

Tractor Supply Company - For Sale

ANDREWS, SC | MARKETING SUMMARY



3495 COUNTY LINE RD, ANDREWS, SC 29510

Price	Call
NOI	\$425,000
Rentable Sq Ft.	21,930
Year Built	2025
Lot Size	3.78 AC

Tenant Trade Name Tractor Supply Company

Lease Guarantor Corporate

Lease Type NN

Rent Commencement Date September 2025

Lease Expiration Date September 2040

Term Remaining on Lease 15 Years

Rent Escalations 5% Every 5 Years

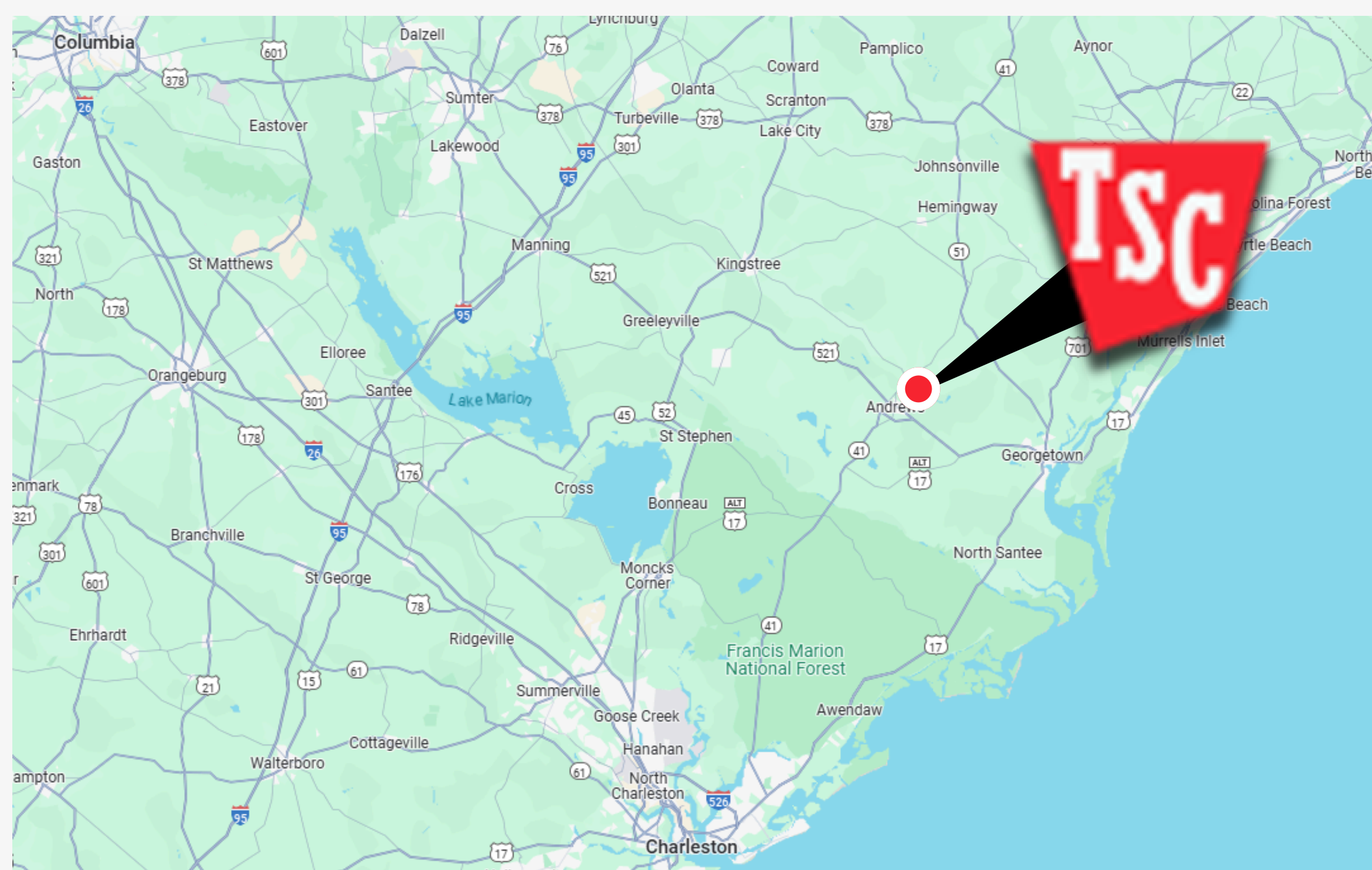
Options Four, 5 Year Option Periods

Base Rent	Years 1-5	\$425,000
	Years 6-10	\$446,250
	Years 11-15	\$468,563

Option Rent	Years 16-20 (Option 1)	\$491,991
	Years 21-25 (Option 2)	\$516,590
	Years 26-30 (Option 3)	\$542,420
	Years 31-35 (Option 4)	\$569,541

Tenant Responsibilities Taxes, CAM, Insurance, HVAC

Landlord Responsibilities Roof, Structure, & Parking Lot



Contact Information:

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