

Tractor Supply



391 N MAIN STREET | WOODRUFF, SC
Greenville MSA

NET LEASED INVESTMENT OPPORTUNITY
Confidential Offering Memorandum

AVISON
YOUNG

Investment highlights



OVERVIEW

This investment features a long-term lease with Tractor Supply Company, an investment-grade tenant (Baa1/BBB) with over 2,300 locations nationwide. As an essential retailer that thrived during the COVID-19 pandemic, Tractor Supply offers stability with 10 years remaining on the lease. Located just 10 minutes from the world's largest Michelin distribution facility and within two miles of Woodruff's schools serving 2,000+ students, the property is surrounded by destination retailers like Food Lion, CVS, Walgreens, McDonald's, and more. It's also only 30 minutes from downtown Greenville, enhancing its regional appeal.

PROPERTY HIGHLIGHTS

- Newer construction built in 2020
- Investment grade credit: Baa1/BBB
- Experienced tenant with 2,300+ locations
- Essential retailer that thrived during COVID-19 pandemic
- Attractive lease term with 10 years remaining
- Great visibility in a major commercial corridor
- Limited competition with closest location over 30 minutes away
- 30 minutes from downtown Greenville

Financial summary



Asking Price

\$5,517,647.06



Cap Rate

5.1%



NOI

\$281,400



Lease Type

NN



Term Remaining

10 years

NOI	\$281,400
Monthly Rent	\$23,450
Rentable SF	18,600
Land Area	4.26 acres
Parking Spaces	94
Tenant	Tractor Supply
Ownership Type	Fee simple
Guarantor	Corporate
Lease Type	NN
Landlord Responsibilities	Roof and structure
Lease Commencement	September 12, 2020
Lease Expiration	September 30, 2035
Lease Term Remaining	10 years
Increases	5% increase every 5 years
Options	Four (4) five (5) year



Tractor Supply

**Largest rural lifestyle
retailer in the U.S.**

FOUNDED

1938

TODAY

2,300+ locations



Background

For over 85 years, Tractor Supply Company (NASDAQ: TSCO) has been dedicated to meeting the needs of hobby farmers, ranchers, homeowners, gardeners, pet lovers, and anyone who embraces the rural lifestyle. As the largest retailer of its kind in the U.S., and ranked 296 on the Fortune 500 list, Tractor Supply is known for its exceptional customer service delivered by more than 50,000 team members. Whether customers are caring for animals, working the land, or enjoying DIY projects, the company supports their passions both in-store and online—offering convenience, value, and choice.

Tractor Supply's commitment to animal care is reflected in its family of brands, which includes Petsense by Tractor Supply, a specialty pet retailer, and Allivet, a top online pet pharmacy. Together, these brands offer a full range of products and services for pet health, livestock care, and rural living. From retail locations to doorstep delivery, Tractor Supply is proud to support the lifestyle known as Life Out Here.



INVESTING
IN THE NEXT
GENERATION
OF "LIFE OUT
HERE"



