



# Tractor Supply

**\$6,715,984 | 6.25% CAP**

8984 Normandy Blvd., Jacksonville , FL 32221

- ✓ 15-Year NNN Lease with 5% Rent Increases Every 5 Years
- ✓ Highly-Trafficked Area - Located on Normandy Blvd (25,700+ VPD), just South of Interstate 10 (113,700+ VPD)
- ✓ 142,000 Residents and 45,000 Workers Within a 5-Mile Radius
- ✓ Adjacent to Herlong Recreational Airport (HEG) - Recreational Airport Serving 85,000 Flights/Year & Generating \$80M in Output
- ✓ In Dense Retail Corridor, Near Top Ranked Publix in the Nation (Top 6%) & Several Other National Retailers





Tractor Supply Company (NASDAQ: TSCO), the **largest rural lifestyle retailer** in the United States, has been **passionate about serving** its unique niche, targeting the needs of recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for **more than 85 years**.



# INVESTMENT OVERVIEW

TRACTOR SUPPLY JACKSONVILLE, FL



## CONTACT FOR DETAILS

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# \$6,715,984

## 6.25% CAP

NOI

\$419,749

Building Area

±22,985 SF

Land Area

±3.60 AC

Year Built

2022

Lease Type

NNN\*

Occupancy

100%

- ✓ **15-Year NNN Lease with** 5% Rent Increases Every 5 Years, In Primary Term & Options, and (4) 5-Year Options to Renew
- ✓ **Subject Property is Located on Normandy Blvd (25,700+ VPD)**, a major throughfare through town, only 7 miles from Downtown Jacksonville. The site is just south of Interstate 10 (113,700+ VPD), a major east-west highway that spans the entire southern United States.
- ✓ **Excellent Demographics in a Well-Trafficked Commercial and Residential Zone** - Within 5 miles of the site, there are almost 142,000 residents and almost 45,000 workers, who have an average household income of \$85,430.
- ✓ **Adjacent to Herlong Recreational Airport (HEG)** - The airport is a hub for recreational flying such as light sport aircraft, skydiving, gliders, and other experimental aircraft, and is the only facility in Jacksonville with based glider and skydiving operations. They report almost 85,000 flights per year, generates \$80 million in output, and support 515 jobs for the community.
- ✓ **Located in a Dense Retail Corridor, Near Top Ranked Publix in the Nation (Top 6%)** - Other nearby national retailers include McDonald's, Winn-Dixie, CVS, KFC, Whataburger, 7 Brew, and more.
- ✓ **Jacksonville, Florida is the Largest City by Land Area in the Contiguous U.S. and the Most Populous in Florida**, with a metro population of about 1.36 million in 2025. Conveniently located, Jacksonville offers excellent access to major Southeastern cities—just 140 miles from Orlando, 170 miles from Tampa, and 90 miles from Savannah, Georgia.
- ✓ **Tractor Supply Company (NASDAQ: TSCO) is the Largest Rural Lifestyle Retailer in the United States.** With more than 52,000 team members across 2,329 stores, Tractor Supply is recognized for its commitment to customer service and its ability to help customers pursue hands-on, DIY projects and animal care.

\*Landlord responsible for roof and structure. 20-year roof warranty

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

TRACTOR SUPPLY JACKSONVILLE, FL

## Tractor Supply

**Lessee:** Tractor Supply

**Guarantor:** Tractor Supply Co.

### REVENUE

\$14.95 B

### STOCK TICKER

TSCO

### LOCATIONS

2,329



[tractorsupply.com](https://tractorsupply.com)

**Tractor Supply Company is the largest rural lifestyle retailer in the United States, serving the needs of recreational farmers, ranchers, homeowners, gardeners, pet enthusiasts, and anyone who enjoys the rural lifestyle.**

