

Tractor Supply Company - For Sale

CHILTON, WI | MARKETING SUMMARY



519 NORTH MADISON STREET, CHILTON, WI 53014

PRICE Call

NOI \$174,000

RENTABLE SQ FT. 36,962

YEAR RENOVATED 2023

LOT SIZE 3.79 AC

TENANT TRADE NAME Tractor Supply Company

LEASE GUARANTOR Corporate

LEASE TYPE NN

RENT COMMENCEMENT DATE March 2023

LEASE EXPIRATION DATE March 2033

TERM REMAINING ON LEASE 7.5 Years

RENT ESCALATIONS 5% Every 5 Years

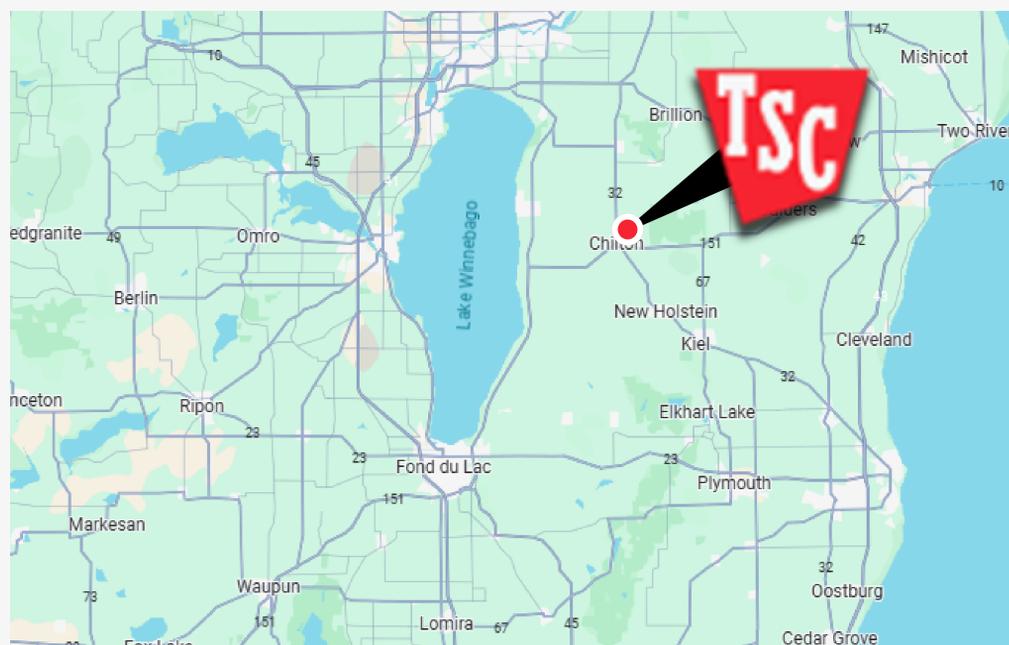
OPTIONS Four, 5 Year Option Periods

BASE RENT	Years 1-5	\$174,000
	Years 6-10	\$182,700

OPTION RENT	Years 11-15 (Option 1)	\$191,835
	Years 16-20 (Option 2)	\$201,427
	Years 21-25 (Option 3)	\$211,498
	Years 26-30 (Option 4)	\$222,073

TENANT RESPONSIBILITIES Taxes, CAM, Insurance, HVAC

LANDLORD RESPONSIBILITIES Roof, Structure, & Parking Lot



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