

OFFERING MEMORANDUM

- TOP 99TH PERCENTILE (PER PLACER AID) FOR SITE VISITS
- 366,000 SITE VISITS OVER THE PRIOR 12 MONTHS — RANKED #15 OF 2,306 U.S. LOCATIONS
- NEXT CLOSEST TSC LOCATION IS 30 MILES AWAY (MORRISVILLE, VT)
- RARE 10% RENTAL INCREASES IN THE OPTION PERIODS



352 RIVER STREET, MONTPELIER, VT 05602

*Actual Site

JAMIE HARRISON

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TCP
TOUCHSTONE
COMMERCIAL PARTNERS

DIRECTORY



352 RIVER STREET, MONTPELIER, VT 05602

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*Actual Site

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OFFERING & INVESTMENT SUMMARY

Tractor Supply Company // Montpelier, VT



\$6,252,000
Sale Price



6.35%
Cap Rate



22,620 Sq Ft
Building Size



\$396,984
Annual Rent*



2006
Year Built



5.02 Acres
Land Size



*Actual Site

INVESTMENT SUMMARY

TENANT	Tractor Supply Company
PROPERTY ADDRESS	352 River St, Montpelier, VT 05602
ANNUAL RENT *	\$396,984 / Year
RENT/SQUARE FOOT	\$17.55
LEASE TYPE	NN (LL covers Roof, Parking Lot, Insurance)
LEASE TERM	July 1, 2007 - September 30, 2035
RENEWAL OPTIONS	Four - 5 Year Options with 10% Increase

*Annual Rent reflects contractual rent increase effective July 1, 2028. Current annual rent is \$360,895.

**Seller shall provide a credit to Buyer at closing equal to any variance in rent.

FINANCIAL OVERVIEW

Tractor Supply Company // Montpelier, VT



RENT ROLL

	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	YEARLY RENT/SF
Present	22,620	07/01/2007	09/30/2035	\$33,082.01	\$396,984.12*	\$17.55
Option 1	22,620	10/01/2035	09/30/2040	\$36,390.21	\$436,682.53	\$19.31
Option 2	22,620	10/01/2040	09/30/2045	\$40,029.23	\$480,350.78	\$21.24
Option 3	22,620	10/01/2045	09/30/2050	\$44,032.15	\$528,385.86	\$23.36
Option 4	22,620	10/01/2050	09/30/2055	\$48,435.37	\$581,224.45	\$25.70

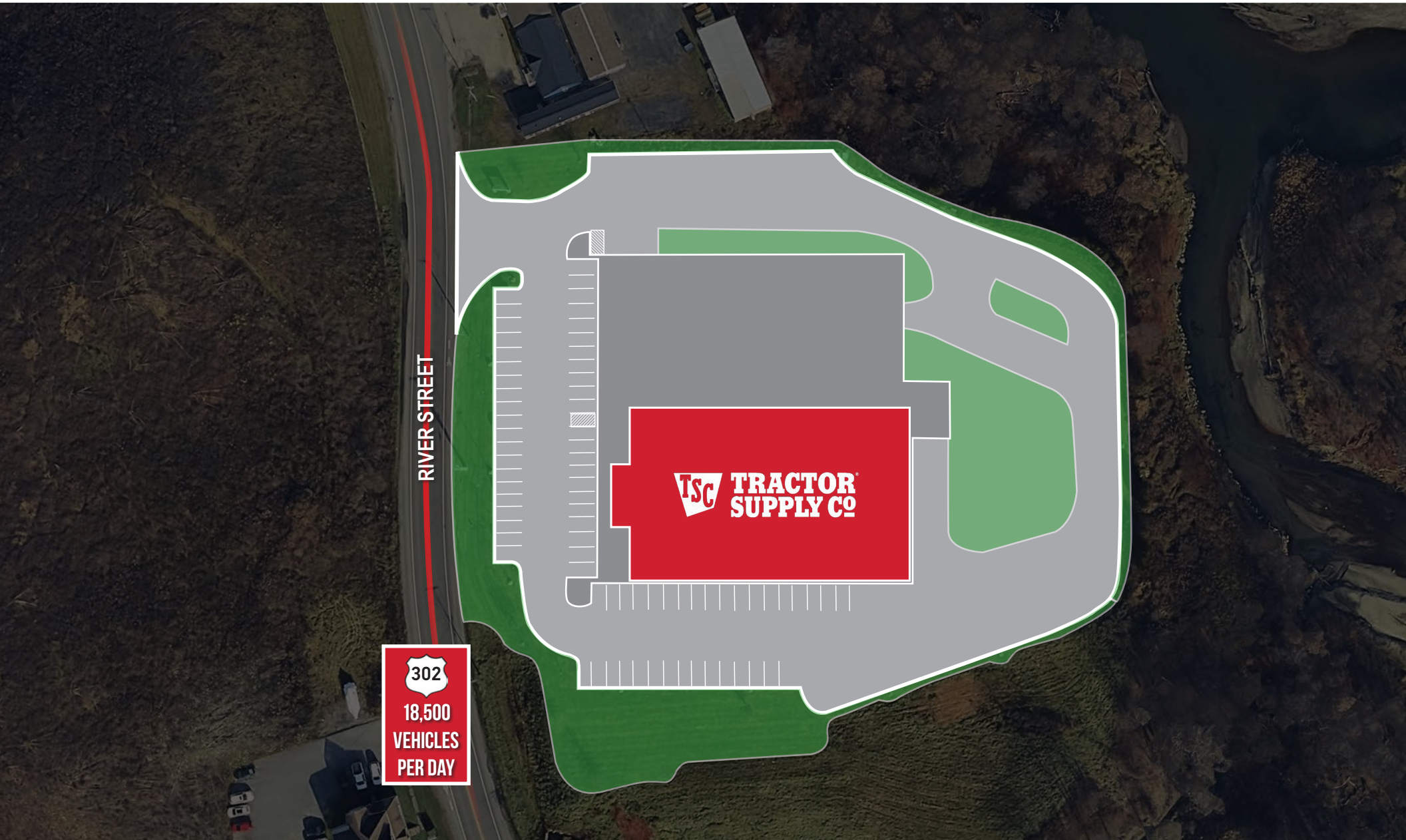
*Annual Rent reflects contractual rent increase effective July 1, 2028. Current annual rent is \$360,895.

