

TRACTOR SUPPLY

6622 6th St SW, Cedar Rapids, IA 52404

FOR SALE OR LEASE!



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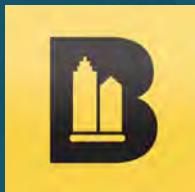


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INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

FOR SALE OR LEASE

Tractor Supply relocating to new larger format store.

TRACTOR SUPPLY PAYING RENT UNTIL 12/31/26

WELL-POSITIONED FOR FARM AND RANCH ACTIVITY

Centered in the agriculture and distribution zone of South Cedar Rapids.

ADJACENT TO I-380

No Landlord Responsibilities

STRONG LOCATION

The property is located on a corner lot, 5 minutes from the point where I-380 meets SH-30, the largest intersection in South Cedar Rapids with the highest number of vehicles per day.

STRONG DEMOGRAPHICS

Average Household Income in a 1-mile radius is \$116,668 in a population of 64,376 in a 5-mile radius.

LOCATED NEAR LOCAL SCHOOL DISTRICT

5 Minutes from Prairie High School , Prairie Point Middle School and Kirkwood Community College.

PURCHASE PRICE:

Unpriced | For Sale or Lease

INVESTMENT SUMMARY

NOI:	\$128,184 (Exp. 12/31/26)
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Rent/SF:	\$6.51 SF
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Building Size:	19,700 SF
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Lot Size:	1.69 AC
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Year Built:	1968
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Ownership:	Fee Simple
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LEASE ABSTRACT

Lease Type:	Absolute Net
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Landlord Responsibilities:	None
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Term Remaining:	0.4 Years
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Term Expiration:	12/31/2026
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Options:	None
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Option Rent:	N/A
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PROPERTY PHOTOS