Founded over 85 years ago, the company has established itself as a trusted source for products supporting **"Life Out Here,"** offering a wide range of goods including animal feed, pet supplies, tools, hardware, clothing, and lawn and garden essentials. With more than **52,000 team members**, Tractor Supply is recognized for its commitment to customer service and its ability to help customers pursue **hands-on, DIY projects and animal care.**

The company operates more than **2,320 Tractor Supply stores** across 49 states, along with over 200 Petsense by Tractor Supply locations, a pet specialty retailer, and Allivet, a leading online pet pharmacy. Tractor Supply has **consistently expanded** its footprint, opening dozens of new stores each year and investing in new distribution centers and store remodels. The **company's strategy emphasizes** a resilient and adaptable business model, strong vendor relationships, and a scalable supply chain. This approach has allowed Tractor Supply to maintain **steady growth and deliver value** to shareholders, even amid broader economic uncertainties and shifting consumer trends.

Subject Property





# IN THE NEWS

TRACTOR SUPPLY JACKSONVILLE, FL

## 3 Reasons Why Tractor Supply Is The Next Decade’s Retailer To Watch

CHRIS WALTON, DECEBER 17, 2024 (FORBES)

In a move that made many retail observers (myself included) stop and do a double take, Tractor Supply Company just announced that they are cooking up some serious expansion plans.

As part of its "Life Out Here" 2030 strategy, the company plans to open 90 new namesake stores and approximately 10 new Petsense by Tractor Supply locations in 2025 alone.

But the real story here goes far beyond store count growth.

### 1. The Scale Of Tractor Supply’s Store Footprint

Tractor Supply has raised its **long-term store count goal** to 3,200 locations, up from its previous target of 3,000, and up from its current level of approximately **2,200 stores across 49 states**. At that level, Tractor Supply would dwarf Target and approach Walmart’s scale.

There are three compelling reasons why Tractor Supply deserves attention for what could become the most fascinating retail growth story of the next decade.

### 2. Pet Category Expansion

The pet category expansion via its own banner Petsense by Tractor Supply also represents a **shrewd strategic move**. By developing a dedicated pet retail concept alongside its core business, Tractor Supply is positioning itself to capture share in one of retail's **most resilient and growing segments**.

### 3. With Scale Comes Retail Media

I teased it before but the most intriguing angle to these **expansion plans** is the retail media potential. With a national footprint of this magnitude, Tractor Supply’s media footprint would be on par or better than just about every other retailer out there.

EXPLORE ARTICLE

## Tractor Supply hikes store expansion goal; 90 new locations on tap for 2025

MARIANNE WILSON, DECEMBER 7, 2024 (CHAIN STORE AGE)

Tractor Supply Company has set ambitious long-term financial targets and store expansion goals as part of its "Life Out Here" 2030 strategy.

It also plans to expand into the **business-to-business market** and scale a retail media network. Tractor Supply expects to **open 90 new namesake stores** n 2025, along with and approximately **10 new Petsense** by Tractor Supply stores. Tractor Supply also updated its total addressable market to **approximately \$225 billion from \$180 billion** by 2023. It aims to achieve a net sales increase of **6% to 8%** and comparable store sales growth of 3% to 5%. It expects earnings per **share growth of 8% to 11%**.

The nation’s largest rural lifestyle retailer has increased its long-term store count goal to 3,200 locations, up from its previously announced target of 3,000.

“Over the last five years, we have delivered **strong financial performance** and enhanced our competitive advantages through the execution of our Life Out Here strategy,” said Hal Lawton, president and CEO. “With an expanded total addressable market of **\$225 billion**, we have significant runway for growth. Our Life Out Here 2030 strategy **continues the momentum** of our existing initiatives as well as launches new initiatives such as Pet Rx and direct dales. Tractor Supply has never been stronger and the next five years are going to be very exciting.”

Since introducing its Life Out Here strategy in October 2020, Tractor Supply has scaled its **“project fusion”** store layout and remodel program to about 50% of its stores, completed more than 550 garden centers, **added 22 million members** to its Neighbor’s Club loyalty program, grown its digital sales by more than 340% and opened 13 distribution facilities.

