50,000 Team Members are known for delivering legendary service and helping customers pursue their passions, whether that means being closer to the land, taking care of animals or living a hands-on, DIY lifestyle. In store and online, Tractor Supply provides what customers need – anytime, anywhere, any way they choose at the low prices they deserve. As of September 28, 2024, the Company operated 2,270 Tractor Supply stores in 49 states. www.tractorsupply.com



Rent Roll and Occupancy



Lease Guarantor:

Franchise (Land of Lincoln Goodwill)



Rent Increases:

5% Every Five Years

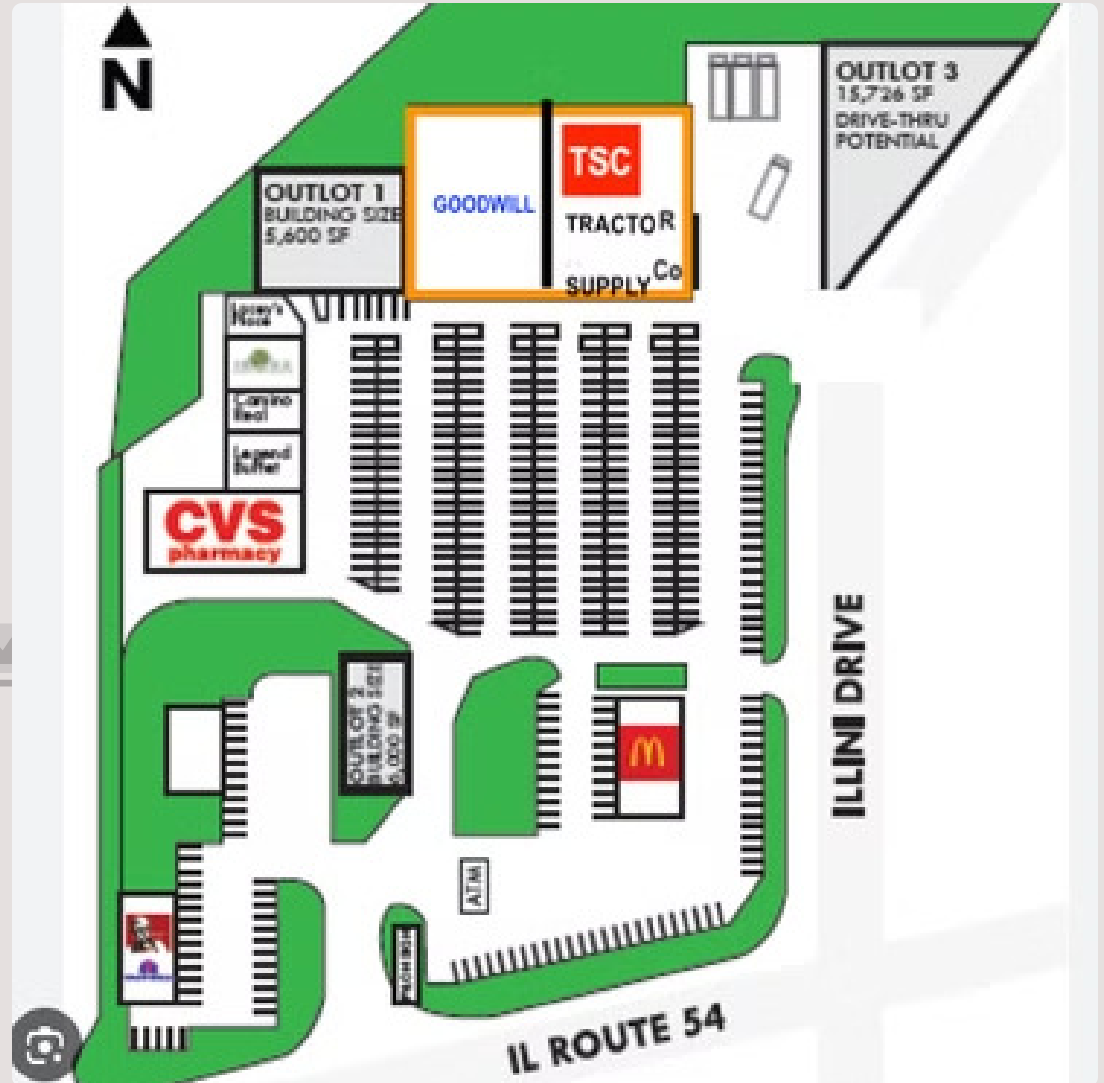
1	2	3	4	5	6
<u>Tenant Name</u>	<u>Leased Area</u>	<u>Monthly Rent</u>	<u>Lease Type</u>	<u>Lease Expiration</u>	<u>Options</u>
Goodwill Industries Inc.	12,809 SF	\$6,791.93	NN	12/31/29	(2) 5 Yr. Options

Tenant Overview

Goodwill-In 2023, Goodwill served **over 1.7 million** individuals worldwide and helped more than **141,237** people train for careers in industries such as banking, IT and health care, to name a few, and get the supportive services they needed to be successful, such as English language training, additional education, and access to transportation and child care. Goodwill works to enhance people's dignity and quality of life by strengthening their communities, eliminating their barriers to opportunity, and helping them reach their full potential through learning and the power of work.

HISTORY Goodwill was founded in Boston by Reverend Edgar J. Helms, a Methodist minister and early social innovator. Helms created the Goodwill philosophy of "not charity, but a chance" when he collected used household goods and clothing in wealthier areas of the city, then trained and hired people who were poor to mend and repair the used goods. The goods were then sold or given to the people who repaired them. More than 120 years later, Goodwill remains a household name and leading nonprofit provider of educational and workforce-related services. There are over 4,245 + locations (2021) www.goodwill.org

Aerial Photos



POPULATION (2024)

1-MILE 4,271

3-MILE 8,074

5-MILE 9,115

INCOME AVERAGE HOUSEHOLD

1-MILE \$70,474

3-MILE \$69,711

5-MILE \$71,769

CLINTON, IL

Clinton is the County Seat of DeWitt County and is located in the heart of Central Illinois at the intersection of State Routes 51, 54 & 10, 161 miles southwest of Chicago, 142 miles northeast of St. Louis, and 45 miles northeast of Springfield, the State Capital, 45 miles from west of Champaign-Urbana, 22 miles south of Bloomington/Normal, and 18 miles north of Decatur, which provides a great location for business, commercial and industrial interests.

Clinton is in one of the most productive agricultural areas in the nation. Excellent city services are delivered to our citizens all while maintaining one of the lower city property tax rates in downstate Illinois. With exceptional schools, a variety of housing options, growing businesses, fine dining, a thriving downtown, parks, a highly acclaimed hospital, a low crime rate, and plenty of small town charm and hospitality. www.clintonillinois.com





Contact Us

LISTING AGENT

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