



OFFERING MEMORANDUM

# TRACTOR SUPPLY CO.

4922 TIMBER DRIVE, LAKE PARK, GEORGIA 31636

Marcus & Millichap  
THE VALIANI GROUP

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MARKET OVERVIEW



# PROPERTY LINES



VPD: +/- 52,800

TSC Signage: PolySign Provides  
Excellent Visibility from Highly  
Trafficked Interstate-75

21,705 SF  
Building

20,000 SF  
Fenced  
Outdoor  
Display Area

**TRACTOR  
SUPPLY  
Co.**

TSC Signage: PolySign















An aerial photograph of a Tractor Supply Co. store and its parking lot. In the foreground, a large, illuminated sign for 'TSC TRACTOR SUPPLY CO.' is visible. The store building is in the background, with a smaller sign on its roof. The parking lot is filled with various vehicles, including cars, trucks, and trailers. The entire image is overlaid with a semi-transparent green filter.

SECTION

# 01

## EXECUTIVE SUMMARY

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Offering Summary

Summary of Offering/Terms

Regional Map

Investment Overview

Investment Highlights

Surrounding Retail Aerial



# LOCAL MAP



VPD: +/- 52,800





## OFFERING SUMMARY

<b>Listing Price</b>	<b>\$7,413,000</b>
Address	4922 Timber Drive Lake Park, Georgia 31636
Net Operating Income	
Gross Leasable Area	21,702 SF
Total Land Area	5.00 Acres
Property Type	RETAIL
Year Built/Renovated	2025
Parcel Number	0198-006E
Zoning	C-H: Heavy Commercial
Parking Spaces	88 Parking Spaces / 4.05 Stalls per 1,000 SF of indoor leasable area

### TERMS OF SALE

This property is listed at \$7,413,000 with a current Cap Rate of

[CONTACT AGENT FOR NON-DISCLOSURE AGREEMENT](#)

### INTEREST OFFERED

Marcus & Millichap has been selected to exclusively market for sale Tractor Supply Co., a retail property in the growing Lake Park market.

### PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent(s). **At no time shall the tenants, on-site management or staff be contacted without prior approval.**

TERMS  
SUMMARY OF





BRAND  
NEW SINGLE  
TENANT IN  
21,700 SF  
BUILDING  
LAKE PARK,  
GEORGIA  
MARKET

Marcus & Millichap is proud to present the opportunity to acquire the fee simple interest (land and building ownership) in a newly constructed, freestanding Tractor Supply Co. property located in Lake Park, GA. This investment offers a steady income stream with minimal landlord responsibilities under an NN lease. The tenant, Tractor Supply Co., has executed a brand-new 20- year lease in February 2025 with three additional 5-year extension options, underscoring their long-term commitment to the site. The lease includes 5% rental escalations every five years during the initial term and at the start of each option period, ensuring consistent NOI growth and providing a hedge against inflation. The lease is guaranteed by the corporate entity and structured as NN, making this an ideal low-management investment for passive investors.

Founded in 1938, Tractor Supply Co. is the largest rural lifestyle retailer in the United States and ranks at #293 on the 2024 Fortune 500 list. The property offers exceptional visibility and convenient access, strategically located near State Highway 376 with prominent signage along Interstate 75, which experiences approximately 52,800 vehicles per day.



# HIGHLIGHTS

## EXCEPTIONAL EXPOSURE

- As A Destination Tenant With An Average 15–20-mile Draw Radius, Tractor Supply Benefits From The Property's Central Location And Immediate I-75 Access, Capturing Both Local And Regional Consumers.
- Outstanding visibility with prominent signage along I-75 and Timber Drive, reaching approximately 52,800 vehicles per day from I-75.

## NN LEASE ENSURES MINIMAL LANDLORD RESPONSIBILITIES

- Landlord Is To Carry Commercial General Liability Insurance And Is Responsible For Capital Expenses Pertaining To The Roof, Structure, Paved Areas, Exterior Utility Lines, And The Base Of The Pylon Signage.

## BRAND NEW BUILDING

- 2025 Construction Delivers A Brand-new Building Fully Aligned With Tractor Supply's Latest Store Prototype, Layout, And Design Requirements.

