



- ✓ Price **\$2,800,000**
- ✓ Cap Rate **5.04%**
- ✓ NOI **\$141,073**

Tractor Supply Co | Rare Low-Rent, Long-Term Absolute NNN Lease

4555 16th St Moline, IL 61265



Tractor Supply Co | Rare Low-Rent, Long-Term Absolute NNN Lease

4555 16th St Moline, IL 61265



Investment Contacts:

Spencer O'Donnell

Managing Director
Charter Realty
(714) 400-6267
spencer@charterrealty.com

William Crane

Director
Charter Realty
(404) 538-8091
wcrane@charterrealty.com

Cormac O'Hagan

Associate
Charter Realty
(503) 830-8167
cormac@charterrealty.com

Chris Timboe

Associate
Charter Realty
(415) 716-4408
chris@charterrealty.com

Cooperating Broker:

Brian Brockman

Bang Realty-Illinois, Inc.
Broker License No. 471020548
(513) 898-1551
bor@bangrealty.com



TABLE OF CONTENTS

Investment Overview	4
Investment Highlights	5
Aerial Overview	6
Lease Abstract / Offering Summary	7
Amenity Map	8
Demographics - 5, 10 & 20 Mile Rings	9
Demographics - 15 Minute Drive Time	10
City Overview – Moline, IL	11-12
Tenant Overview	13
Contacts	



Aerial Overview



Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, fee-simple Tractor Supply in Moline, Illinois, 100% leased on an absolute triple-net (NNN) basis to Tractor Supply Company (NASDAQ: TSCO). The lease provides approximately nine years of firm term remaining and offers truly passive ownership with zero landlord responsibilities, including roof, structure, and capital expenditures.

This offering is differentiated by its rare absolute NNN lease structure for Tractor Supply, a format seldom available within the tenant's portfolio. The property is leased at a below-market rent, supporting tenant retention while providing long-term mark-to-market upside and residual value.

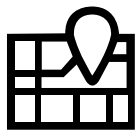
The asset is strategically located at 4555 16th Street within the dominant SouthPark Mall retail corridor, one of the Quad Cities' primary commercial nodes, adjacent to Quad Cities International Airport. Unlike typical Tractor Supply locations in tertiary or edge-of-market settings, this site occupies a prime infill position within an established big-box retail cluster. The property is a former Toys "R" Us / Big Lots, reinforcing long-term viability for national large-format users.

Situated on a 4.04-acre parcel, the property benefits from strong access, visibility, and functionality, with approximately 38,300 VPD at the 16th Street / John Deere Road (IL State Route 5) intersection and immediate proximity to Interstate 74 (39,500 VPD). The surrounding trade area is anchored by SouthPark Mall and national destination retailers including Target, Dillard's, Von Maur, Kohl's, Petco, Petsmart, Planet Fitness, Ollie's, and Dick's Sporting Goods.

Moline is part of the Quad Cities MSA, a diversified regional economy anchored by manufacturing, logistics, healthcare, and John Deere (NYSE: DC) global headquarters, supporting durable long-term retail demand.

This offering represents a rare opportunity to acquire an absolute NNN Tractor Supply asset combining passive cash flow, below-market rent, and high-quality infill real estate within a proven Midwest retail corridor.

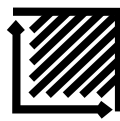
Property Details:



