



Representative Photo

Offering Memorandum

Tractor Supply

437 Route 125, Brentwood, New Hampshire

Long-Term Lease Extension | Investment Grade Credit | Income Tax Free State

Broker of Record

Robert Rohrer
Managing Director
Lic -NH.046278

Net Lease Capital Markets Experts:

Andrew Ragsdale
Vice Chairman
+1 918 760 5848
andrew.ragsdale@colliers.com

Ken Hedrick
Vice Chairman
+1 918 640 4977
ken.hedrick@colliers.com

Jonathan Ameen
Senior Vice President
+1 918 519 9742
jonathan.ameen@colliers.com

Phillip Butts
Associate Vice President
+1 918 991 4341
phillip.butts@colliers.com





01 Investment
Summary

02 Location
Overview

03 Tenant
Overview

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Oklahoma, LLC

Lease Summary

Tenant	Tractor Supply Company
Price	\$5,025,000
Address	437 Route 125, Brentwood, NH
Annual Rent	Ask Broker
Lease Expiration Date	March 31, 2037
Remaining Lease Term	11 Years
Options	Three (3) × Five (5) Year Options
Lease Type	NN – Roof, Structure & Parking
Building Size	18,500 SF
Site Size	5.87 AC
Year Built	2011
ROFR	Yes; 15 day response
Estoppel	Yes; 10 day response



Investment Highlights

100% Leased and Guaranteed by Tractor Supply

The Property is fully leased and guaranteed by Tractor Supply Company (Standard & Poor's: BBB). Tractor Supply sits at #296 in the Fortune 500 and operates over 2,300 stores in 49 states. Tractor Supply continues to accelerate store growth with 100 new stores planned for 2026.

Recent Long-Term Lease Extension

Tractor Supply has operated at this location since 2011 and recently executed a long term lease extension, highlighting their commitment to this location.

Income Tax Free State

New Hampshire is one of nine states that does not impose a state income tax

Regional Agribusiness Hub with Rural Reach

Southern New Hampshire's proximity to the Seacoast and Greater Boston expands its trade reach while maintaining a rural character, driving strong demand for agribusiness-related goods and services. Brentwood's location along Route 125 enables it to capture regional traffic from nearby towns and rural areas, reinforcing its role as a regional hub for agricultural and lifestyle retail.

High-Growth and Strong Tenancy

Tractor Supply continues to maintain their strong Investment Grade credit with Standard & Poor's while growing store counts year-over-year. Tractor Supply has plans to grow their overall store count to 2,800 by year-end 2029.

Location Overview

BRENTWOOD, NEW HAMPSHIRE

Brentwood, New Hampshire is an affluent suburban community in Rockingham County, one of the state’s strongest economic regions. Located between Manchester and the New Hampshire Seacoast, the area benefits from regional access while maintaining a low-density residential profile.

The town is positioned near Interstate 93 and Route 101, providing direct access to Manchester, Portsmouth, and the Greater Boston metro. Rockingham County ranks among the highest-income counties in New England, supported by a highly educated workforce, low unemployment, and limited commercial development. High homeownership rates and restrictive zoning contribute to long-term market stability and consistent demand for service-oriented commercial uses.

DEMOGRAPHICS	5-MILE	10-MILE	15-Mile
2025 Population	32,800	108,400	345,900
2028 Est. Population	33,700	111,600	356,200
Median Household Income	\$132,500	\$118,400	\$109,200
LOCATION	5-MILE	10-MILE	15-Mile
Location Stats	5-Mile	10-Mile	15-Mile
Average Household Income	\$158,200	\$141,900	\$128,600
Bachelor’s Degree or Higher	48.60%	44.20%	41.80%
Owner-Occupied Housing	84.10%	79.60%	72.30%
Median Home Value	\$612,400	\$548,900	\$512,300
White-Collar Employment	71.50%	69.20%	67.80%
Daytime Population	14,900	62,300	184,700

New Hampshire Agriculture & Rural Economy

Higher Household Income Relative to State

Brentwood’s median household income of approximately \$161,300 outpaces the New Hampshire median and Rockingham County average, underpinning consumer spending strength in the trade area.