EXPLORE ARTICLE



LEASE OVERVIEW

TRACTOR SUPPLY JACKSONVILLE, FL

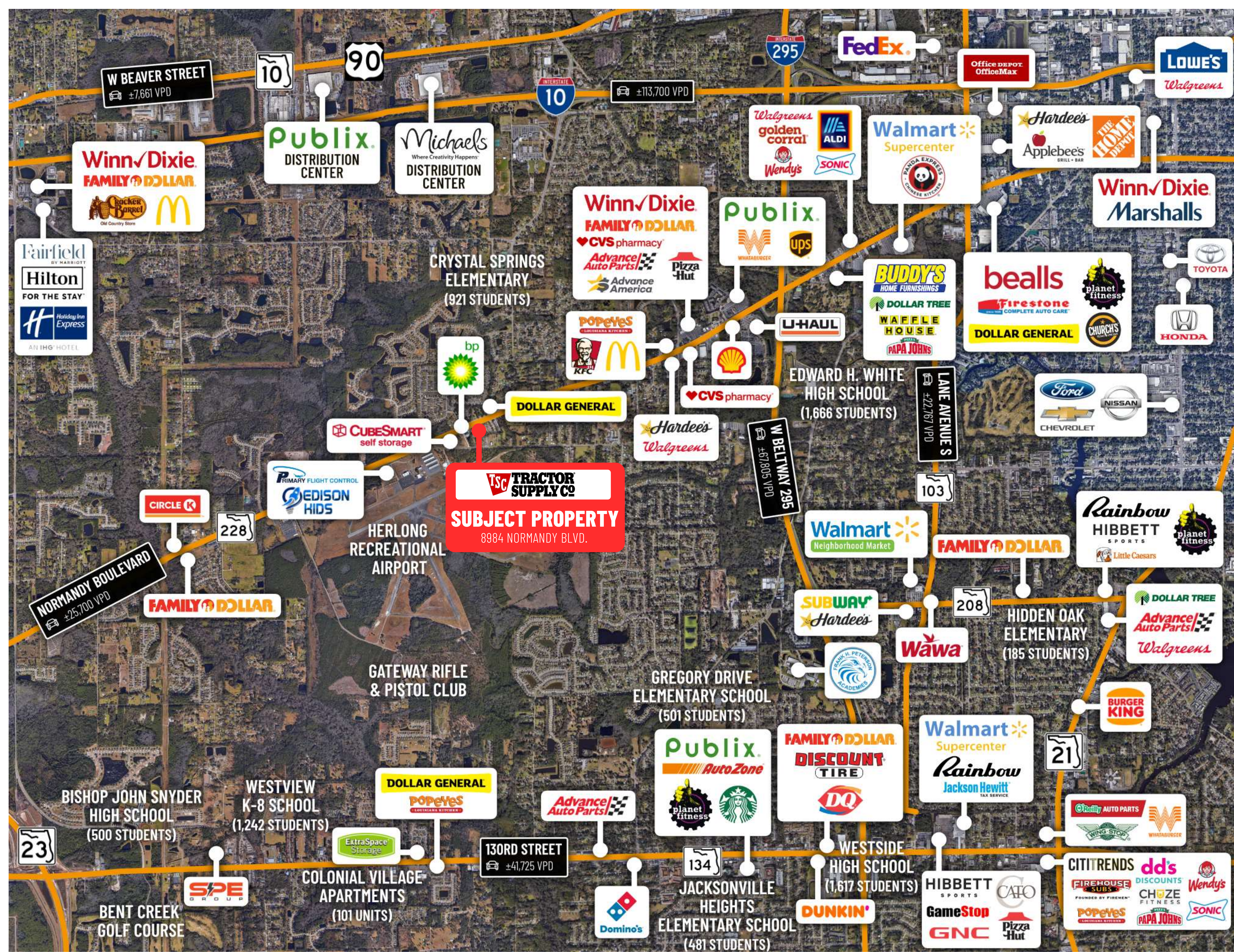
Initial Lease Term	15 Years
Projected Rent Commencement	January 2023
Projected Rent Expiration	January 2038
Lease Type	NNN*
Rent Increases	5% Every 5 Years, In Primary Term & Options
Options	(4) 5-Year Options
Annual Rent Years 1-5	\$419,749
Annual Rent Years 6-10	\$440,737
Annual Rent Years 11-15	\$462,773
Option 1	\$485,912
Option 2	\$510,208
Option 3	\$535,718
Option 4	\$562,504