Parcel No. (APN)
17-16-102-003



Building Size
42,914 SF



Lot Size
4.04 AC

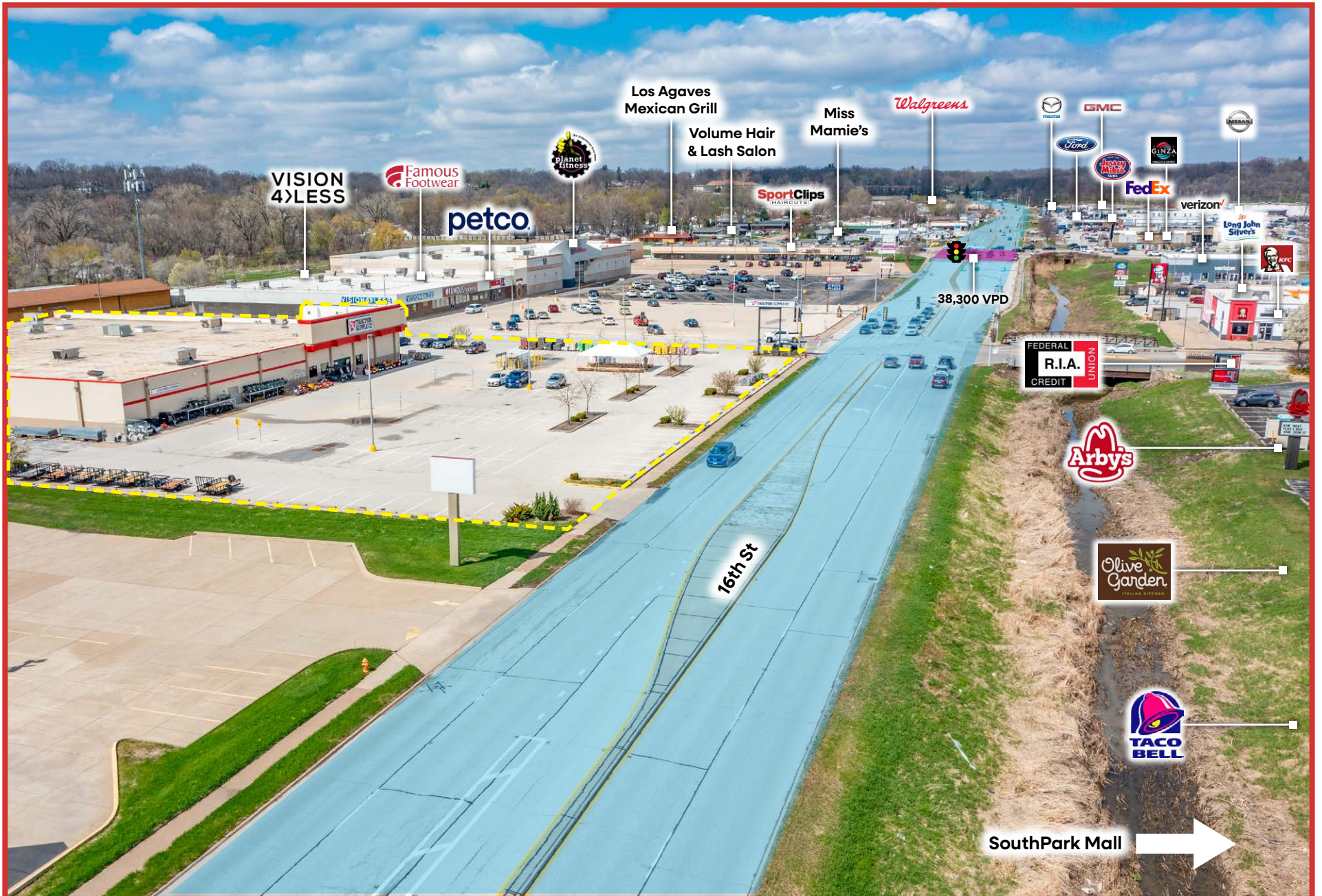


Investment Highlights

- **Tractor Supply Company – Rare Absolute NNN Lease Structure** – 100% leased with zero landlord responsibilities, providing truly passive ownership
- **9 Years of Firm Lease Term Remaining** – Long-term, stable income with no near-term rollover risk
- **S&P 500 Component (NASDAQ: TSCO)** – \$23.5 Billion Market Cap, 50,000+ Employees, Expanding Company
- **Below-Market Rent – Only Tractor Supply in 47 miles** – Low in-place rent supports renewal probability and long-term rent growth potential
- **Prime Infill Retail Location – Former Toys “R” Us / Big Lots** – Located within a dominant retail corridor rather than a typical tertiary TSC site
- **Large 4.04-Acre Parcel** – Oversized site supporting strong functionality and long-term real estate value
- **Strategic Retail Corridor – South Park Mall Node** – Adjacent to a regional shopping destination anchored by national retailers
- **Strong & Traffic Accessibility (38,300+ VPD)** – Positioned along a primary corridor with direct access to Interstate 74 (39,500 VPD)
- **Quad Cities Regional Hub** – Located within a diversified multi-state (Illinois, Iowa) metro anchored by John Deere (NYSE: DC) Global Headquarters
- **Proximity to Quad Cities International Airport** – Major Transport and Industrial Corridor with Core Employers: Arconic, Eaton Corporation, Nestle Purina PetCare, Rock Island Arsenal