PRESERVING
LAND &
WATER AND
PROTECTING
PETS & ANIMALS



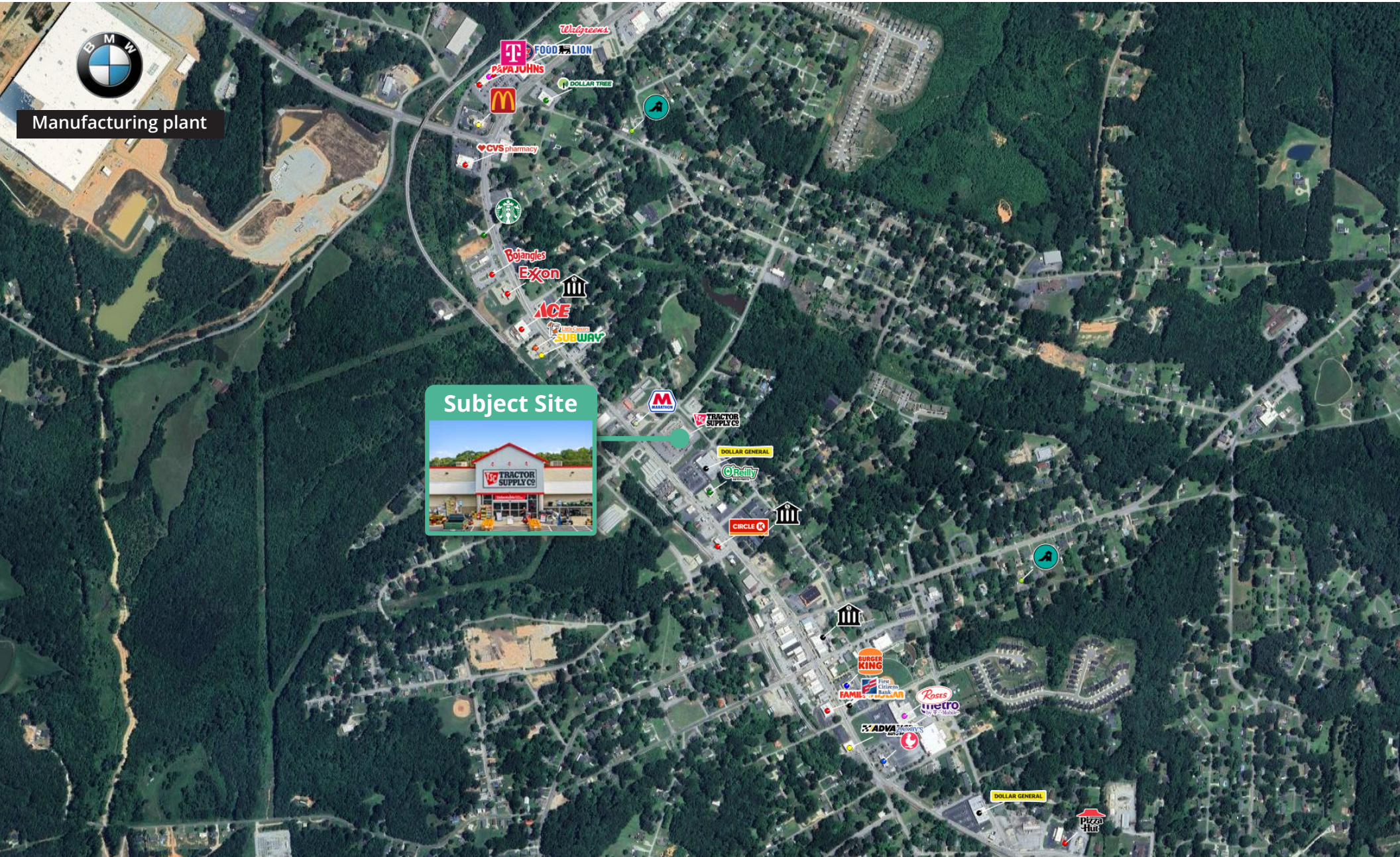
HONORING
OUR
HOMETOWN
HEROES



BEING A GOOD
NEIGHBOR IN THE
COMMUNITIES WE
CALL HOME



Location overview



A look from above



A look from above



A look from above



Additional site photos



About Woodruff, SC

Nestled in Upstate South Carolina, Woodruff is an ideal location to start a business, grow a career, or raise a family. This lively and affordable community offers the charm of small-town living while providing easy access to everything the region has to offer. Woodruff blends the historic character of a former mill village with modern amenities like multi-use trails, pedestrian-friendly sidewalks, and a variety of local shops, restaurants, antique stores, and salons. Home to around 5,000 residents, the city is conveniently located just south of Spartanburg—within a short drive of I-26, I-85, BMW, the Tyger River Industrial Complex, Greenville-Spartanburg Airport, and only 30 minutes from downtown Greenville.

Notable Employers in Upstate SC

Woodruff, South Carolina is home to a variety of notable employers, both within the city and in the surrounding Upstate region. Just outside Woodruff, major employers include BMW Manufacturing in Spartanburg, Michelin, Prisma Health, Spartanburg Regional Healthcare System, and Milliken & Company—making the city a well-positioned hub for both local and regional employment across industries like manufacturing, healthcare, logistics, and retail.



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2024 total population	3,806	8,787	13,121
Median age	38.8	40.2	41
Households & Income			
Total households	1,492	3,451	5,120
# of persons per HH	2.4	2.4	2.5
Average HH income	\$64,008	\$71,472	\$73,181



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