RDO
INVESTMENTS

Tractor Supply Co.

Portage, Wisconsin

OFFERED BY:

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Listed in conjunction with Wisconsin Broker
TBD

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All properties visits are by appointment only.

PROPERTY SUMMARY

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TENANT:	Tractor Supply Company
GUARANTOR:	Tractor Supply Company
LOCATION:	3033 County Highway CX Portage, Wisconsin
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Absolute NNN (No Landlord Responsibilities whatsoever)
LIST PRICE:	$4,533,000.
CAP RATE:	6.0%
LEASE TERM REMAINING:	10.6 years remaining * * Tenant recently extended their primary term
BASE RENT:	
Current – 6/31/25:	$271,948.
7/1/25 – 6/30/30:	$285,545.
Option 1:	$299,822.
Option 2:	$314,814.
Option 3:	$330,554.
OPTIONS:	Three (3) five (5) year options
SQUARE FOOTAGE:	21,688 SF 20,000 SF Fenced Outdoor Display Area
LAND AREA:	3.45 +/- Acres
LEASE COMMENCEMENT:	June 22, 2005
LEASE EXPIRATION:	June 30, 2030
BUILDING CONSTRUCTION:	Masonry block
PARKING LOT:	Asphalt & Concrete

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PROPERTY OVERVIEW:

RDO Investments is pleased to present a fee simple, single tenant, 21,688 square foot Tractor Supply located in Portage, Wisconsin. The property is strategically located in the main retail hub on Highway 51 with excellent visibility of over 16,000 Vehicles Per Day (VPD). The property has excellent ingress and egress off of Country Road CX which runs parallel to Highway 51. The property was constructed in 2005 on an original 15 year lease term. Tractor Supply recently extended their primary lease term to June 2030 showing their strong commitment to the site. The Primary term has one 5% rental increase in year six. The lease allows for three renewal options with 5% increases in rent. The lease is an incredibly **RARE Absolute NET lease** with NO Landlord Responsibilities whatsoever.

LOCATION OVERVIEW:

The city of Portage is situated in northwest Columbia County, about 30 miles north of Madison, WI and 85 miles northwest of Milwaukee, WI. The city is part of the Madison Metropolitan Statistical Area. Portage was named for the Fox-Wisconsin Waterway, a portage between the Fox River and the Wisconsin River, which was recognized by Jacques Marquette and Louis Joliet during their discovery of a route to the Mississippi River in 1673. The city's slogan is "Where the North Begins."

Three interstate highways, Interstate 94, Interstate 90, and Interstate 39 run past Portage, giving the city a 30-minute commute to Madison and 15-minute commute to Wisconsin Dells. The city also lies only a few hours from Milwaukee, Chicago, and Minneapolis/ Saint Paul, Minnesota.

Based upon the 2010 Census, the national demographics consulting firm Sites USA has estimated that for 2019 there are approximately 24,183 residents and 10,327 households within a ten-mile radius of the Property. According to Sites USA, the average household income within a ten-mile radius of the Property was estimated to be $73,680.

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Tractor Supply Company (NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, has been passionate about serving its unique niche, as a one-stop shop for recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for more than 80 years. Tractor Supply offers an extensive mix of products necessary to care for home, land, pets and animals with a focus on product localization, exclusive brands and legendary customer service that addresses the needs of the Out Here lifestyle. With nearly 30,000 team members, the Company leverages its physical store assets with digital capabilities to offer customers the convenience of purchasing products they need anytime, anywhere and any way they choose at the everyday low prices they deserve.

As of September 28, 2019, the Company operated 1,814 Tractor Supply stores in 49 states and an e-commerce website at www.TractorSupply.com.

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services. As of September 28, 2019, the Company operated 176 Petsense stores in 26 states. For more information on Petsense, visit www.Petsense.com.

Tractor Supply Company was founded in 1938 and is headquartered in Brentwood, Tennessee. Tractor Supply is located on the S&P 500, and had 2018 Revenue in excess of $7.91B.