\*Landlord responsible for roof and structure. 20-year roof warranty

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.









**Herlong**  
Herlong Recreational Airport

**HERLONG RECREATIONAL AIRPORT (HEG)**

- 85,000 FLIGHTS PER YEAR
- \$80 MILLION IN OUTPUT A YEAR
- SUPPORTS 515 JOBS

 **CUBE SMART**  
self storage



 **TRACTOR  
SUPPLY CO**

228

 **NORMANDY BOULEVARD**  
(25,700 VPD)





Herlong Recreational Airport

### HERLONG RECREATIONAL AIRPORT (HEG)

- 85,000 FLIGHTS PER YEAR
- \$80 MILLION IN OUTPUT A YEAR
- SUPPORTS 515 JOBS




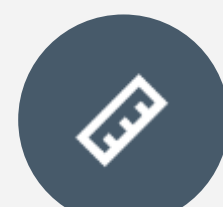
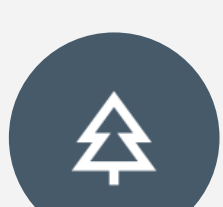
 NORMANDY BOULEVARD  
(25,700 VPD)





# SITE OVERVIEW

TRACTOR SUPPLY JACKSONVILLE, FL

	Year Built	2022
	Building Area	±22,985 SF
	Land Area	±3.60 AC

## NEIGHBORING RETAILERS

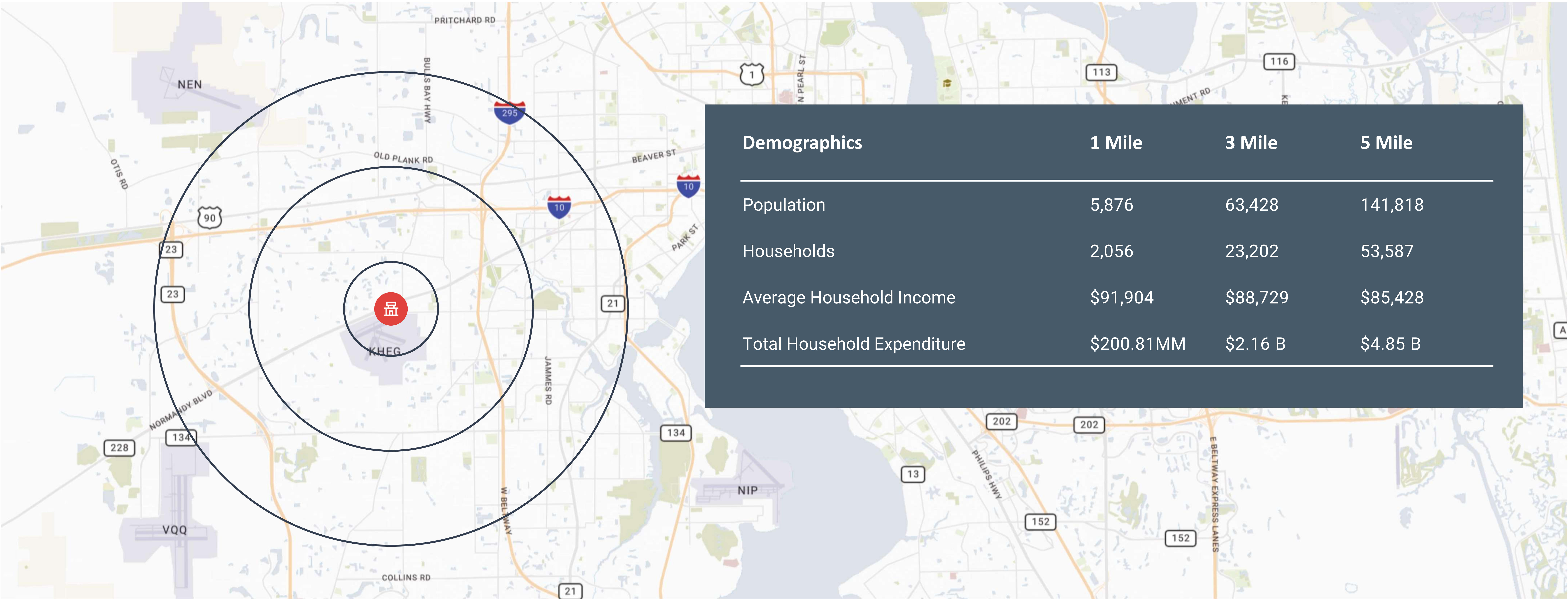
- Walmart Supercenter
- Walmart Neighborhood Market
- Publix
- The Home Depot
- Lowe's Garden Center
- Winn-Dixie
- Marshalls
- Planet Fitness
- Bealls
- Michaels