Strong Rural & Lifestyle Retail Demand

The region features a high share of owner-occupied homes and acreage properties, driving consistent demand for outdoor, animal and feed-oriented goods.

Limited Competitive Supply

Zoning and development patterns in southern New Hampshire limit large-format retail growth, supporting stable occupancy for

Regional Access to Major Corridors

Proximity to Interstate 95, Route 101 and Route 125 connects Brentwood to adjacent rural and suburban trade zones, expanding daytime draw and reinforcing steady trade flow.

Tenant Overview



BBB (Standard & Poor's)



2,300+ Locations



#296 on Fortune 500



\$15 Billion Revenue



Brentwood, TN Headquarters



www.tractorsupply.com



Tractor Supply Company is the largest rural lifestyle retail store chain in the United States. The Company operates 2,300+ Tractor Supply stores in 49 states and an e-commerce website at tractorsupply.com. TSC stores are focused on supplying the lifestyle needs of recreational farmers and ranchers and others who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located primarily in towns outlying major metropolitan markets and in rural communities. The Company offers the following comprehensive selection of merchandise; equine, livestock, pet and small animal products, including items necessary for their health, care, growth and containment; hardware, truck, towing and tool products; seasonal products, including heating, lawn and garden items, power equipment, gifts and toys; work/ recreational clothing and footwear; and maintenance products for agricultural and rural use.



Tractor Supply Company has acquired Allivet, a privately held online pet pharmacy that also sells pet food, treats and supplements. According to the company, the acquisition will complement and strengthen Tractor Supply's portfolio offerings for pet, equestrian and livestock customers and unlock new opportunities for growth.

According to Tractor Supply, about 75% of its members are pet owners and they see this acquisition as a \$1 Billion revenue opportunity.

