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CONFIDENTIALITY AGREEMENT
FOR FULL OFFERING MEMORANDUM



Tractor Supply

NEW PROTOTYPE (WITH GARDEN CENTER) RELOCATION STORE
PRIMARY RETAIL & AGRICULTURAL CORRIDOR

TUPELO, MS



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Mississippi Broker #23372



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOE CACCAMO
jcaccamo@cppcre.com
PH: 415.274.7394
CA DRE# 01191110

LEA KUEHNHACKL
lea@cppcre.com
PH: 707.484.2284
CA DRE #01435080

SCOTT REID
PARASELL, INC.
scott@parasellinc.com
PH: 949.942.6585
MS LIC #23843

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Mississippi Broker
#23372

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California DRE LIC# 01499268

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Tractor Supply

1122 W BARNES CROSSING RD, TUPELO, MS 

\$7,270,000

PRICE

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LEASE TYPE	Corporate Net
LEASE TERM	15 Years
OPTIONS	Four (4), 5-Year
BUILDING SIZE	21,930 SF
LAND AREA	250,510 SF / 5.75 AC
YEAR BUILT	2024



Relocation Store – TSC has more than 30 years in the Tupelo Market

Newly built (2024) prototype store with garden center (~3,744 SF) and fenced outdoor display area (~20,045 SF). Already ranked **top 12% home improvement store nationwide** per Placer.ai. Located on a **main retail thoroughfare** off U.S. Hwy 45 (31,975 VPD) and Interstate 22 (31,812 VPD) with **two points of ingress and egress**. Strong Demos (Avg. Income \$88,257 and 70,744 Population in 10-mile radius). Tractor Supply Co. (NASDAQ: TSCO) is known as the **largest rural lifestyle retailer in the U.S.**

Elevated Construction – Superior Tenant

- Tractor Supply Company (NASDAQ: TSCO) had \$14.88 billion in net sales in FY 2024
- Largest rural lifestyle retailer with over 2,290 locations in the U.S.
- New high quality construction relocation store with garden center and fenced outdoor display area
- Landlord responsible for roof, structure and parking lot (15-year manufacturer's roof warranty)

Traffic Drivers

- Located off U.S. Hwy 45 in a primary retail corridor at the corner of Barnes Crossing Road and MS State Hwy 145 (12,968 VPD)
- Surrounded by retail shopping centers, restaurants and auto dealerships
- Close to Sam's Club, Walmart Supercenter, Chick-fil-A, ALDI, Belk, Walgreen's, Dick's Sporting Goods, Barnes & Noble, Zaxby's, Best Buy, Ashley Furniture, Chipotle, Ross, Kroger, Academy Sports, Dollar Tree and Raising Cane's
- Adjacent to abundant farming and agriculture, Tupelo is known for extensive farmable acreage and a strong tradition of family farming
- Tupelo (TUP) Regional Airport (8 miles) and Memphis (MEM) International Airport (93 miles)

Economic and Growth Drivers

- Lee County, which Tupelo is the county seat, has a strong manufacturing base, including international corporations and Fortune 500 companies. Fueled by a pro-business atmosphere, with low-income taxes, low cost of living and economic development incentives
- North Mississippi Medical Center is serving as the largest rural hospital in the U.S. (7,000 employees)
- Toyota Motor Manufacturing plant (2 million SF) produced 180,197 vehicles (2,400 employees) and made \$60 million in community donations in 2024
- Ashley Furniture, the world's largest furniture maker, has invested \$102 million in Lee County since 2020
- Tupelo Public School District has 9 Elementary, 3 Middle and 1 High School (7,134 students)



Tenant Info		Lease Terms		Rent Summary					
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Year Rent/ft	
Tractor Supply Company	21,930	6/16/2024	6/30/2029						
		7/1/2029	6/30/2034						
		7/1/2034	6/30/2039						
		Option 1	7/1/2039	6/30/2044					
		Option 2	7/1/2044	6/30/2049					
		Option 3	7/1/2049	6/30/2054					
		Option 4	7/1/2054	6/30/2059					
TOTALS:		21,930							
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Premise & Term

Tenant	Tractor Supply Company
Lease Signatory	Tractor Supply Company, a Delaware Corporation
Lease Type	Corporate Net
Lease Term	15 Years
Rent Commencement	June 16, 2024
Options	Four (4), 5-year
Year Built	2024