Aerial Overview



Lease Abstract

Tenant	Tractor Supply Company
Guarantor	NASDAQ: TSCO (S&P 500) - \$23.5B Market Cap
Lease Type	Absolute NNN Corporate (Fee Simple - Land & Building)
Square Footage	43,142 SF
Lease Expiration	March 31, 2035
Lease Term Remaining	9 Years
Annual Rent	\$141,073
Annual Rent PSF	\$3.27
Rental Increases	5% Increase Apr-1-2030: \$148,126.68 (5.29% Cap Rate)
Option Periods and Increases	Three 5-Year Options 5% Increases at Each Apr-1-2035: \$155,533 (5.55% Cap Rate) Apr-1-2040: \$163,310 (5.83% Cap Rate) Apr-1-2045: \$171,475 (6.12% Cap Rate)



Offering Summary

Price	\$2,800,000
Cap Rate	5.04%
NOI	\$141,073
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility

Area Overview



Logos in the top-left cluster include: Wells Fargo, McDonald's, Dunkin' Donuts, Pizza Hut, O'Reilly, Citi Trends, Papa John's, HyVee, RSC, Domino's, Hardees, Taco Bell, Starbucks, Family Dollar, US Bank, ALDI, Village Inn, Walgreens, AutoZone, and Advance Auto Parts.

Logos in the top-right cluster include: Valvoline, McDonald's, Dunkin' Donuts, ALDI, DQ, Village Inn, Sherwin Williams, Midas, Take 5, Subway, Pizza Hut, US Bank, Domino's, Papa Murphy's, Starbucks, Scooter's Coffee, Walgreens, AutoZone, Advance Auto Parts, and Taco Bell.

Logos in the middle cluster include: Ashley HomeStore, Von Maur, Hibbett Sports, OfficeMax, Walgreens, JCPenney, FAREWAY, Olive's, Dillard's, NAPA, Dick's Sporting Goods, Famous Footwear, Olive Garden, Planet Fitness, Jersey Mike's Subs, Arby's, Sport Clips, Bath & Body Works, Buff Wild Wings, Long John Silver's, Maurices, Firestone, and Taco Bell.

Logos in the middle-left cluster include: McDonald's, Ross Dress for Less, Take 5, Kohl's, CVS Pharmacy, Dollar General, Domino's, Hobby Lobby, Mattress Firm, PetSmart, Great Clips, Sephora, Starbucks, Target, and Fazoli's.

Logos in the bottom-right cluster include: Dollar Tree, Five Guys, Burger King, Marshalls, Panera Bread, Take 5, Popeye's, Lowe's, Subway, Dollar General, Applebee's, Great Clips, and Panda Express.

Demographics

5 Mile Radius:



Total Population: 120,107
Households: 51,637
Daytime Population: 85,798
Median Age: 38.8



Average Household Income: \$90,182
Median Household Income: \$69,590

10 Mile Radius:



Total Population: 281,218
Households: 118,895
Daytime Population: 211,563
Median Age: 38.9