PHOTOS - Tractor Supply – Portage, WI

SITE PLAN

Tractor Supply – Portage, WI

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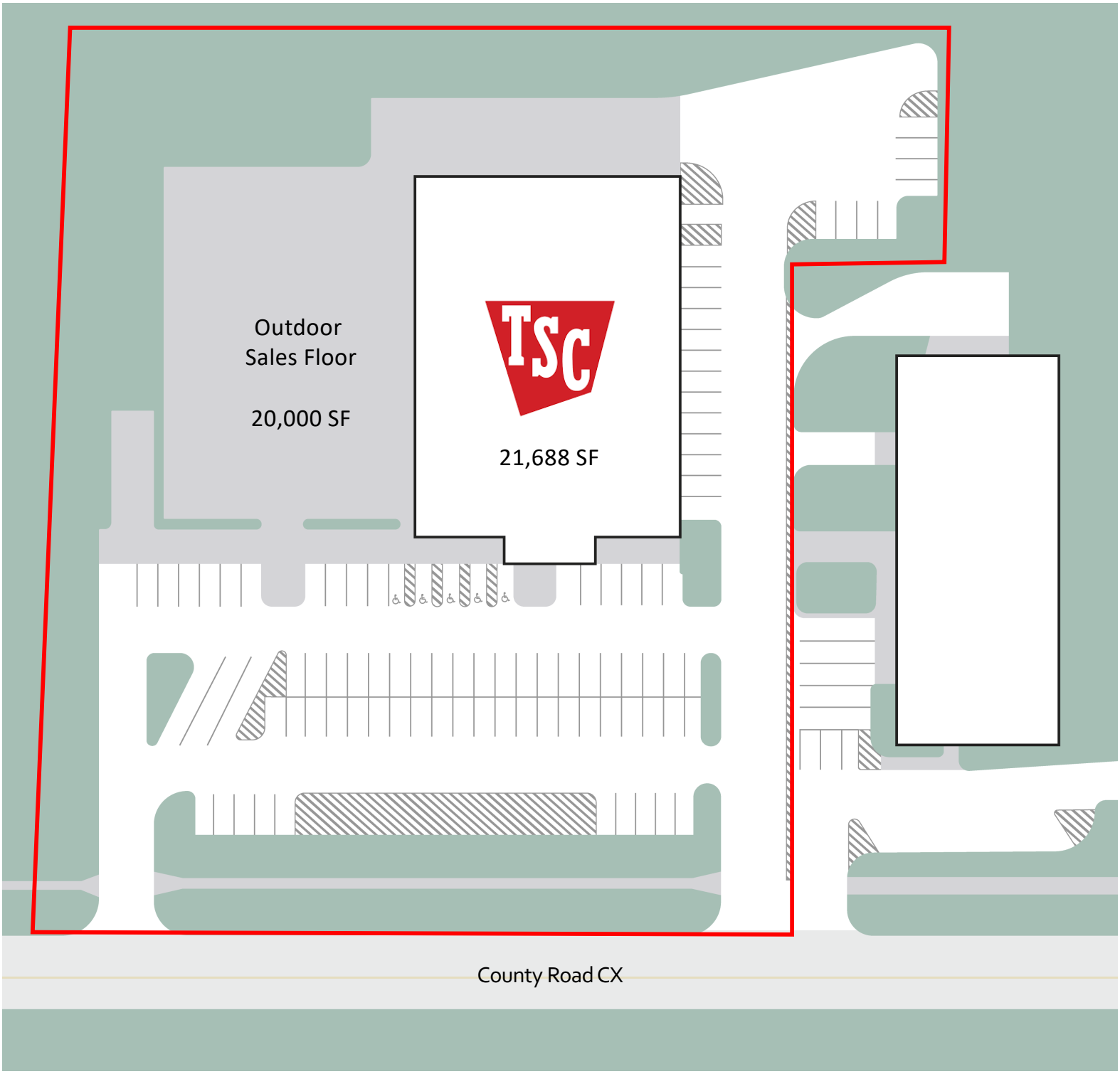