## STRATEGIC LOCATION

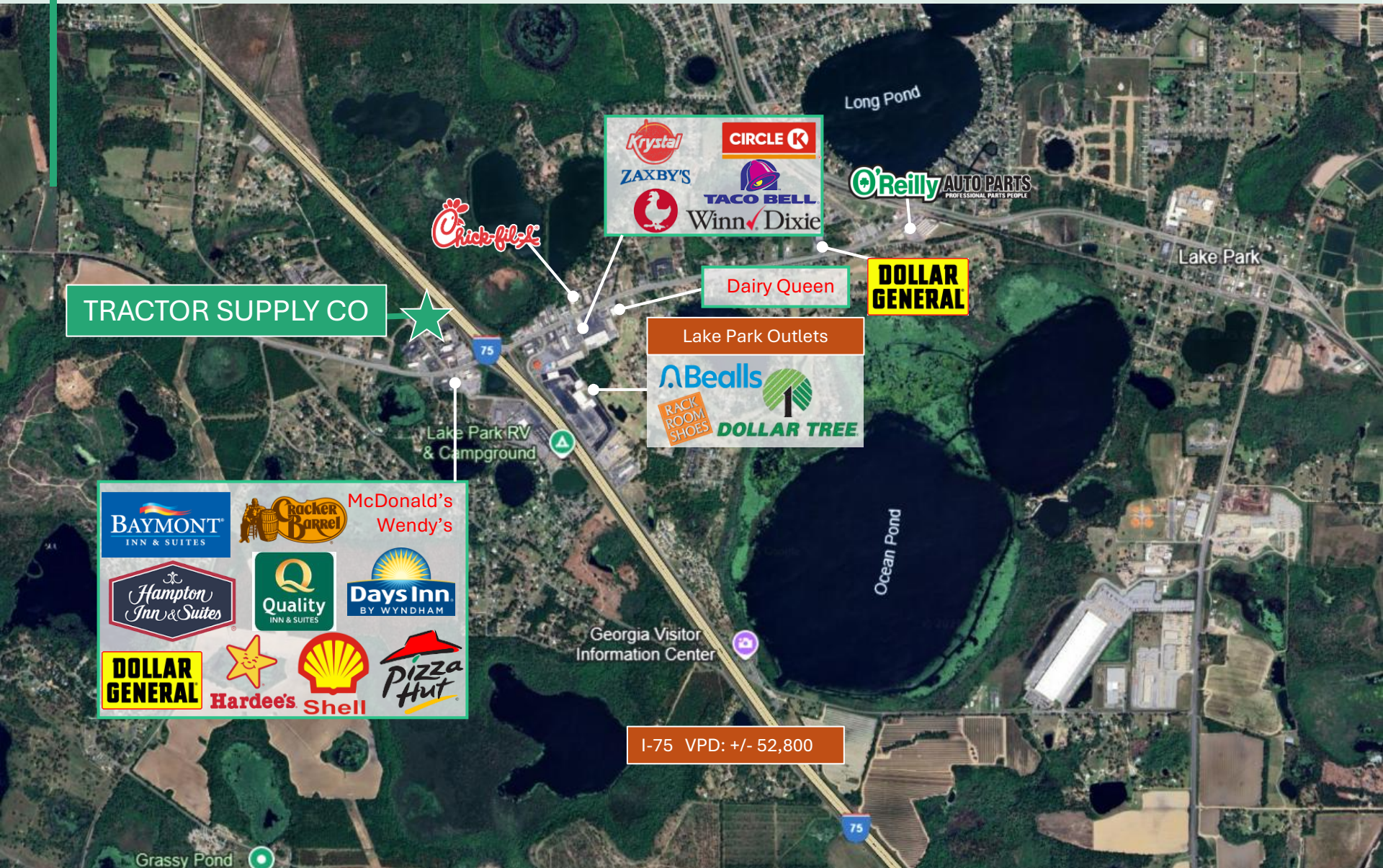
- Highly Desirable Location Less Than ½ Mile Off I-75 (52,800 VPD-GDOT) And Directly Off Lakes Blvd.
- The property benefits from its prime location near Lake Frances Shopping Center (63,000 SF) and Mill Store Plaza Shopping Center (245,000 SF), three retail destinations that attract significant customer traffic and create opportunities for shared visibility and cross-shopping.
- Nearby multi-family complexes include, Arbor Trace Apartments (67 Units/2 mins from TSC), Oak Terrace at Lake Park (70 Units/ 2 mins from TSC), Lakeview Gardens (80 Units/ 5 mins from TSC), and others.
- Residents within 1,3- and 5-mile radius of the property have an average household incomes of \$61,559, \$78,985, and \$78,741.

## FRESH 20-YEAR CORPORATELY GUARANTEED LEASE

- Tractor Supply's 20 Year Lease (Including Three Five Year Option Periods) Ensures A Reliable Investment For The Long-term.
- Tenant pays for taxes and maintains most aspects of property
- Landlord is responsible to carry commercial general liability insurance, capital expenses pertaining to the roof , structure, paved areas, exterior utility lines, and the base of the pylon signs.



