



Tractor Supply Co.

416 E FIR RD, CARTHAGE, MO

PURCHASE PRICE: \$7,251,000 | CAP: 6.20%



Presented By

FOR MORE INFORMATION
PLEASE CONTACT



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Realty Advisors



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Property Details	
Address	416 E Fir Rd, Carthage, MO
Building Size:	21,930
Lot Size:	4.5 Acres
Year Built:	2026
Scheduled Rent:	\$449,562.00
Tenant:	Tractor Supply Company
Lease Signed By:	Tractor Supply Company
Lease Term:	15 Years
Rent Increases:	5% every 5 years
Options:	Four, 5-Year

Expenses	
CAM:	Tenant
Taxes:	Tenant
Insurance:	Tenant
Utilities:	Tenant
HVAC:	Tenant
Repairs and Maintenance:	Tenant
Roof and structure:	Landlord



Tractor Supply Co.

Photos



Parcel Map



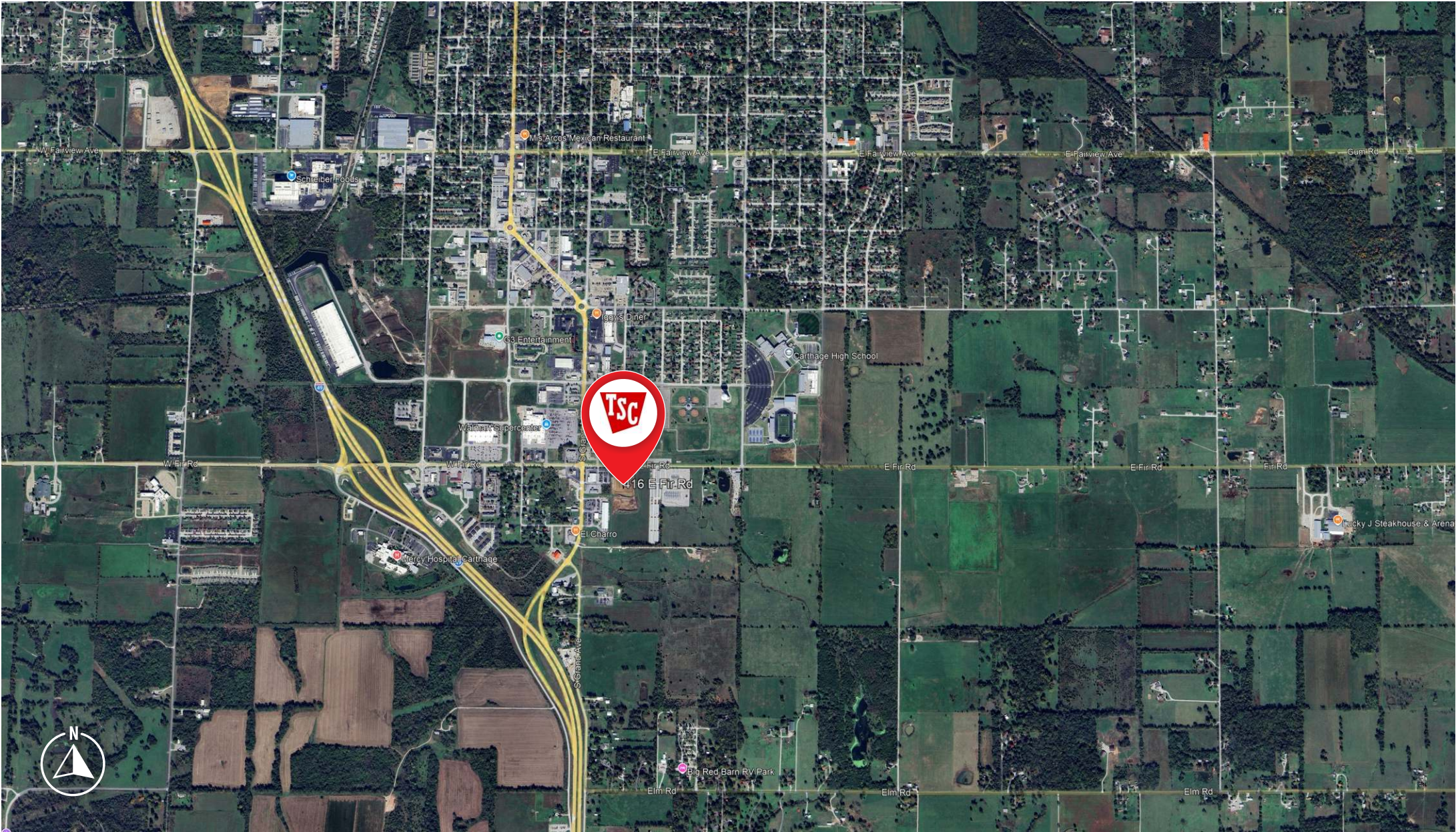
Aerial View



Aerial View



Aerial Map



Carthage, MO



Located in Southwest Missouri along Interstate 49, Carthage serves as a key commercial and economic hub within the greater Joplin metropolitan area. As the county seat of Jasper County, the city benefits from a diverse economy supported by manufacturing, agriculture, logistics, healthcare, and tourism. Carthage's strategic location provides excellent regional connectivity throughout Missouri, Kansas, Oklahoma, and Arkansas, supporting a broad consumer base and steady economic activity.

The community continues to experience growth driven by business investment, residential development, and its reputation as one of the region's most attractive and business-friendly markets. With a strong employment base, affordable cost of living, and ongoing commercial expansion, Carthage remains well-positioned for long-term economic growth and investment.



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