Average Household Income: \$99,323
Median Household Income: \$76,976

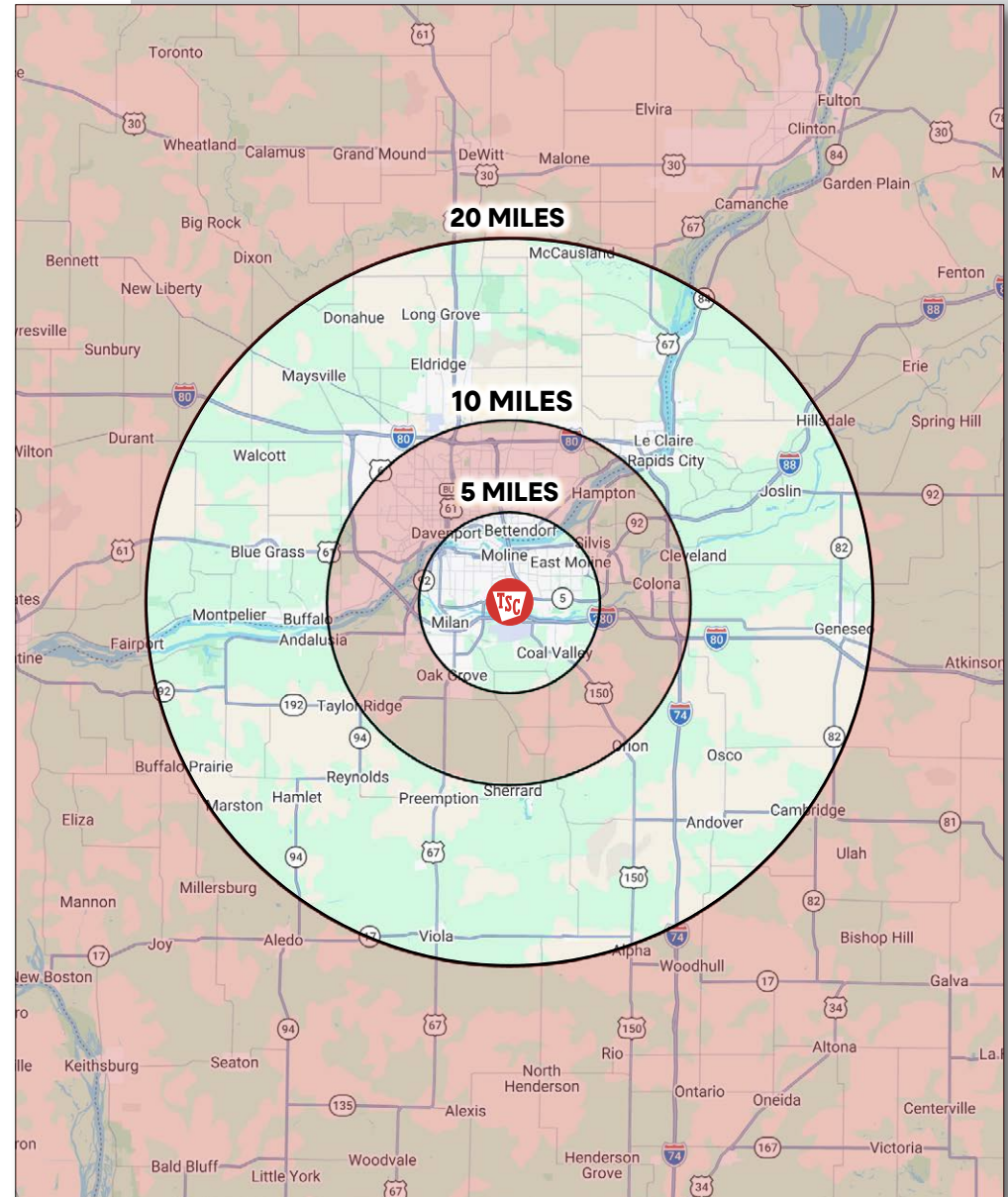
20 Mile Radius:



Total Population: 349,792
Households: 146,812
Daytime Population: 254,509
Median Age: 39.8



Average Household Income: \$102,747
Median Household Income: \$80,166



Demographics - 15 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$1,666,786,117

EDUCATION

Bachelor's Degree or Higher



31%

OWNER OCCUPIED HOME VALUE

Average



\$174,981

TAPESTRY SEGMENTS

Middle Ground 13,700 households	Loyal Locals 11,200 households	Hometown Charm 10,900 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Common in Midwest suburbs, these slightly younger communities feature married and cohabiting couples, high labor participation, and skilled trade work. Housing is affordable, with many single-family homes valued under \$200K.	These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.	These Midwest and Southern communities—urban, suburban, and rural—feature young families, low marriage rates, and nonfamily households. Residents work in retail, healthcare, and manufacturing. Many homes are older with high vacancy rates.
Household Types	Household Types	Household Types
Married couples; singles living alone	Married couples; singles living alone	Married couples; singles living alone
Typical Housing	Typical Housing	Typical Housing
Single Family	Single Family	Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,151	\$1,916	\$6,096	\$177	\$6,623
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

KEY FACTS

- ✓ Population: 179,330
- ✓ Median Household Income: \$69,759
- ✓ Median Age: 40.7
- ✓ Daytime Population: 197,679

City Overview – Moline, Illinois (Quad Cities MSA)

Regional Economic Hub | Established Retail Corridor | Mississippi River Trade Area

Moline is a core city within the Quad Cities metropolitan area, a bi-state regional economy spanning western Illinois and eastern Iowa with a population of approximately 380,000. The region serves as a commercial and employment hub along the Mississippi River, supporting a broad and stable consumer base.

The Quad Cities economy is anchored by a diversified mix of manufacturing, logistics, healthcare, education, and government employment. Moline is home to Deere & Company's (John Deere) world headquarters, providing a significant corporate anchor and long-term economic stability uncommon for markets of similar size.

The subject property is located within the SouthPark Mall retail corridor, one of the region's primary shopping destinations. This established node is characterized by national and big-box retailers, strong co-tenancy, and consistent consumer traffic driven by both local residents and regional draw.