# LOCATION OVERVIEW

TRACTOR SUPPLY JACKSONVILLE, FL



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Naval Air Station Jacksonville (14,390)
2.

Baptist Health (12,000)
3.

Duval County Public Schools (12,000)
4.

Naval Station Mayport (10,600)
5.

UF Health Jacksonville (9,951)
6.

Mayo Clinic (8,450)
7.

Amazon (8,000)
8.

Bank of America (8,000)
9.

City of Jacksonville (7,908)
10.

Florida Blue (5,700)
11.

Southeastern Grocers (5,700)



# LOCATION OVERVIEW

TRACTOR SUPPLY JACKSONVILLE, FL

## Jacksonville Florida

 **1,009,833**  
Population

 **\$66,981**  
Median Household Income

Jacksonville Covers  
Approx. 874 Square Miles

**LARGEST CITY IN U.S.  
BY AREA**

Home to 400+ Parks  
Covering 80,000+ Acres

**LARGEST URBAN  
PARK SYSTEM IN U.S.**

**Jacksonville, Florida is the largest city by land area in the contiguous United States and the most populous city in Florida, with a metro population of approximately 1.36 million people as of 2025.**

Located in the northeastern corner of the state along the Atlantic Ocean, Jacksonville combines urban vibrancy with expansive natural spaces, including over 80,000 acres of parks and preserves.

**Jacksonville is the most populous city in Florida, with a city population just above 1 million as of 2025.**

Its coastal geography gives it a strategic advantage in trade, logistics, and tourism,

while also providing residents with a high quality of life and access to beaches, rivers, and recreation. Jacksonville boasts a diverse and growing economy anchored by several key sectors: financial services, logistics, healthcare, defense, and advanced manufacturing. The city serves as a regional banking hub, with major employers like Bank of America, Wells Fargo, and Deutsche Bank maintaining a strong presence. The Port of Jacksonville (JAXPORT) is a critical driver of economic activity, serving as one of the busiest vehicle import/export hubs in the country. The healthcare industry is also robust, led by organizations such as Mayo Clinic, Baptist Health, and UF Health Jacksonville. Additionally, nearby military installations like Naval Station Mayport and NAS Jacksonville contribute significantly to the local economy. Strategically located, Jacksonville offers excellent connectivity to other major Southeastern cities. It is about 140 miles from Orlando, 170 miles from Tampa, and just 90 miles from Savannah, Georgia. The city is well-connected by I-95 and I-10, major rail lines, and an expanding airport (Jacksonville International Airport) that facilitates both domestic and limited international travel. Its geographic location near the Georgia border and along key transportation corridors makes it a prime distribution and logistics hub for companies looking to reach markets across the Southeast and beyond.



