

435 Town Ctr S Dr | Mooresville, IN 46158  
\$3,988,500 | 7.5% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803

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La Jolla, CA 92037

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Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration	Options	Increases
Tractor Supply	23,257	\$6.38	\$140,414	5/31/2028	3@5	10% Every Option
Ollie's (Gross lease)	31,444	\$6.67	\$220,108	1/31/2029	3@5	6% Every Option
<b>Total</b>	<b>54,993</b>		<b>\$360,522</b>			

### Income

Annual Rent	\$360,522
Tax Reimbursements	\$23,390
CAM Recoveries	\$11,497
<b>Total Income</b>	<b>\$395,410</b>

### Expenses

Taxes	\$56,826
Insurance	\$10,457
Landscaping	\$8,420
Snow Removal	\$18,105
Repairs & Maintenance	\$2,330
<b>Total Expenses</b>	<b>\$96,138</b>

### Net Operating Income

**\$299,271**

## Highlights

- High-Visibility Location on a Major Retail Corridor situated with direct exposure to State Road 67 (31,620 VPD), with dense national co-tenancy including Walmart Supercenter, Menards, Meijer, Lowe's, Kroger, and multiple QSR chains reinforcing the property's position as an established retail destination.
- Fully leased to Tractor Supply Company and Ollie's Bargain Outlet strong credit tenants in established retail segments.
- Ample parking field to support high traffic volume.
- Strong suburban growth market, located within the Indianapolis MSA.

**TSC TRACTOR SUPPLY CO**

**OLLIE'S**  
GOOD STUFF CHEAP



PROPERTY AERIAL

67



Town Ctr S Dr

enterprise



State Rd 67 - 31,620 VPD

Town Ctr St



Glastonberry Ln

Tavistock Dr

67



Village Blvd

Tiverton Dr



Bridge St - 7,874 VPD



Information shown is reported to be from reliable sources. No representation is made to the accuracy thereof and is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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**meijer** *Auto Zone*  
**SUBWAY**  
**goodwill** **WING STOP**  
**ANYTIME FITNESS**

**Walmart** Supercenter **MENARDS**  
Dedicated to Service & Quality™  
**DOLLAR TREE** **McDonald's** **Pizza Hut**  
**Applebee's** **ZAXBY'S** **Bob Evans**  
GRILL & BAR **White Castle** FARMHOUSE KITCHEN  
**STARBUCKS** **SONIC**  
**TACO BELL** **Wendy's** **SUBWAY**

State Rd 6  
31,620 VPD



Bridge St  
7,874 VPD

**LOWE'S** **Walgreens**  
**DQ** **DONATOS**  
**CHASE** **SHERWIN WILLIAMS**

**Kroger** **PET SUPPLIES PLUS**  
**Auto Zone** **CHURCH'S** **McDonald's**  
TEXAS CHICKEN

**CVS** **DOLLAR GENERAL**  
pharmacy **Arby's**  
**Advance Auto Parts** **PAPA JOHN'S**





POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	3,897	24,105	43,034
2023 POPULATION	3,940	24,389	43,641
2028 POPULATION PROJECTION	4,010	25,052	45,101
ANNUAL GROWTH 2010-2023	0.30%	0.30%	0.40%
ANNUAL GROWTH 2023-2028	0.40%	0.50%	0.70%

**2020 POPULATION BY RACE:**

WHITE	3,670	21,395	37,892
BLACK	9	1,140	2,419
AMERICAN INDIAN/ALASKAN NATIVE	8	54	92
ASIAN	39	238	428
HAWAIIAN & PACIFIC ISLANDER	1	3	3
TWO OR MORE RACES	213	1,559	2,807
HISPANIC ORIGIN	74	803	1,443

**HOUSEHOLDS:**

2010 HOUSEHOLDS	1,572	9,098	15,654
2023 HOUSEHOLDS	1,595	9,210	15,877
2028 HOUSEHOLD PROJECTION	1,623	9,463	16,385
ANNUAL GROWTH 2010-2023	1.00%	1.00%	0.90%
ANNUAL GROWTH 2023-2028	0.40%	0.60%	0.60%
OWNER OCCUPIED HOUSEHOLDS	1,251	7,074	12,705
RENTER OCCUPIED HOUSEHOLDS	372	2,389	3,680
AVG HOUSEHOLD INCOME	\$77,319	\$86,531	\$93,555
MEDIAN HOUSEHOLD INCOME	\$65,000	\$72,373	\$75,538







# TENANT INFORMATION

Tractor Supply Company (also known as TSCO or TSC), founded in 1938, is an American retail chain of stores that sells products for home improvement, agriculture, lawn and garden maintenance, livestock, equine and pet care for recreational farmers and ranchers, pet owners, and landowners. The company has 2,000 stores and is headquartered in Brentwood, Tennessee. It is publicly traded on the NASDAQ under the ticker symbol TSCO and is a Fortune 500 company.

