

# Tractor Supply Co., NAPA, & Goodwill

1111 Boone Street | Leesville, LA 71446



Price:  
**\$3,360,000**



Cap Rate:  
**8.00%**



Price PSF:  
**\$64.39**



Subject Property



[VIEW OFFERING MEMORANDUM](#)



Strong Tractor Supply  
Corporate Credit Anchor



National Brand Co-Tenancy  
NAPA and Goodwill



Below Market Rents



Passive NNN Structure



Walmart & Lowe's  
Shadow Anchored



Key Economic Drivers - Fort  
Johnson and Toledo Bend  
Reservoir



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