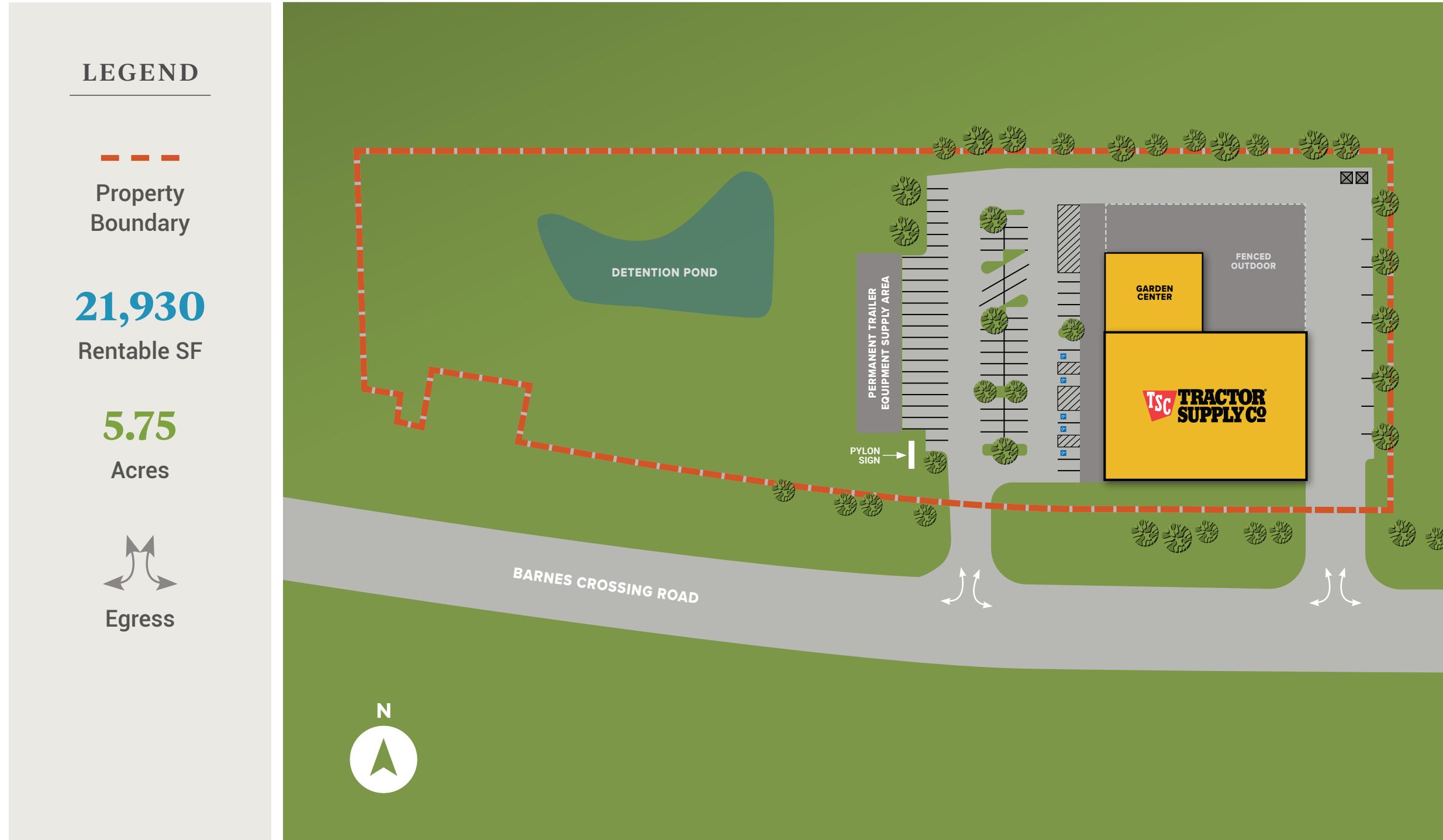
Additional Lease Provisions

ROFR (Tenant's Right of First Refusal)	30 days from receipt of Acquisition Notice
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Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).





The Largest Rural Lifestyle Retailer in the U.S.



2,290+

LOCATIONS ACROSS THE U.S.