RETAILER MAP

Tractor Supply – Portage, WI

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LOCATION MAP

Tractor Supply – Portage, WI

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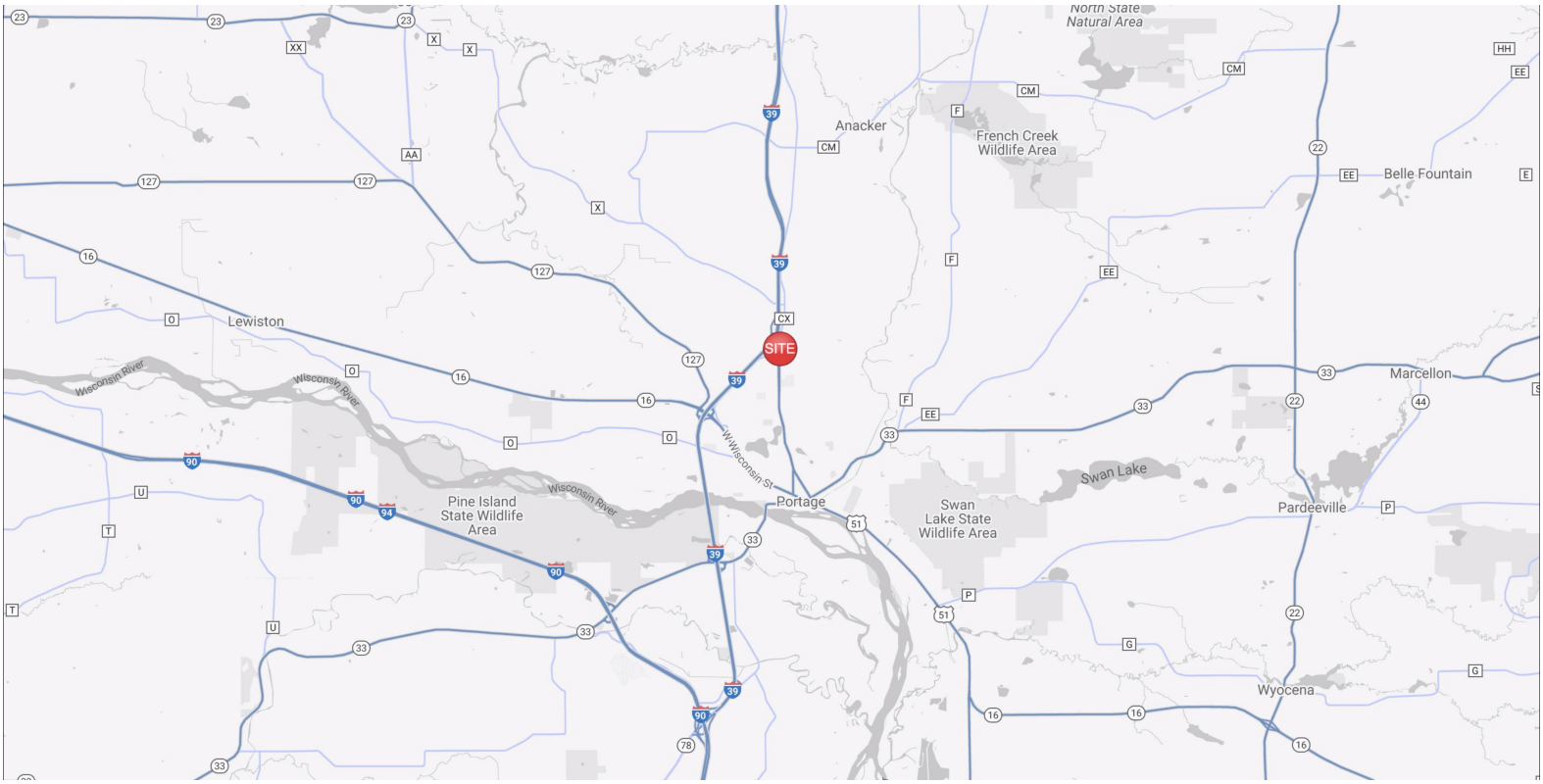