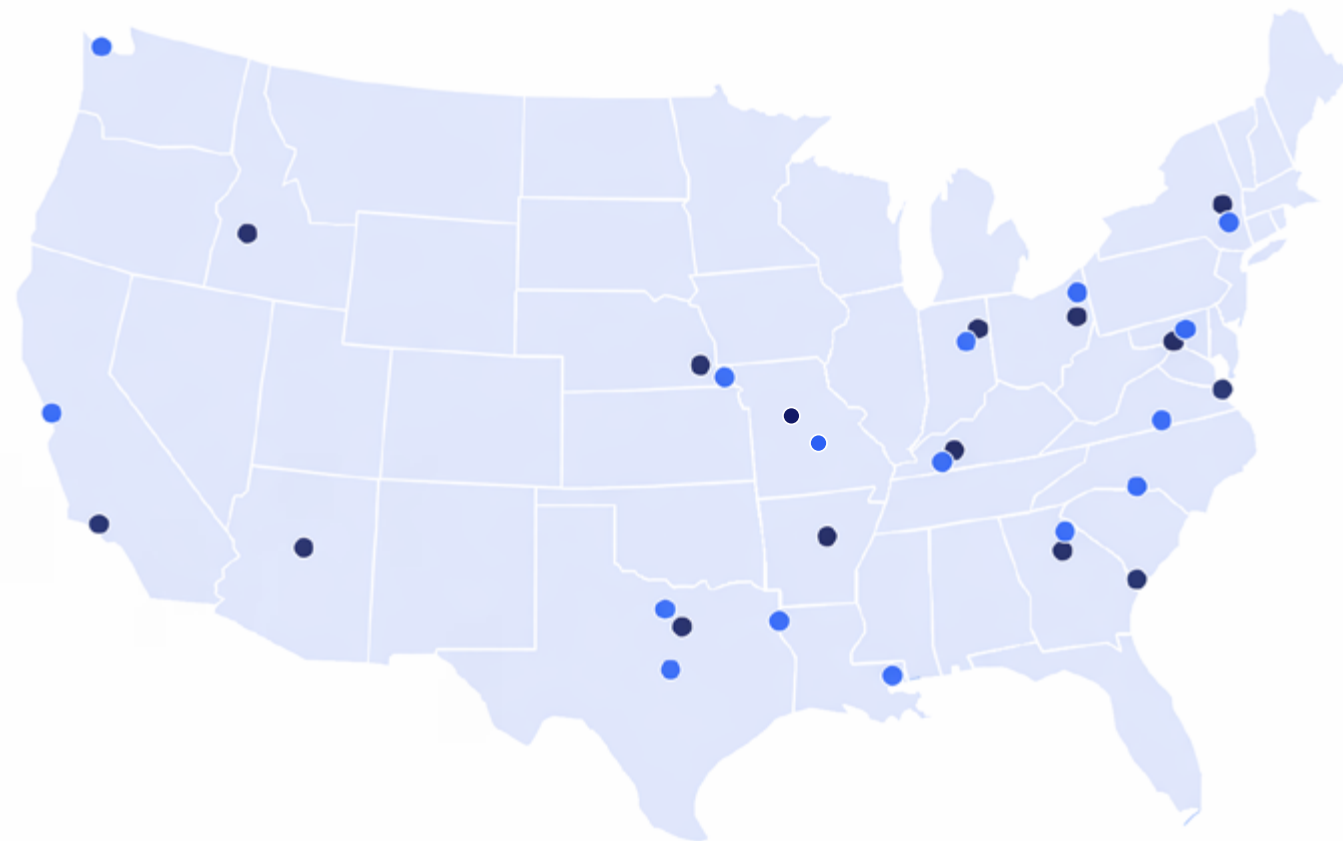


Tractor Supply Company also owns and operates Petsense, a smallbox pet specialty supply retailer with nearly 200 nationwide locations focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services.

Tractor Supply Co.'s Continued Success

Tractor Supply is continuing to grow with new stores and improved product offerings. The company's mission and values motivate and inspire team members and give the organization a unified focus for the future.

DISTRIBUTION NETWORK



● Distribution Center ● Mixing Center ● Import Trade Center

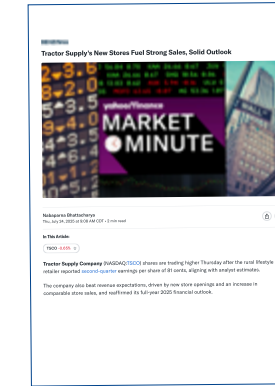
IN THE NEWS

[Click on article to read more](#)



Tractor Supply Plans 100 New Stores in 2026, Forecasts Strong Net Sales Increase for FY 2025

Tractor Supply's New Stores Fuel Strong Sales, Solid Outlook



Tractor Supply earns double upgrade at BofA on EPS growth potential

SIGNIFICANT RUNWAY FOR GROWTH

	2019	2024	2029
New Stores	1,844 Stores	2,300 Stores	2,800 Stores
Fusion Remodels	Not Initiated	1,000+ Stores	100% of Chain
Garden Centers	Not Initiated	550+ Stores	1,000+ Stores
Neighbor's Club	15M Members	37M+ Members	55M+ Members
Digital	\$270M	\$1.2B	\$2.4B



Colliers Net Lease Capital Markets

8801 S. Yale Ave., Suite 215
Tulsa, OK 74137

Local Market Expert:

Robert Rohrer
Managing Director
Lic -NH.046278

Net Lease Capital Markets Experts:

Andrew Ragsdale
Vice Chairman
+1 918 760 5848
andrew.ragsdale@colliers.com

Ken Hedrick
Vice Chairman
+1 918 640 4977
ken.hedrick@colliers.com

Jonathan Ameen
Senior Vice President
+1 918 519 9742
jonathan.ameen@colliers.com

Phillip Butts
Associate Vice President
+1 918 991 4341
phillip.butts@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Oklahoma, LLC