



LOCATION DESCRIPTION

Located between Memphis, TN and Jackson, MS the site is on the busy Sunflower Road, near the Grammy Museum and just down the street from other major national retailers such as Walgreens, McAllisters, Sonic, Kroger and more.

Long Term Occupancy + Extended Lease - Currently there is still 11 years of term remaining with 4 additional 5-year renewals with rental increases of 5%.

Passive Ownership - The lease requires minimal landlord responsibilities, offering a both a passive and reliable source of income.

Corporate Tenant - Tractor Supply is the largest rural lifestyle retailer in the U.S., ranking 291 on the Fortune 500.

OFFERING SUMMARY

Sale Price:	\$2,417,963
Lot Size:	84,095 SF
Building Size:	20,369 SF
Address:	360 E. Sunflower Rd Cleveland, MS 38732

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	57	491	2,122
Total Population	159	948	4,341
Average HH Income	\$40,288	\$38,755	\$41,787

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Blake Soto, CCIM

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LOCATION INFORMATION

Building Name	Tractor Supply Cleveland, MS
Street Address	306 E Sunflower Rd
City, State, Zip	Cleveland, MS 38732
County	Bolivar

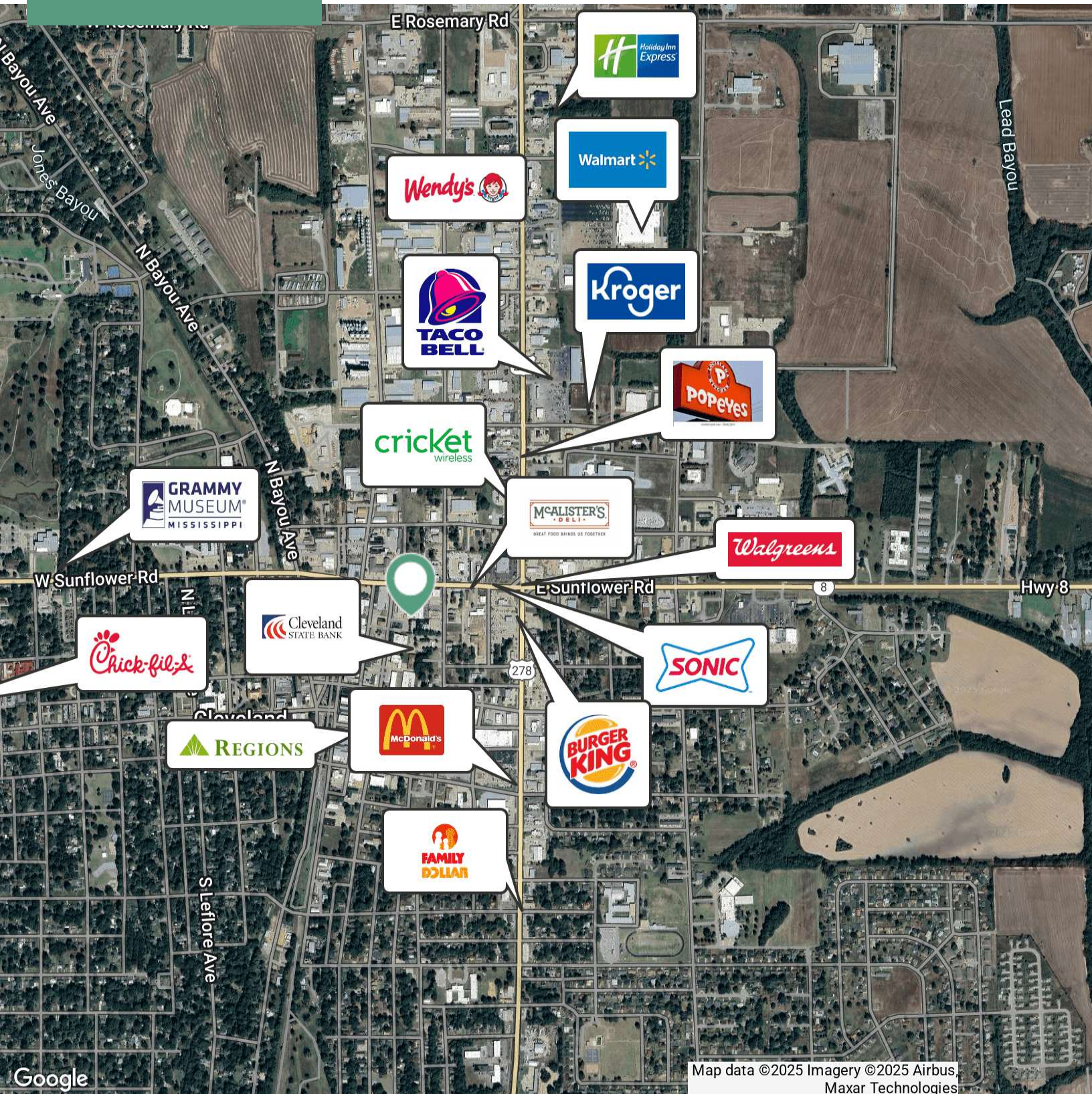
BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Construction Status	Existing
Condition	Good
Maintenance	Tenant
Original Lease Ter	15 Years
Lease Commencement Date	12/2/2019
Term Remaining on Lease	11 Years +/-
Options	(4) 5-Year
Increases	5%
Tenant	Tractor Supply
Cap Rate	5.79%