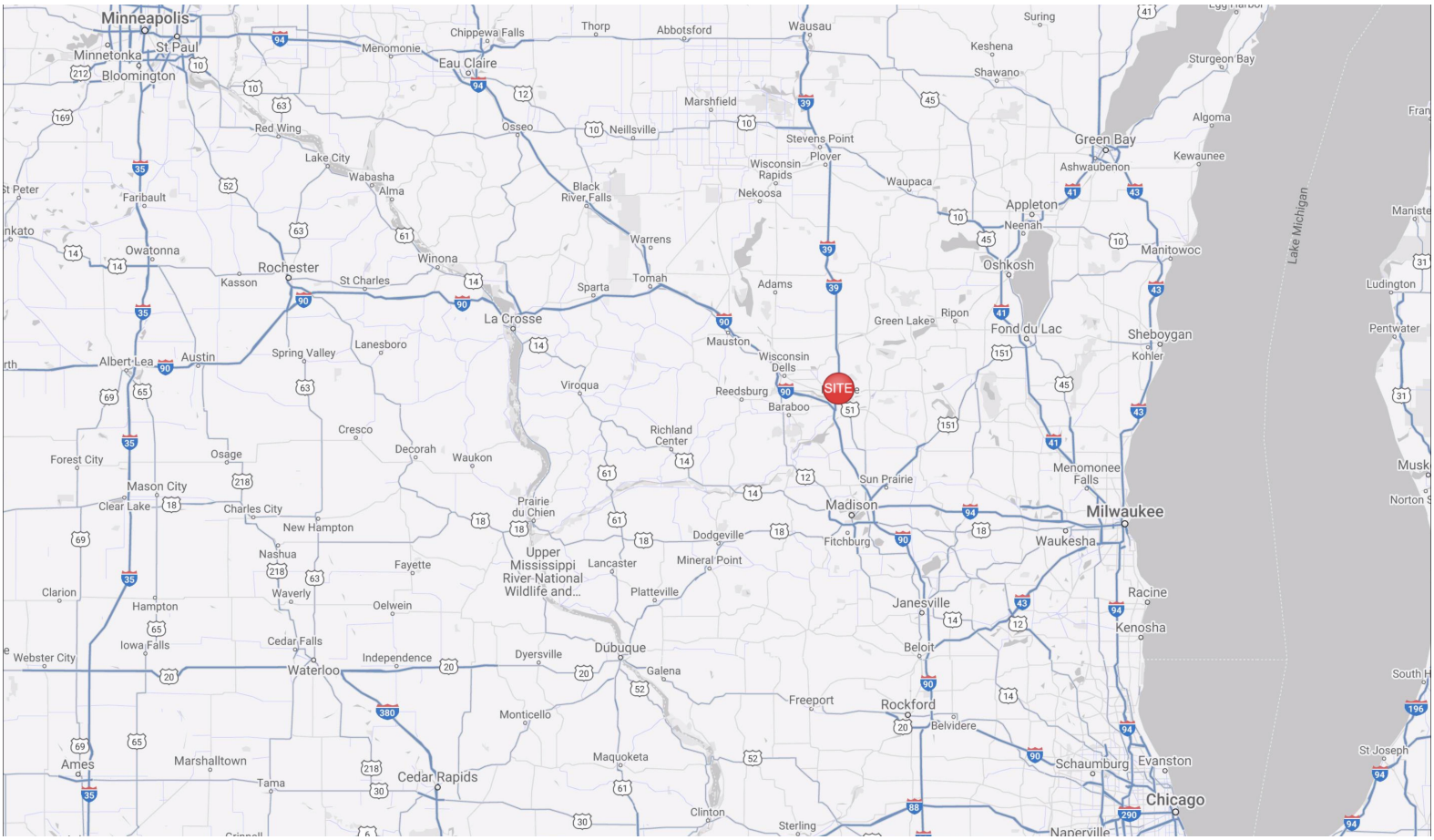

DEMOGRAPHICS

Tractor Supply – Portage, WI

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Lat/Lon: 43.5741/-89.4691

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	Tractor Supply Portage, WI 53901	5 mi radius	10 mi radius	15 mi radius
POPULATION	2019 Estimated Population	13,384	24,183	46,000
	2024 Projected Population	13,976	25,038	47,533
	2010 Census Population	13,040	23,993	45,850
	2000 Census Population	12,363	22,706	43,934
	Projected Annual Growth 2019 to 2024	0.9%	0.7%	0.7%
	Historical Annual Growth 2000 to 2019	0.4%	0.3%	0.2%
	2019 Median Age	39.8	42.1	43.0
HOUSEHOLDS	2019 Estimated Households	5,756	10,327	19,760
	2024 Projected Households	6,009	10,649	20,310
	2010 Census Households	5,229	9,637	18,615
	2000 Census Households	4,839	8,838	16,712
	Projected Annual Growth 2019 to 2024	0.9%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	1.0%	0.9%	1.0%
RACE AND ETHNICITY	2019 Estimated White	90.5%	92.8%	93.7%
	2019 Estimated Black or African American	4.9%	3.0%	2.0%
	2019 Estimated Asian or Pacific Islander	1.1%	1.0%	1.0%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
	2019 Estimated Other Races	2.8%	2.6%	2.7%
	2019 Estimated Hispanic	4.6%	3.9%	3.6%
INCOME	2019 Estimated Average Household Income	$66,028	$73,680	$79,022
	2019 Estimated Median Household Income	$54,445	$61,179	$64,822
	2019 Estimated Per Capita Income	$29,579	$32,154	$34,338
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.1%	2.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.6%	5.4%
	2019 Estimated High School Graduate	41.0%	39.9%	36.6%
	2019 Estimated Some College	23.2%	23.4%	23.3%
	2019 Estimated Associates Degree Only	11.2%	11.2%	12.2%
	2019 Estimated Bachelors Degree Only	11.5%	12.6%	14.6%
	2019 Estimated Graduate Degree	5.2%	5.2%	5.8%
BUSINESS	2019 Estimated Total Businesses	843	1,167	1,851
	2019 Estimated Total Employees	10,019	13,235	20,400
	2019 Estimated Employee Population per Business	11.9	11.3	11.0
	2019 Estimated Residential Population per Business	15.9	20.7	24.8

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