PHOTOS

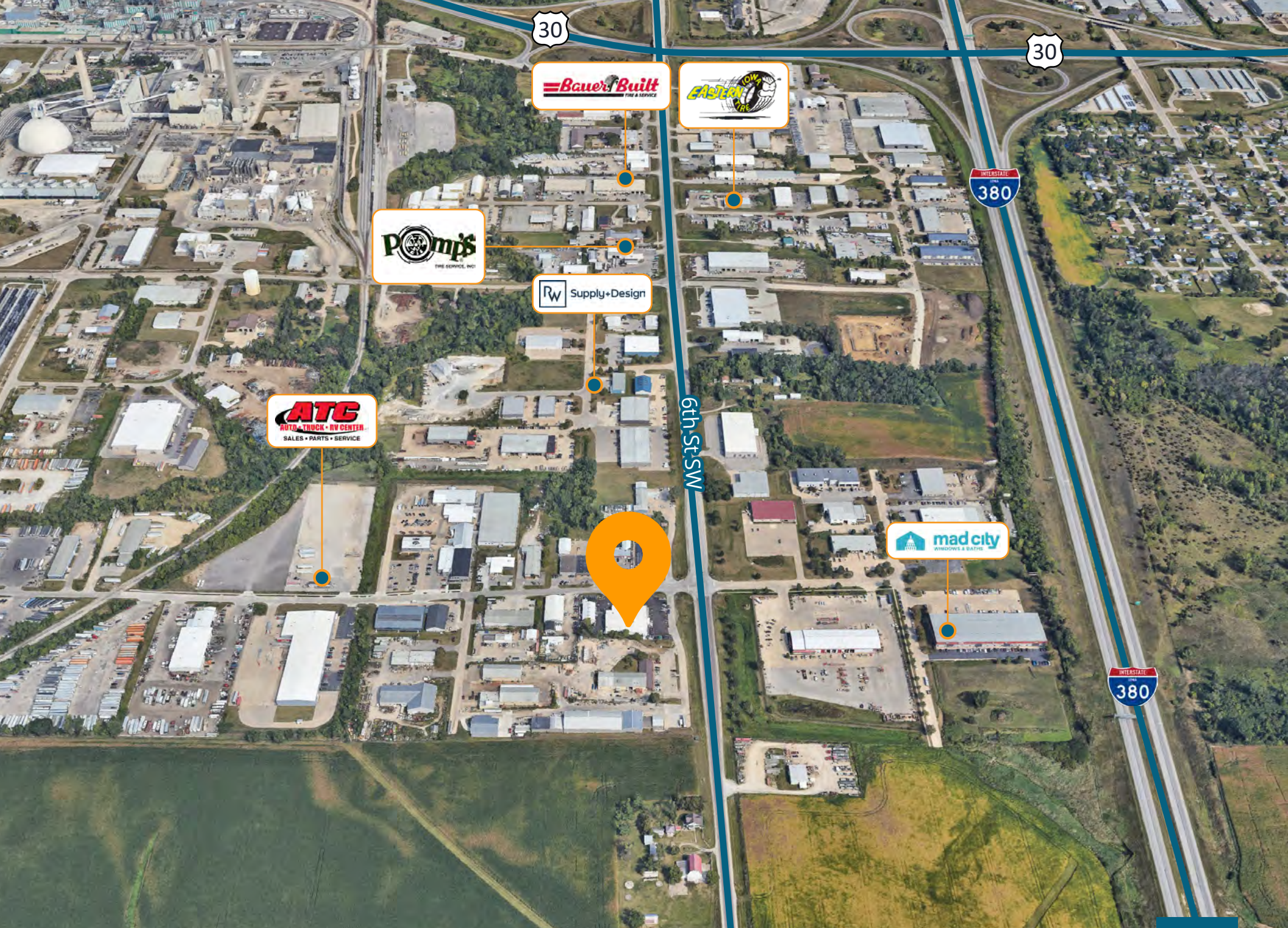


PHOTOS





AERIALS





McDonald's 6 3 EconoLodge
Checkers
VAN METER
Residence Inn
BAYMONT BY WYNDHAM
FAIRFIELD INN & SUITES
PITA KAHOR
Marriott

WALCRO
CEDAR RAPIDS
City of Five Seasons
GRAINGER

Schneider Electric

Casey's
libertyX
Wendy's
WELLS FARGO
Super 8
QUALITY INN & SUITES
American Inn
Hampton Inn & Suites