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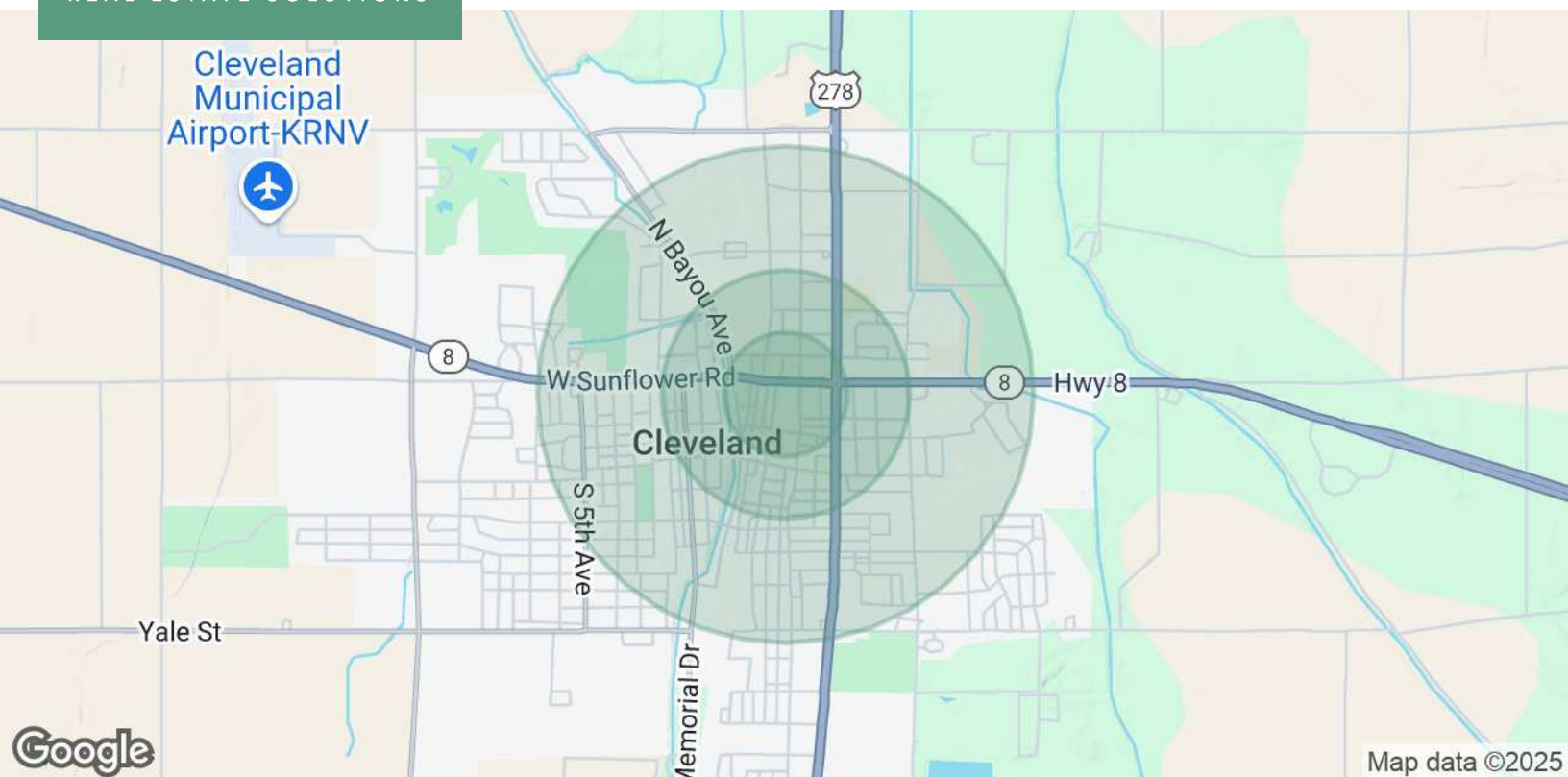