\$14.88 Billion

U.S. SALES IN FY2024



About Tractor Supply Co

- Tractor Supply Company (NASDAQ: TSCO), headquartered in Brentwood, Tennessee, is a leading American retail chain specializing in products for home improvement, agriculture, lawn care, livestock, and pet care.
- Tractor Supply also owns and operates Petsense by Tractor Supply, a small-box pet specialty supply retailer providing products and services for pet owners.
- As of December 28, 2024, the company operated 2,296 Tractor Supply stores in 49 states and 206 Petsense by Tractor Supply stores in 23 states
- Tractor Supply is also a Fortune 500 company, currently ranked at #177 on *Forbes'* list of America's Best Large Employers

2024 Financial Highlights

- Net sales for fiscal 2024 increased 2.2% to \$14.88 billion from \$14.56 billion in fiscal 2023
- Gross profit increased 3.2% to \$5.40 billion from \$5.23 billion in fiscal 2023, and gross margin increased 34 basis points to 36.3% from 35.9% in fiscal 2023

[Tenant Website](#)



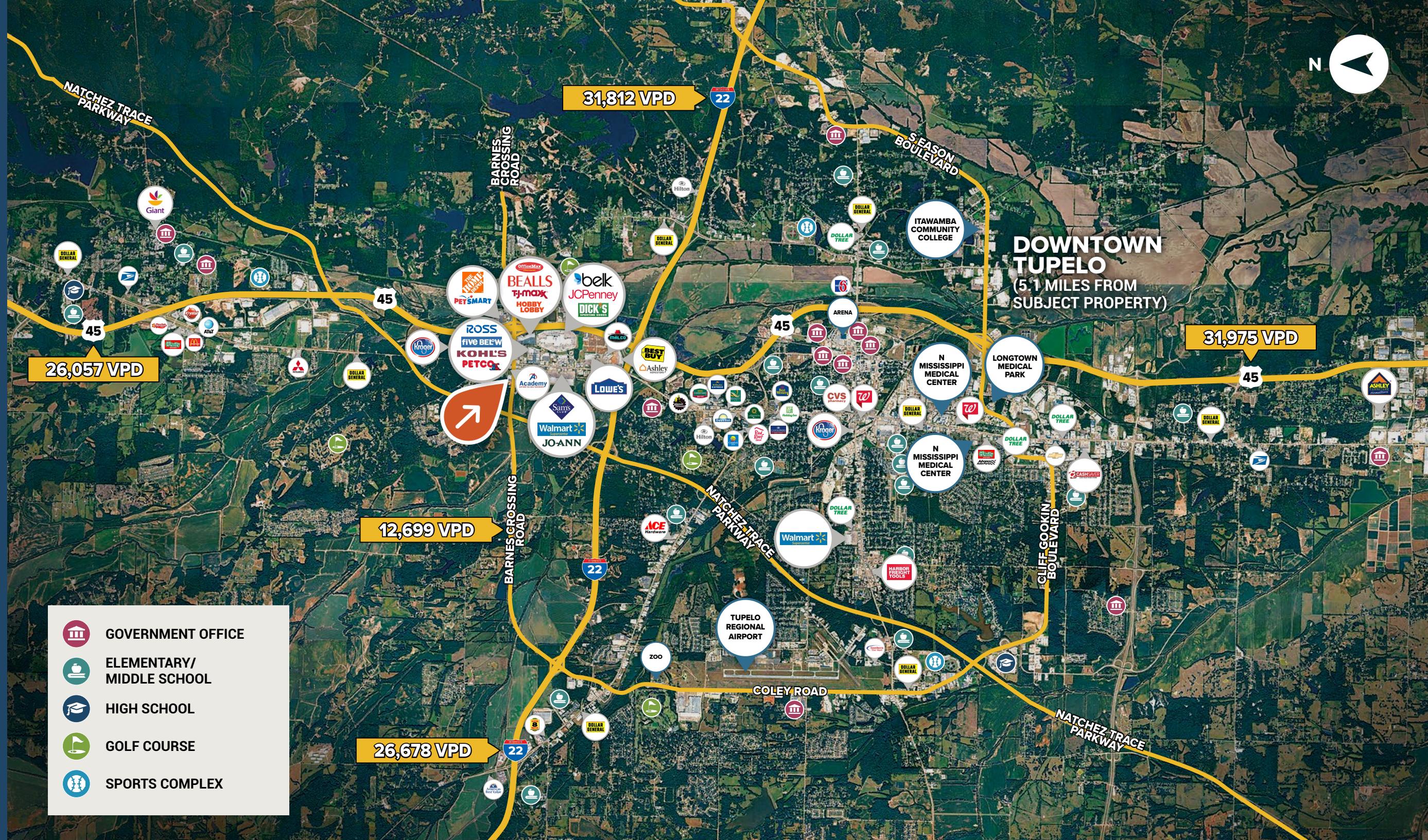
Immediate Trade Area

SALTIMBO
6 MILES

N

SALTIMBO





Ring Radius Population Data

	3-MILES	5-MILES	10-MILES
2024	5,687	32,007	70,744
2029 Projection	5,827	32,701	72,618