IN THE NEWS

TRACTOR SUPPLY JACKSONVILLE, FL

Three key reasons the Jacksonville economy is growing

PABLO MARQUEZ, SEPTEMBER 16, 2024 (CAPITAL ANALYTICS ASSOCIATES)

Jacksonville’s growth can be seen across multiple industries and sectors in this article we aim to look at three ways in which Jacksonville’s economy is growing.

There is a steady yearly growth in population, a surge in corporate business relocations, and construction developments along the city’s riverfront that strongly reflect upon Jacksonville’s economic growth.

1. Population Growth

Jacksonville and the Northeast Florida area are growing in terms of population. The city of Jacksonville currently ranks No. 15 in the list of the top 20 fastest-growing metropolitan areas in the United States. Data from 2020 and 2022 highlights the growth in population that Jacksonville is experiencing in recent years. In 2020, the population in the city area was 949,611, growing to 971,319 in 2022 (2% increase). Meanwhile, the metropolitan area population was 1,533,796 and grew to 1,605,848 in 2022 (5% increase).

According to Statista, Jacksonville has grown over the last decade from having a population of 1,348,967 in 2010 to 1,675,668 in 2022. That is a 20% growth in population of 326,701 new residents in a little bit over a decade.

In 2023, Jacksonville had a total population of 1,713,240 in 2023, adding 37,572 residents in a year, which adds up to about 103 new residents per day or 3,131 per month. In fact, the U.S. Census Bureau ranked Jacksonville as No.10 out the 15 most populated cities in the United States as of July 2023. Meanwhile, the city was also ranked as No. 10 out of the 20 cities in the United States with the largest move-in rates. Data from recent years shows that Jacksonville’s population is growing at a steady rate and shows no signs of slowing down yet. “With 1,200 people moving to Florida daily, not all can live on the Atlantic or Gulf Coasts; they will need to move inland. Just as Clay and St. Johns counties have grown, we are the next to experience population growth. We are already benefiting from the overall population growth and relocations occurring in Florida,” said Mark Litten, vice president of economic development for the Putnam County Chamber of Commerce.

Jacksonville had more than 8 million visitors in 2024, report finds

ISABELLA CASAPAO, JANUARY 28, 2025 (FIRST COAST NEWS)

Tourism generated an estimated \$7.4 billion in economic impact for the River City.

More than eight million people visited Jacksonville last year, generating \$7.4 billion in economic impact for the local economy, according to a newly released report.

The report, commissioned by Visit Jacksonville and funded by the Duval County Tourist Development Council, surveyed more than 2,700 people visiting the River City.

The findings showed that visitors spent \$4.1 billion directly on restaurants, attractions, shopping, entertainment, rental cars and more.

The report found that the top three things visitors did when they came to Jacksonville were go out to eat, visit friends and family, and go to the beach. More than half of visitors came to visit friends or relatives.

Nearly five million guest rooms were sold at local hotels during the fiscal year 2024.

"These numbers are a testament to the strength of Jacksonville's tourism industry and its significant contribution to our local economy," said Michael Corrigan, the president and CEO of Visit Jacksonville. "We are proud to welcome millions of visitors each year who experience our vibrant city and support local businesses."

According to the report, the top five places people visited from were Orlando-Daytona, New York City, Atlanta, Tampa-St. Pete, and Miami-Fort Lauderdale. The median age of visitors was 41.

"This report highlights the incredible potential of Jacksonville's tourism industry," said Duval County Tourist Development Council Executive Director Carol Brock. "We are dedicated to continued investment and collaboration within our community to elevate Jacksonville as a premier destination and attract even more visitors in the future."

