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## **Horvath & Tremblay sells Tractor Supply in North Conway, NH for \$8 million**

February 14, 2025 - Front Section



North Conway, NH Bob Horvath, Todd Tremblay and Matt Nadler of Horvath & Tremblay have completed the sale of Tractor Supply Company. Horvath & Tremblay exclusively represented the buyer to complete the transaction at a sale price of \$8 million.

Tractor Supply Company is located at 170 North-South Rd. The build-to-suit, single-tenant, net-leased Tractor Supply store was constructed in 2024 and contains 19,028 s/f on a 4.2-acre parcel, with an additional exterior garden center of 22,000 s/f. Tractor Supply has a new 20-year double-net lease with four, 5-year renewal options. The lease calls for 5% rent increases every five years throughout the primary lease term and at the start of each renewal option. Tractor Supply is responsible for all operating expenses at the property, including CAM, real estate taxes, and insurance. The property is located next to the Settlers Green Outlet Village in the center of the

town's primary retail trade area.

Tractor Supply store is adjacent to several large shopping centers, grocery stores, big-box retailers, and national restaurants (Walmart Supercenter, Lowe's, Home Depot, Shaw's, Hannaford, Market Basket) that drive significant traffic and provide a consumer base.

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