Ring Radius Income Data

	3-MILES	5-MILES	10-MILES
Average	\$84,627	\$87,366	\$88,257
Median	\$47,310	\$65,688	\$68,740

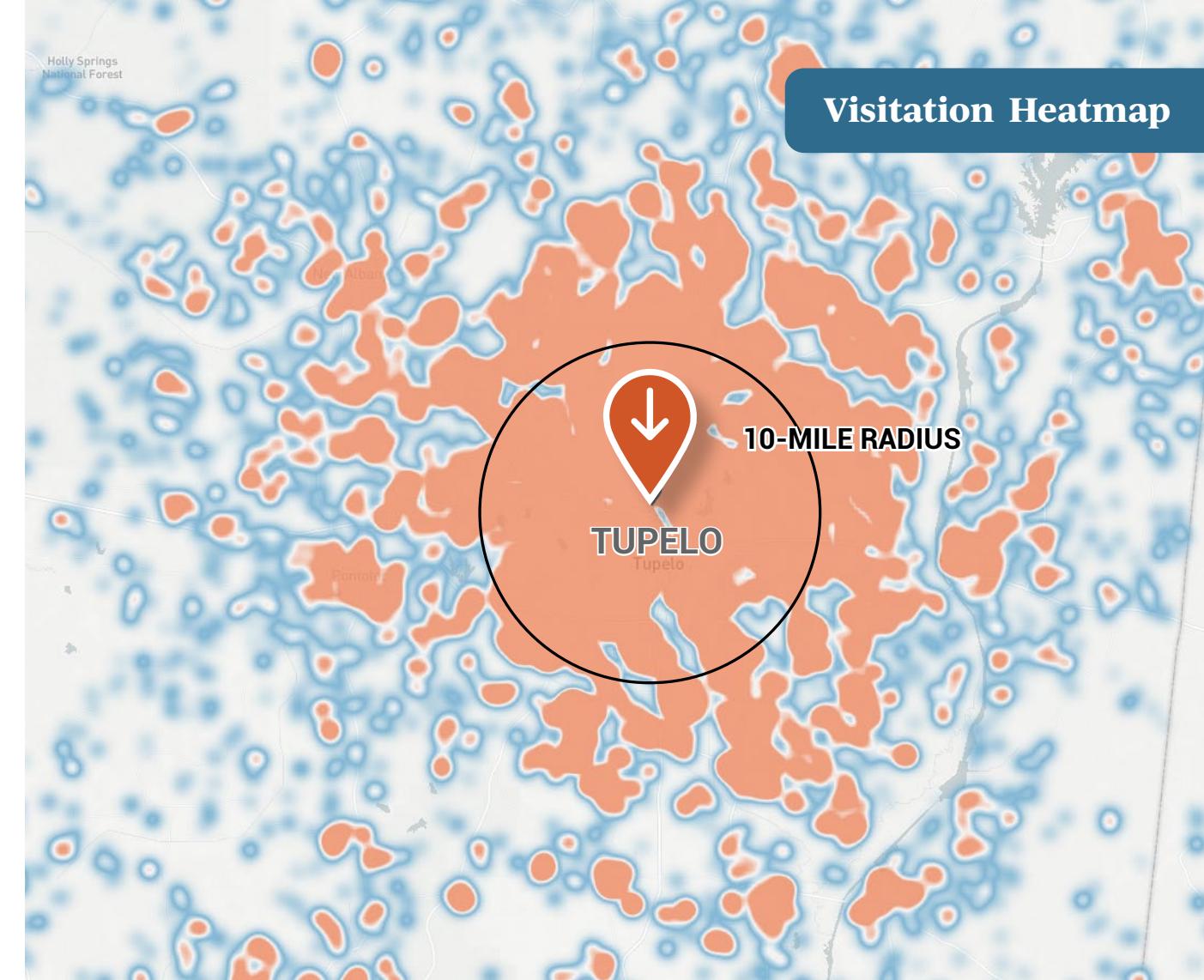
The subject Tractor Supply is **ranked in the 88th percentile (top 12%) home improvement store nationwide** based on the number of visits in the last 12 months