EXPLORE ARTICLE



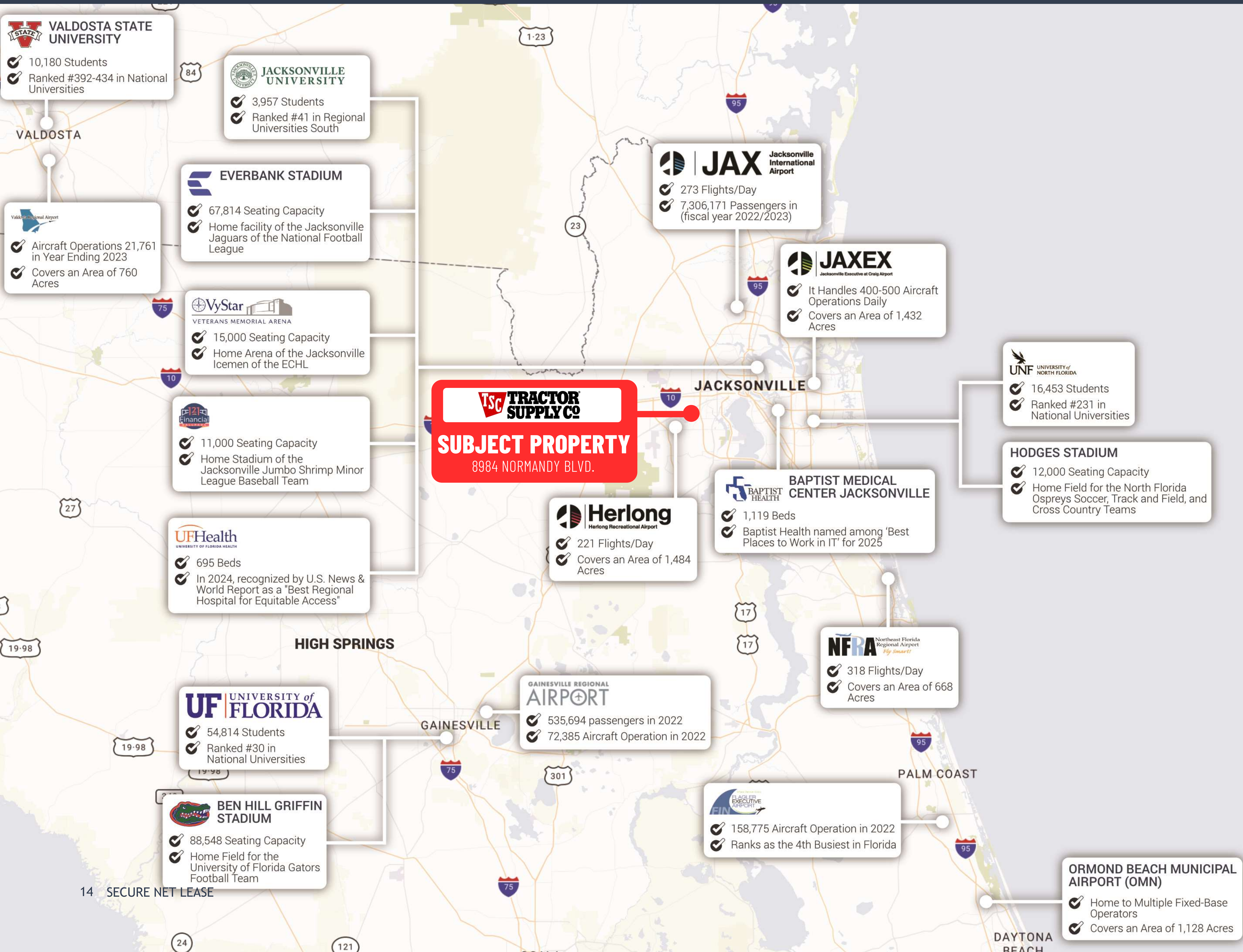
EXPLORE ARTICLE





# METRO AREA

TRACTOR SUPPLY JACKSONVILLE, FL





CALL FOR ADDITIONAL INFORMATION

## Dallas

Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

Office

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El Segundo, CA 90245  
(424) 320-2321

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