# AREA RETAIL





# LOCATION MAP





SECTION

# 02

TENANT  
OVERVIEW

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TENANT PROFILE





# TRACTOR SUPPLY CO. | TENANT PROFILE



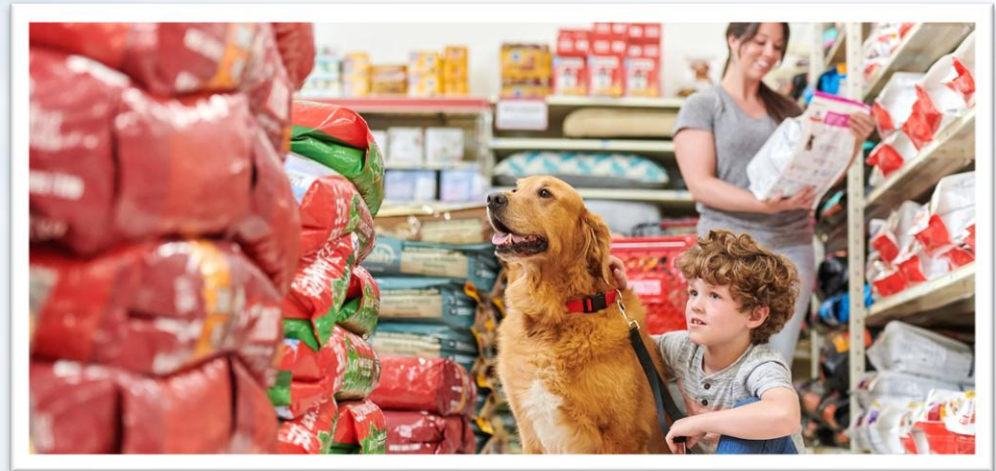
## Tenant Overview

- Publicly Traded Company (NASDAQ: TSCO)
- Ranking #293 on the Fortune 500 list
- Operating over 2,250 stores across 49 states
- Employing over 50,000 people nationwide
- 5-Year EPS growth sits around 8-9% Annually
- Founded in 1938
- Headquartered in Brentwood, Tennessee
- Investment-grade tenant with a BBB credit rating from S&P
- Reported annual revenue of roughly \$14.9 billion in 2024
- Actively growing their store count and expanding across the United States



## Why Investors Like Tractor Supply

- **Strong Financials:** Consistent revenue growth, Fortune 500 company, and investment-grade credit rating.
- **Long-Term Leases:** Typical 15–20-year corporate-guaranteed leases with rent escalations, providing stable and predictable income.
- **Essential Retail Model:** Focused on rural lifestyle and essential goods, making it recession-resistant and less vulnerable to e-commerce disruption.
- **Market Leadership:** Largest rural lifestyle retailer in the U.S. with over 2,250 stores nationwide.
- **Low Management:** NN lease structures minimize landlord responsibilities, ideal for passive investors.





SECTION

# 03

FINANCIAL  
ANALYSIS

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FINANCIAL OVERVIEW  
LEASE ABSTRACT





## CONTACT AGENT FOR NON-DISCLOSURE AGREEMENT





# CONTACT AGENT FOR NON-DISCLOSURE AGREEMENT





SECTION

# 04

MARKET OVERVIEW

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MARKET OVERVIEW  
DEMOGRAPHICS SUMMARY



### LAKE PARK

Lake Park, located in Lowndes County along I-75, holds the nickname of Georgia's Southern Gateway City. Lake Park is home to more than 11,500 residents while over 3,550 employees support the trade area. Known for its scenic lakes, nature trails, and vibrant community, Lake Park offers a blend of natural beauty and along with convenience.