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SITE MAP

Tractor Supply Company // Montpelier, VT



REGIONAL OVERVIEW

Tractor Supply Company // Montpelier, VT



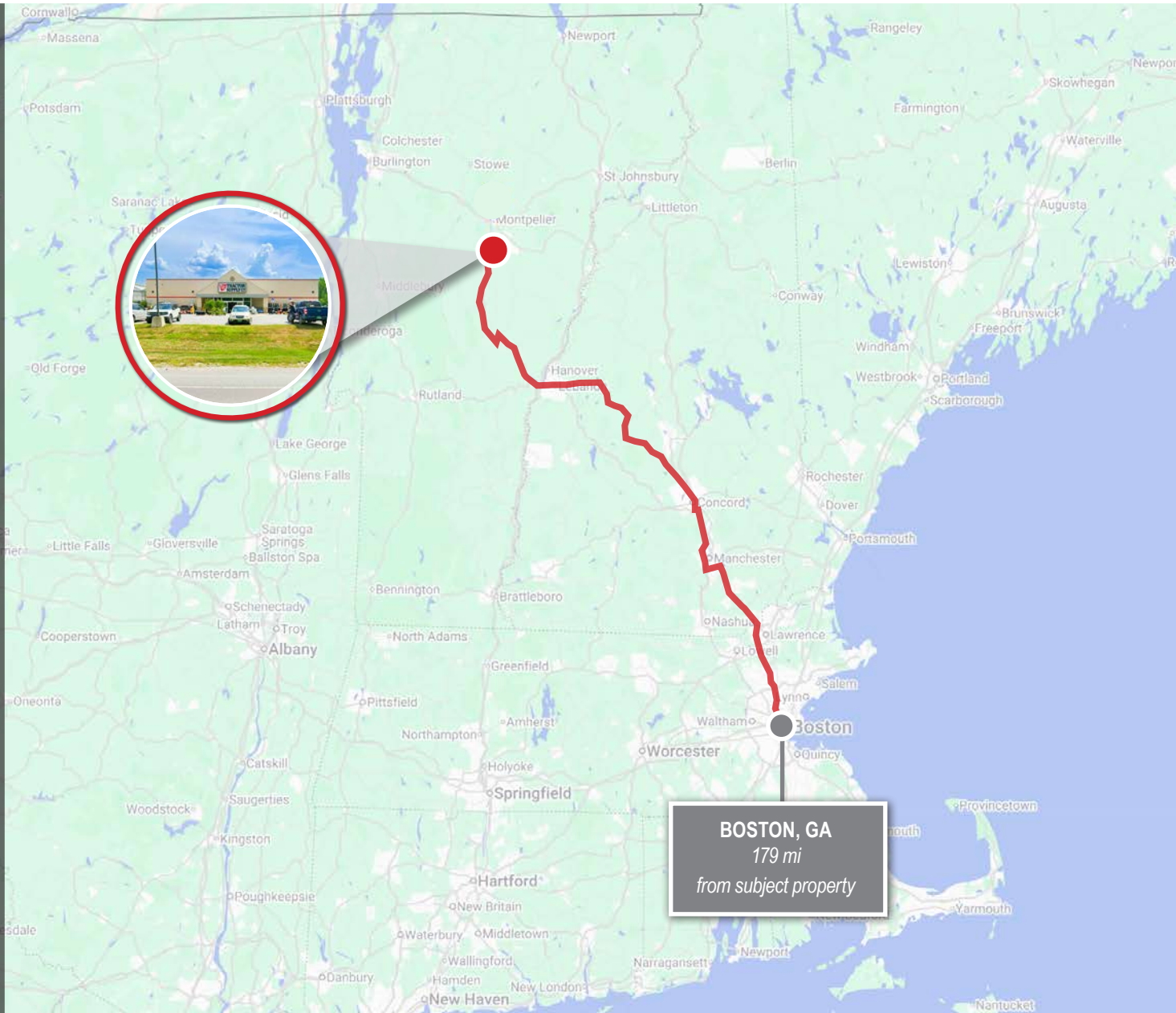
MONTPELIER
Vermont



BOSTON
MA, 183 Min from Property



I-89
04 Min from Property



BOSTON, GA
179 mi
from subject property

CITY OVERVIEW

Tractor Supply Company // Montpelier, VT



Tractor Supply Company // Montpelier, VT



2.5 MILES TO DOWNTOWN MONTPELIER

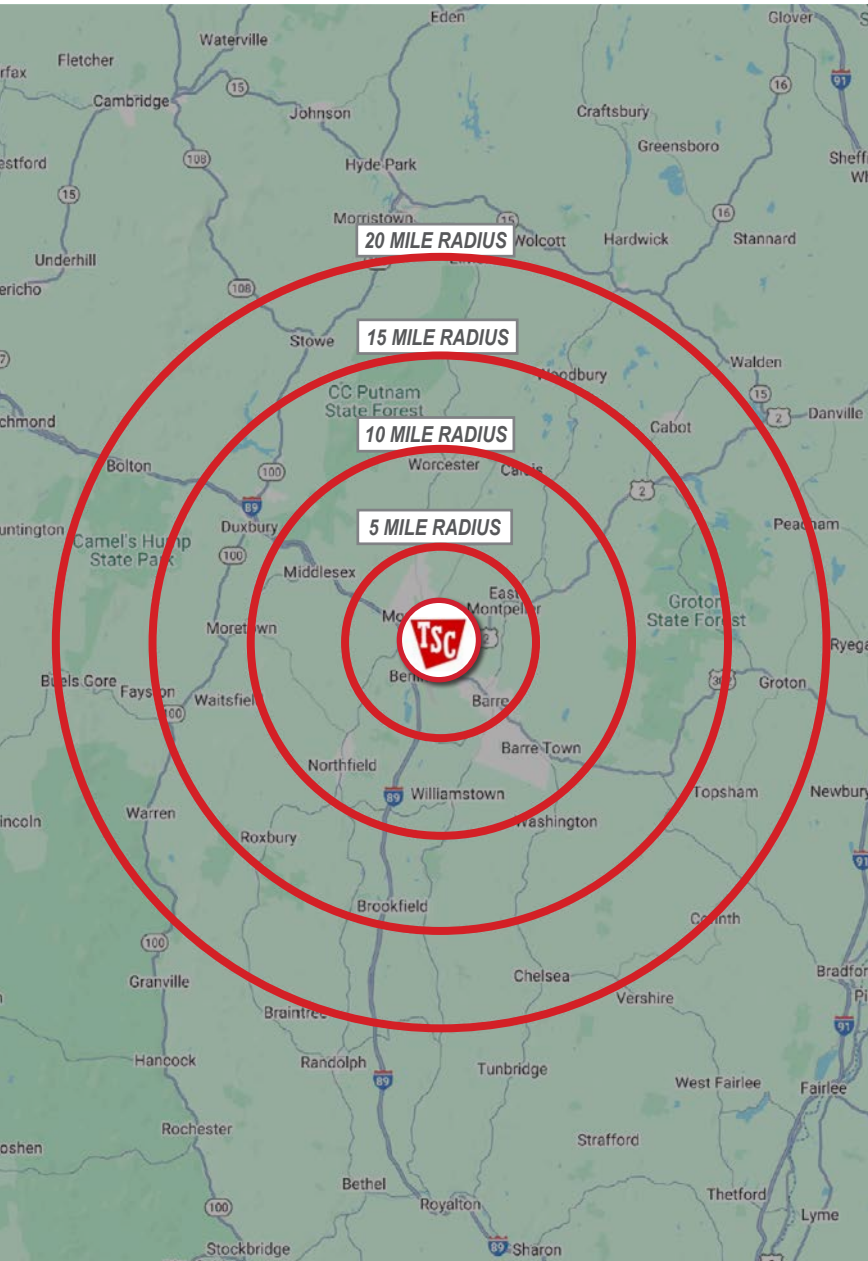
2.5 MILES TO DOWNTOWN MONTPELIER



Source: Placer.ai, trailing 12 months

DEMOGRAPHICS

Tractor Supply Company // Montpelier, VT



DEMOGRAPHICS

5 MILE

10 MILE

15 MILE

POPULATION

Estimated Population (2025)

22,989

42,987

60,392

HOUSEHOLDS

Estimated Households (2025)

10,583

18,661

26,348

HOUSEHOLD INCOME

Average Household Income (2025)

\$99,991

\$101,638

\$108,730

20 MILE RADIUS (2025)



POPULATION

81,641



HOUSEHOLDS

35,838



INCOME

\$114,976

LOCATION OVERVIEW

Tractor Supply Company // Montpelier, VT



WASHINGTON COUNTY

Montpelier, VT

Montpelier is the capital city of Vermont and the county seat of Washington County. Despite being the state capital, it is known for having a small-town atmosphere, with a population of around 8,000 residents and a historic downtown filled with local shops, restaurants, and cultural venues. The city sits along the Winooski River near the Green Mountains and is recognized for landmarks such as the Vermont State House and nearby outdoor areas like parks, trails, and ski destinations. Government services, tourism, and insurance are key parts of the local economy, and Montpelier is known for its vibrant arts community and strong civic culture.