194.6K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

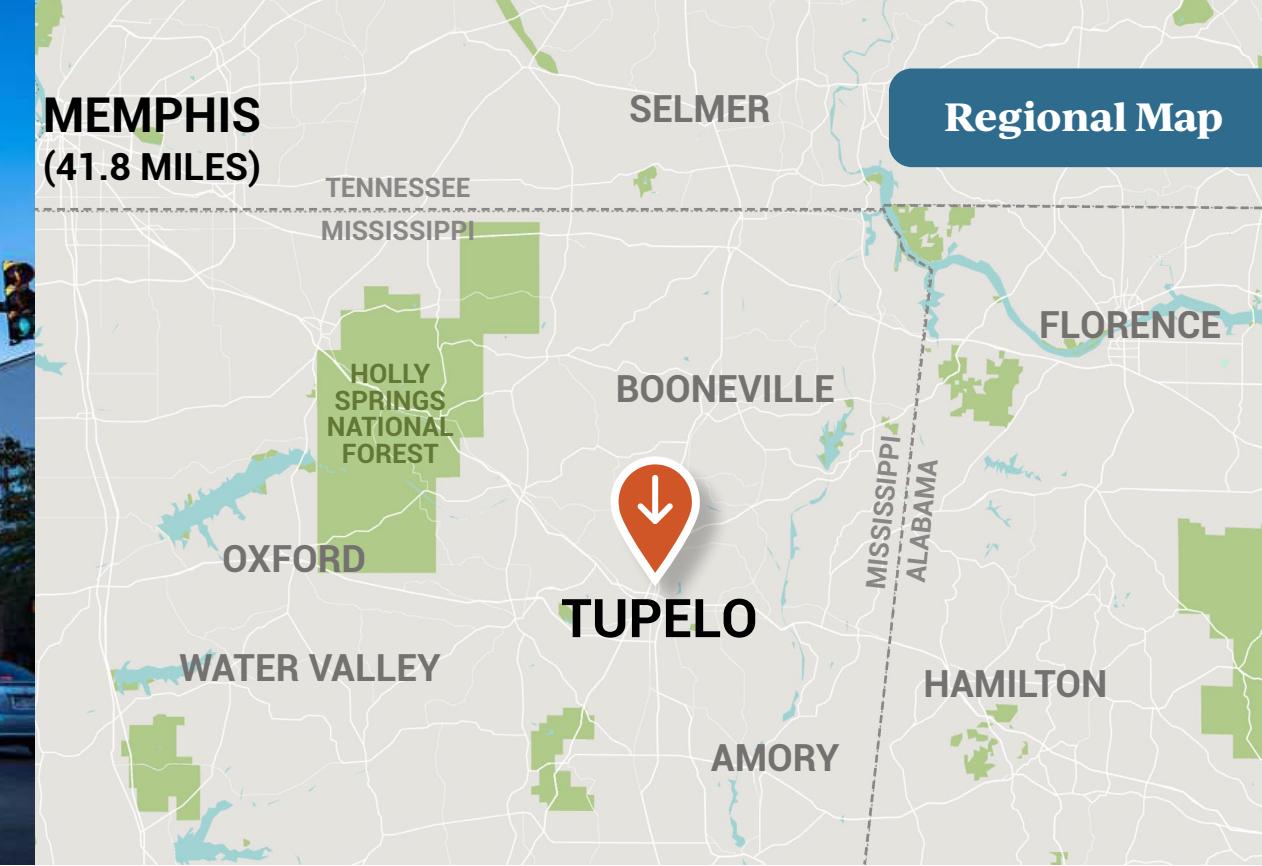
19 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Tupelo, MS

A CITY ROOTED IN RICH CULTURAL HISTORY



83,012

LEE COUNTY
ESTIMATED POPULATION

A Vibrant City in Northern Mississippi

- Home to approximately 37,675 residents, Tupelo is the county seat of Lee County
- Tupelo serves as a central hub for commerce, education, and healthcare in the northeastern region of Mississippi
- It is strategically positioned along major transportation routes, including U.S. Highways 45 and 78, and with proximity to Memphis, TN, Birmingham, AL, and Jackson, MS
- Tupelo is best known as the birthplace of Elvis Presley, embracing its musical heritage with the Elvis Presley Birthplace and Museum
- Other attractions include the Buffalo Park and Zoo - home to bison, zebras, and giraffes - and Tupelo National Battlefield - the site of a Civil War battle - and the Natchez Trace Parkway
- Tupelo boasts a diverse economy with strong roots in advanced manufacturing, retail, and healthcare, supported by new business growth and upcoming projects in the pipeline



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