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	159	948	4,341
Average Age	37.9	36.8	35.4
Average Age (Male)	37.8	32.8	32.0
Average Age (Female)	38.5	38.7	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	57	491	2,122
# of Persons per HH	2.8	1.9	2.0
Average HH Income	\$40,288	\$38,755	\$41,787
Average House Value	\$62,263	\$95,583	\$97,736

2020 American Community Survey (ACS)



\$ 14.20B

Sales 2022



+85 Years

Of Service



2,100+ Stores

In 49 States



52,000+

Team Members



For 85 years, Tractor Supply Company has served the needs of farmers, horse owners, ranchers, part-time and hobby farmers, and suburban and rural homeowners, as well as contractors and tradesmen. Tractor Supply is the largest rural lifestyle retailer in the U.S., ranking 291 on the Fortune 500. The Company's more than 50,000 Team Members are known for delivering legendary service and helping customers pursue their passions, whether that means being closer to the land, taking care of animals or living a hands-on, DIY lifestyle. In store and online, Tractor Supply provides what customers need – anytime, anywhere, anyway they choose at the low prices they deserve. The company operates 2,198 Tractor Supply stores in 49 states. Stores are located primarily in towns outlying major metropolitan markets and in rural communities. The typical Tractor Supply store has about 15,500 square feet of selling space inside, with a similar amount of outside space.

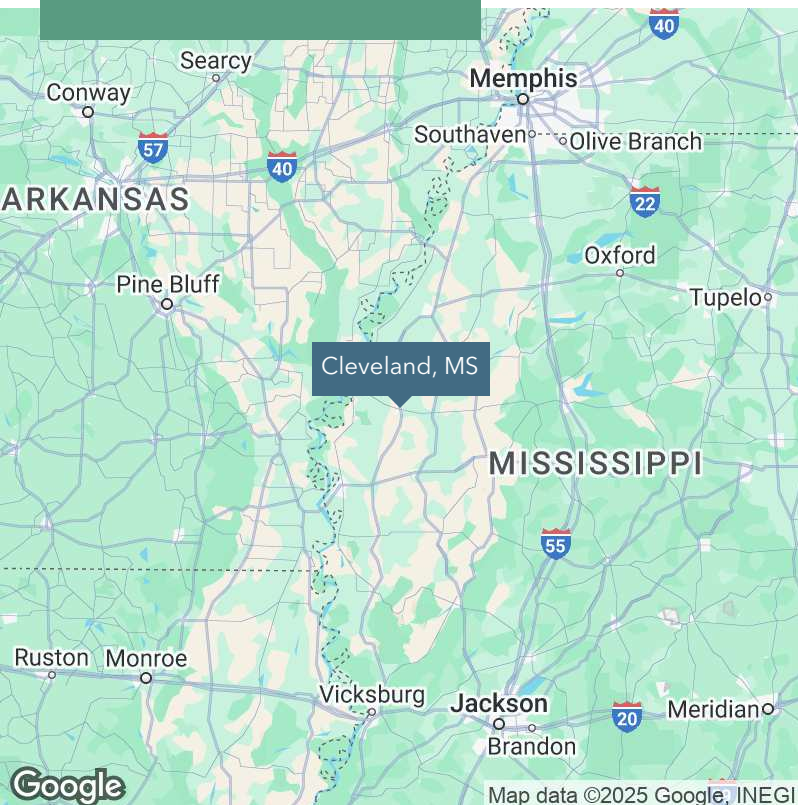
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CLEVELAND, MISSISSIPPI

Cleveland has a large commercial economy, with numerous restaurants, stores, and services along U.S. 61. Cleveland is home to Delta State University and The Grammy Museum Mississippi, the first Grammy Museum outside of Los Angeles. Named after President Grover Cleveland, the town began formation in 1869 as people moved inland from the Mississippi River. The African-American influence in Cleveland's history is quite evident. Nearby Dockery Plantation is designated with a Mississippi Blues Trail marker declaring the location as the probable "Birthplace of the Blues." Many of the early Delta Bluesmen lived and worked around Dockery, influencing each other and educating the next generation. The City of Cleveland and Bolivar County, was able to see the realization of the Grammy Museum adjacent to Delta State's campus. It is the most technologically advanced music museum in the world. Cleveland is also home to several other museums including, the Railroad Heritage Museum, the Mississippi Delta Chinese Heritage Museum, the Delta State Archives & Museum, the Boo Ferriss Baseball Museum, and the Amzie Moore House.



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