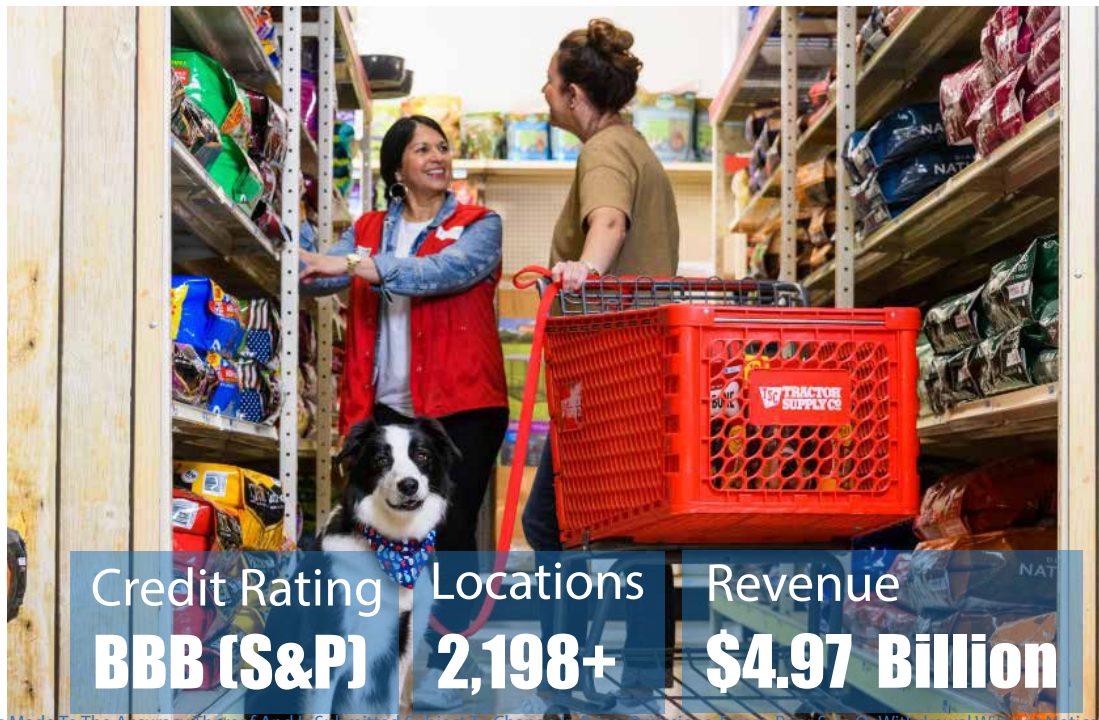
Charles Schmidt founded Tractor Supply Company in Chicago in 1938 as a mail-order catalog that sold tractor parts to working farms. The first retail store was founded in 1939 in Minot, North Dakota.

From 1941 to 1946, the company opened stores in Nebraska, Minnesota and Iowa.

On January 14, 1959, Tractor Supply became publicly traded on the Over-The-Counter Market and reached \$10 million in sales. The company was later traded on the New York Stock Exchange.

In 1967, TSC opened its first international stores in Canada. Two years later, Schmidt sold his controlling interest in the company to National Industries. This and other factors, such as changing executive leadership and adding inventory that strayed from its traditional categories, led to a few years of losses for the company.

In 1979, the company moved to Nashville, Tennessee. In 1982, Tractor Supply put ownership of the company back in the hands of executives and returned to their farm-store niche, resulting in a break-even year. The company was incorporated in Delaware that year.



Credit Rating	Locations	Revenue
<b>BBB (S&amp;P)</b>	<b>2,198+</b>	<b>\$4.97 Billion</b>

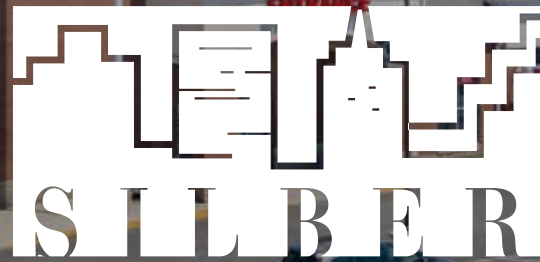
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