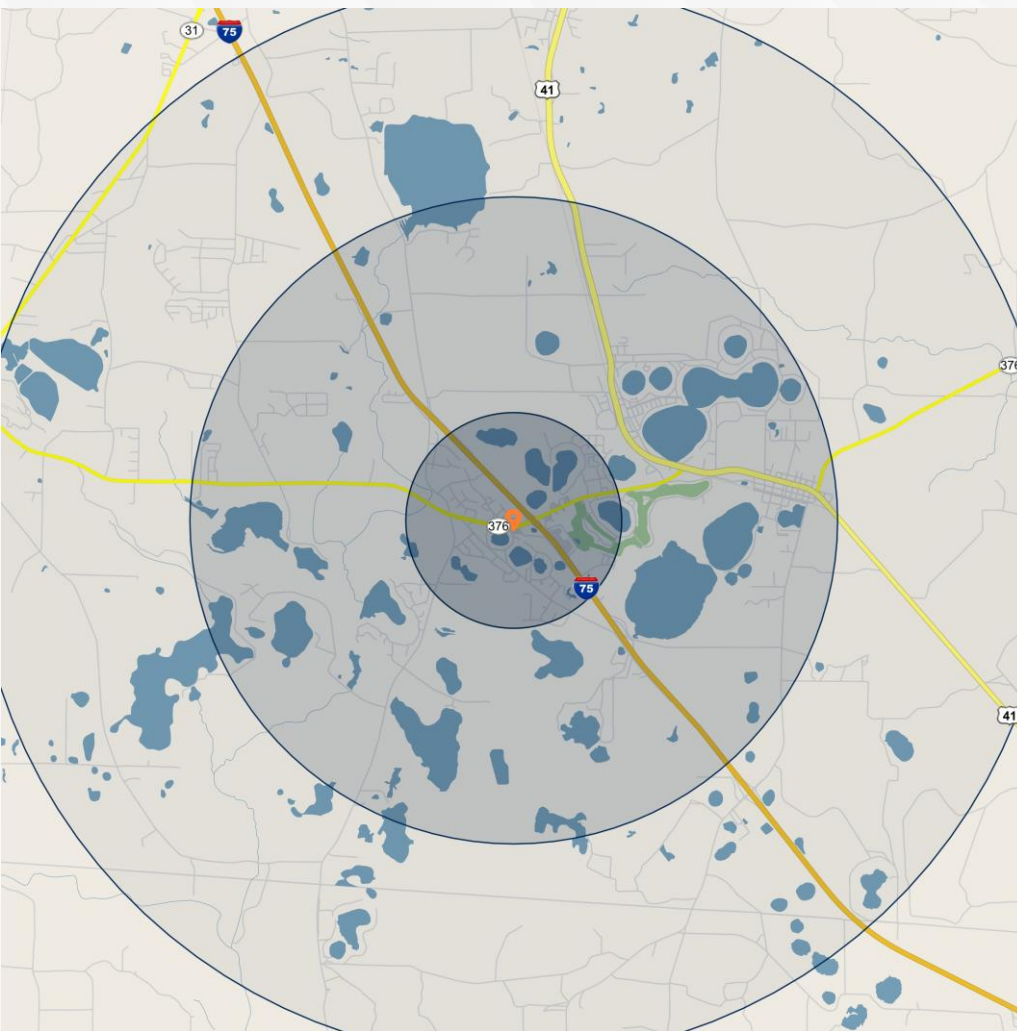
Lake Park is also home to a solid residential and retail corridor. The city features major shopping destinations such as Lake Frances Shopping Center (63,000 SF) and Lake Park Factory Stores (46,000 SF). National retailers such as Bealls, Winn-Dixie, Chick-fil-A, Zaxby's, Dollar general, McDonald's, and O'Reilly are other examples of brands that call Lake Park home.

Additionally, Lake Park has a strong Residential base. Nearby multi-family communities such as Arbor Trace (67 units) and Oak Terrace at Lake Park (70 units) offer affordable housing options for families and professionals, contributing to Lake Park's reputation as a great place to live. These developments provide easy access to shopping, dining, and recreational amenities, creating a balanced lifestyle for residents.

Lake Park's economy is anchored by industries such as Health Care & Social Assistance, Administrative & Support Services, and Accommodation & Food Services, while agriculture remains a vital part of the region's identity. Conveniently located near Valdosta Regional Airport and directly off I-75 at Exit 5, Lake Park offers easy accessibility for commerce and travel. Lake Park's blend of natural beauty, retail strength, and a growing residential base creates a solid foundation for continued growth. This combination helps to position Lake Park as a strategic location for businesses and residents alike for years to come.







POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	1,979	7,316	11,262
2024 Estimate	1,954	7,141	10,946
2020 Census	1,939	6,887	10,452
2010 Census	1,529	5,966	9,405
HOUSEHOLD INCOME			
Average	\$61,559	\$78,985	\$78,741
Median	\$48,683	\$65,074	\$66,590
Per Capita	\$26,510	\$31,416	\$30,613
HOUSEHOLDS			
2029 Projection	888	2,991	4,451
2024 Estimate	858	2,892	4,287
2020 Census	817	2,758	4,063
2010 Census	625	2,355	3,598
HOUSING			
Median Home Value	\$173,701	\$209,053	\$203,372
EMPLOYMENT			
2024 Daytime Population	1,357	5,434	8,133
2024 Unemployment	4.24%	3.84%	3.44%
Average Time Traveled (Minutes)	20	21	22
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.28%	1.25%	1.54%
Some College (13-15)	46.74%	50.76%	49.02%
Associate Degree Only	3.71%	7.46%	9.56%
Bachelor's Degree Only	7.76%	8.13%	8.27%
Graduate Degree	31.47%	23.60%	20.96%



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