TACO BELL
BURGER KING
6
CANCUN
RAMADA BY WYNDHAM

ATC
AUTO • TRUCK • RV CENTER
SALES • PARTS • SERVICE

GREEN ACRES
STORAGE

PANCHEROS
MEXICAN GRILL
MAVERIK

mad city
WINDOWS & BATHE

Jerseys
Casey's
Quinton's

Next Night
VAPE & HOOKAH
SUBWAY

Kirkwood
Community College

goodwill

avid
AN IHG HOTEL

THE HOTEL
STANWOOD LODGE

Prairie Point
Middle School

Prairie Creek
Intermediate



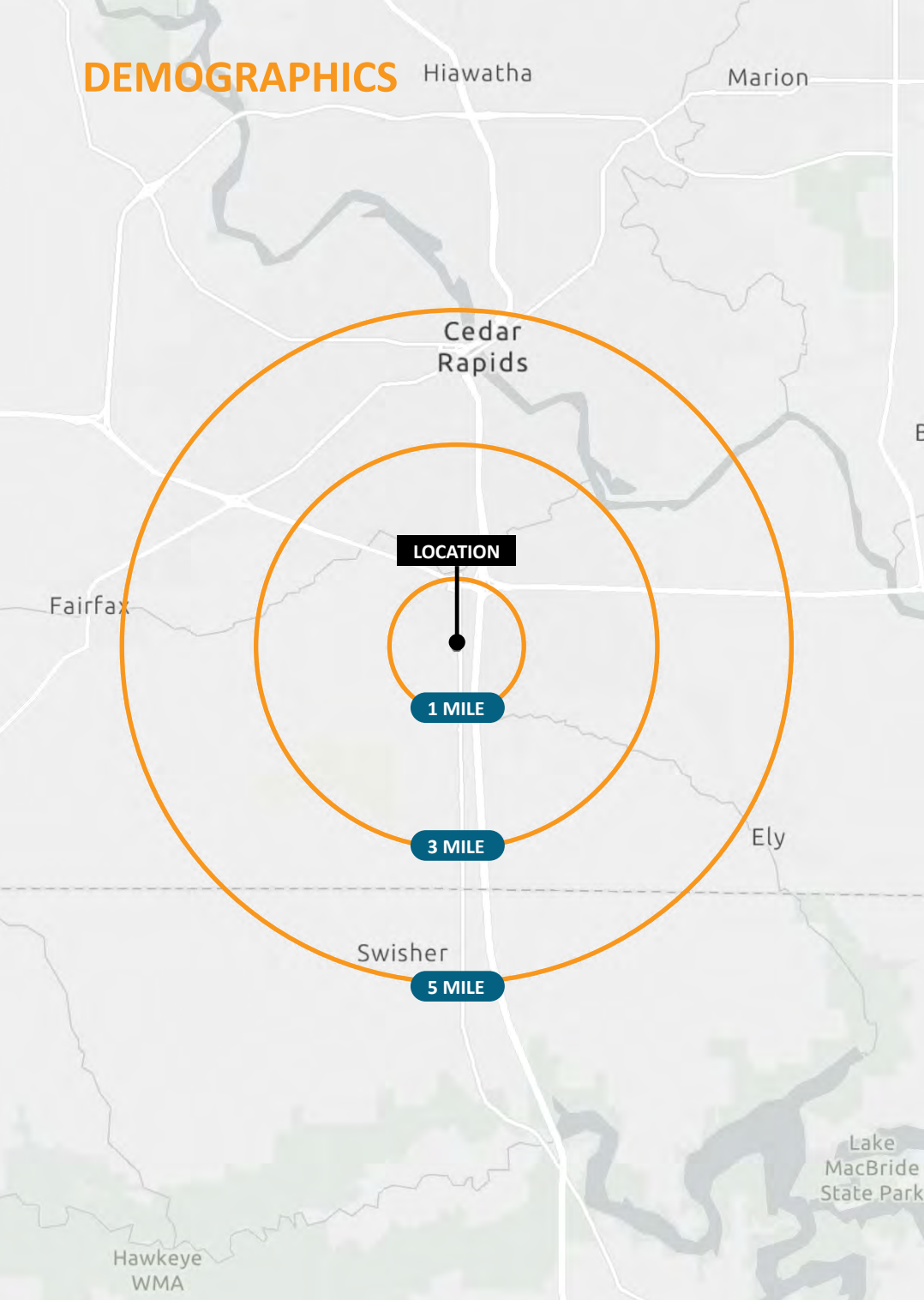
MAPS





DEMOGRAPHICS

DEMOGRAPHICS



2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	2,613	17,281	64,376
Households	1,029	6,837	27,413
Families	588	3,733	14,519
Average Household Size	2.34	2.43	2.28
Homes (Owner Occupied)	519	4,115	16,984
Homes (Renter Occupied)	510	2,722	10,429
Median Age	27.7	32.4	36.5
Household Income (Median)	\$81,058	\$65,425	\$61,580
Household Income (Average)	\$116,668	\$87,056	\$81,625
2030 SUMMARY	1-MILE	3-MILE	5-MILE
Population	2,694	17,529	65,467
Households	1,061	6,971	28,090
Families	599	3,768	14,671
Average Household Size	2.35	2.42	2.26
Homes (Owner Occupied)	560	4,305	17,578
Homes (Renter Occupied)	502	2,666	10,513
Median Age	29.3	33.5	37.9
Household Income (Median)	\$85,637	\$71,243	\$67,058
Household Income (Average)	\$126,955	\$96,238	\$90,261



TENANT PROFILE

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Company	Tractor Supply Company
Founded	1938
Ticker Symbol	NASDAQ: TSCO
Credit Rating	BBB
Headquarters	Brentwood, TN
Website	tractorsupply.com

TENANT PROFILE

Employees	52,000+ (2025)
Stores	2,435 (2025)

ANNUAL FIGURES

Total Revenue	\$15.52 Billion (2025)
Net Income	\$1.10 Billion (2025)



Tractor Supply Company is the largest rural lifestyle retailer in the United States, operating a nationwide network of stores that serve recreational farmers, ranchers, homeowners, gardeners, pet owners, and outdoor enthusiasts. Founded in 1938 and headquartered in Brentwood, Tennessee, the company has grown into a leading destination for agricultural supplies, livestock feed, pet products, hardware, tools, workwear, lawn and garden equipment, and seasonal merchandise. Tractor Supply is publicly traded on the NASDAQ under the ticker symbol TSCO and generates more than \$15 billion in annual revenue.

The company's retail operations are focused on serving customers in rural communities and small towns through a broad assortment of products tailored to the Out Here lifestyle. Merchandise categories include animal feed and health products, fencing, farm equipment, truck and towing supplies, power equipment, lawn and garden products, work apparel, and pet food and accessories. Tractor Supply emphasizes a value-oriented shopping experience supported by knowledgeable team members and strong customer loyalty programs.

In addition to its core Tractor Supply stores, the company operates Petsense by Tractor Supply, a specialty pet retail concept offering pet food, supplies, grooming services, and veterinary care. Together, these retail platforms provide Tractor Supply with a diversified revenue stream and expanded presence within the growing pet care industry.

As of 2026, Tractor Supply operates more than 2,400 Tractor Supply stores and over 200 Petsense locations across 49 states, employing more than 52,000 team members. The company continues to execute a long-term growth strategy focused on new store development, e-commerce expansion, supply chain investments, and market share gains within the highly fragmented rural lifestyle retail sector.



COMPANY OVERVIEW

TRACTOR SUPPLY

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