Washington County is located in central Vermont and was established in 1810. The county includes a mix of historic towns, rural landscapes, and scenic mountain terrain. Historically, the region became known for its granite industry, particularly around nearby Barre, which helped shape local growth and immigration in the 19th century. Today, Washington County's economy is supported by state government, healthcare, education, tourism, and small businesses. With its covered bridges, reservoirs, parks, and access to the Green Mountains, the county offers abundant opportunities for outdoor recreation and maintains a strong connection to Vermont's natural beauty and heritage.



CONTRIBUTING
GROWING



HISTORIC
PLACE



HIDDEN
GEM



TENANT OVERVIEW

Tractor Supply Company // Montpelier, VT



REVENUE

\$15B



LOCATIONS

2,300+



INCOME

\$0.9B

With its “For Life Out Here” tagline and a rich history of serving rural communities for over 80 years, Tractor Supply Company (NASDAQ: TSCO) is a dominant rural lifestyle retailer with a presence in 49 states. The company recently opened its 2,000th store location. Tractor Supply is ranked #296 in the Fortune 500 and has generated over \$15 billion in revenue for fiscal year 2025. The company has achieved remarkable growth, driven by a commitment to serving the unique needs of its customers. Tractor Supply shareholders have been generously rewarded with the stock value significantly increasing over the past decade.

Allivet

Tractor Supply Company has acquired Allivet, an online pet pharmacy offering food, treats, and supplements. The acquisition aims to enhance Tractor Supply's pet, equestrian, and livestock offerings, tapping into a \$1B growth opportunity, as roughly 75% of its members are pet owners.



Tractor Supply Company also owns and operates Petsense, a smallbox pet specialty supply retailer with nearly 200 nationwide locations focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services.

FAST FACTS

COMPANY TYPE

Public (NASDAQ: TSCO)

REVENUE

\$15 Billion Fiscal Year 2025

STORES & EMPLOYEES

2,300+ Stores, 30 Distribution Centers,
46,000+ Employees

S&P CREDIT RATING

BBB (investment-grade)

WEBSITE

www.tractorsupply.com





*Reference Image

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Broker of Record: Bran

Realty-New England Inc, Lic

#422737, Brian Brockman Lic

1000169

Touchstone Commercial Partners presents 352 River Street, Montpelier, VT 05602 ("Property") for your acquisition. Touchstone Commercial Partners and owner provides the material presented herein without representation or warranty. A substantial portion of information was obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Touchstone Commercial Partners or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition. As a condition of Touchstone Commercial Partners' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Touchstone Commercial Partners, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

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