Positioned along 16th Street near John Deere Road with direct access to Interstate 74, the corridor functions as a primary retail spine capturing commuter and daily-use traffic. Unlike newer peripheral developments, this is a mature and supply-constrained retail environment where existing locations maintain long-term relevance.

From an investment perspective, Moline and the broader Quad Cities market provide a stable, cash-flow-oriented environment supported by durable economic fundamentals, strong infrastructure, and consistent demand for necessity-based retail.



Key Facts

- ✓ **City Population:** ~42,000
- ✓ **County Population:** ~380,000 (Quad Cities MSA)
- ✓ **Regional Drivers:** Manufacturing, logistics, healthcare, education
- ✓ **Corporate Anchor:** Deere & Company (John Deere) World Headquarters
- ✓ **Primary Retail Corridor:** SouthPark Mall / 16th St / John Deere Rd (IL State Route 5)
- ✓ **Regional Access:** Interstate 74, Mississippi River corridor, Quad Cities International Airport

Tenant Overview



Tractor Supply Company is the largest rural lifestyle retailer in the United States, founded nearly 100 years ago in 1938 and headquartered in Brentwood, Tennessee. The company operates approximately 2,400 stores nationwide, serving recreational farmers, ranchers, and suburban households with a broad assortment of agricultural supplies, pet products, hardware, tools, and maintenance goods.

The tenant operates within a necessity-based retail segment supported by recurring demand for feed, maintenance, and rural lifestyle products. This category benefits from stable consumer spending patterns and reduced sensitivity to economic cycles compared to traditional discretionary retail.

Tractor Supply's operating model emphasizes large-format stores, localized merchandising, and high inventory depth, supported by a national distribution network. Its product mix and store format are not easily replicated by e-commerce or general merchandise retailers, reinforcing long-term demand for physical locations and their continued expansion.

With national scale, strong brand recognition, and consistent unit-level performance, Tractor Supply is widely regarded as one of the most stable and reliable net lease tenants.



TENANT SNAPSHOT

Parent Company	Tractor Supply Company (NASDAQ: TSCO)
Headquarters	Brentwood, Tennessee
Total Locations	~2,400 stores nationwide
Sector	Rural lifestyle / necessity-based retail
Positioning	Largest rural lifestyle retailer in the U.S.

Tractor Supply Co | Rare Low-Rent, Long-Term Absolute NNN Lease

4555 16th St Moline, IL 61265

Investment Contacts:

Spencer O'Donnell

Managing Director

Charter Realty

(714) 400-6267

spencer@charterrealty.com

William Crane

Director

Charter Realty

(404) 538-8091

wcrane@charterrealty.com

Cooperating Broker:

Brian Brockman

Bang Realty-Illinois, Inc.

Broker License No. 471020548

(513) 898-1551

bor@bangrealty.com



Cormac O'Hagan

Associate

Charter Realty

(503) 830-8167

cormac@charterrealty.com

Chris Timboe

Associate

Charter Realty

(415) 716-4408

chris@charterrealty.com



This Offering Memorandum contains select information pertaining to the business and affairs of the subject property for sale. It has been prepared by Charter Realty. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Charter Realty. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Charter Realty, you agree:

The Offering Memorandum and its contents are confidential;

You will hold it and treat it in the strictest of confidence; and

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Charter Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Charter Realty or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Image Disclaimer

All photographs, renderings, maps, and other visual materials contained in this Offering Memorandum are provided solely for illustrative and informational purposes. Some images may include stock photography or digitally enhanced visuals and are not necessarily representative of the actual condition, features, or surroundings of the property. Charter Realty and the Seller make no representations or warranties, express or implied, as to the accuracy, authenticity, or relevance of any images provided. No guarantees are made regarding current property conditions, and no part of the visual content should be relied upon as forming the basis for any investment decision. Prospective purchasers are advised to conduct independent inspections and due diligence.

Copyright Disclaimer

All images, illustrations, and other visual content included in this Offering Memorandum are either the property of Charter Realty, licensed for use, or believed to be in the public domain. Any inadvertent use of copyrighted material is unintentional. If you are the rightful owner of any image used herein and believe it has been included in error, please contact Charter Realty immediately. Upon notification, we will promptly remove or replace the material in question.

Charter Realty makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties as to content, accuracy, and reliability. This publication is the copyrighted property of Charter Realty and/or its licensor(s) © 2026. All rights reserved.