



ADVANCE AUTO PARTS

4646 W STONE DRIVE, KINGSPORT, TN, 37660





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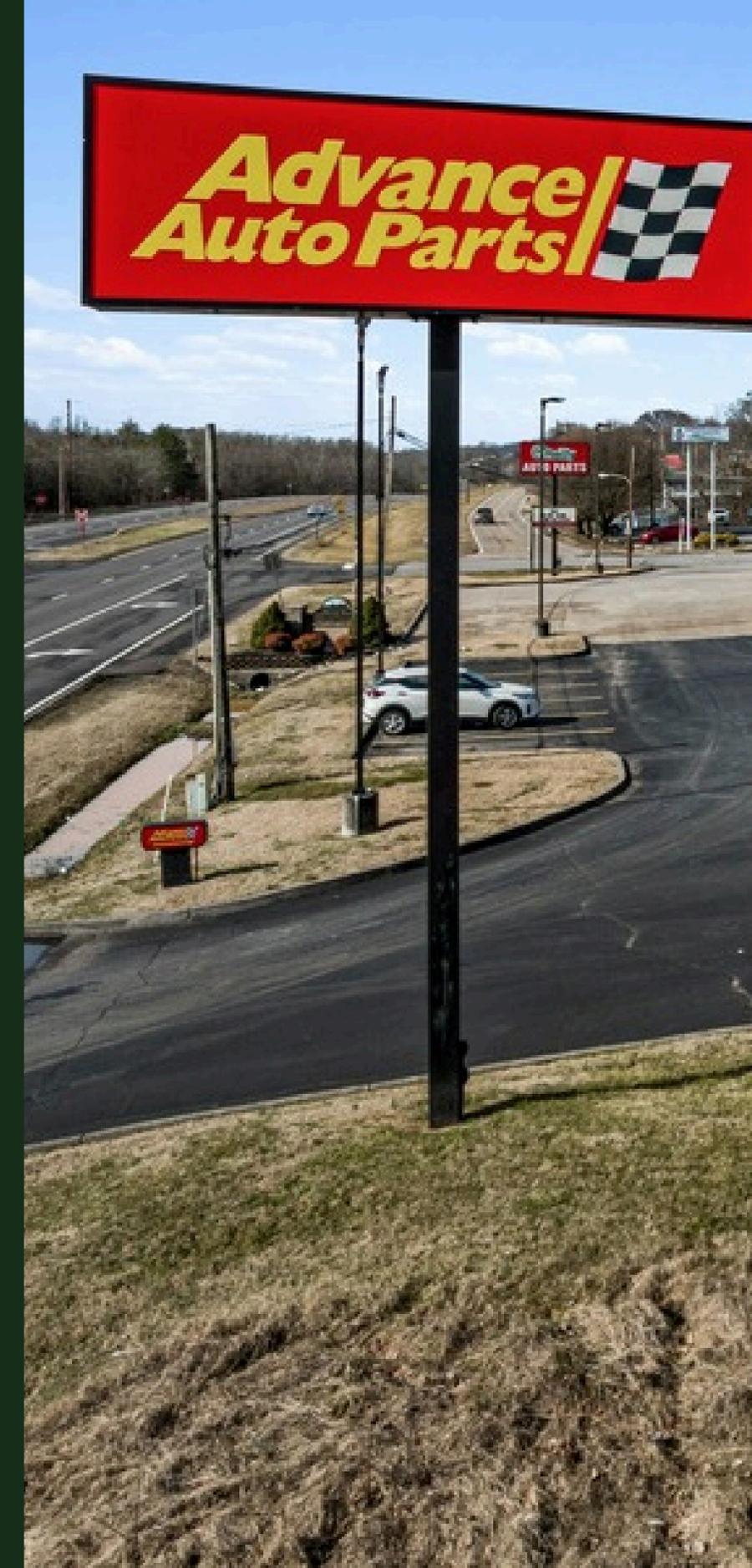


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This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Income Tax Free State**
- **Recent Lease Extension** - Advance Auto Parts have consistently extended their lease demonstrating their commitment to this site.
- **4.5+ Years Remaining** - On the primary term including four, 5-year options.
- **Corporate Guarantee** - Lease is corporate guaranteed by Advance Stores Company, Inc. (S&P Rated BB).
- **Low Rent-to-Sales Ratio** - 5.21% Rent-to-Sales ratio at this location providing further confidence in Advance Auto Parts' commitment to the site.
- **NN Lease** - Minimal Landlord responsibilities.
- **Excellent visibility along Lee Hwy** - 34,000+ VPD along Lee Hwy.
- **Low Rent Per Square Foot** - Advance Auto Parts is paying \$9.26 Per SF at this location.
- **Below Replacement Cost** - Could not purchase land and build this building for less money.
- **Affluent Surrounding Incomes** - Average Household Income is \$95,903 within 1 mile of the property.

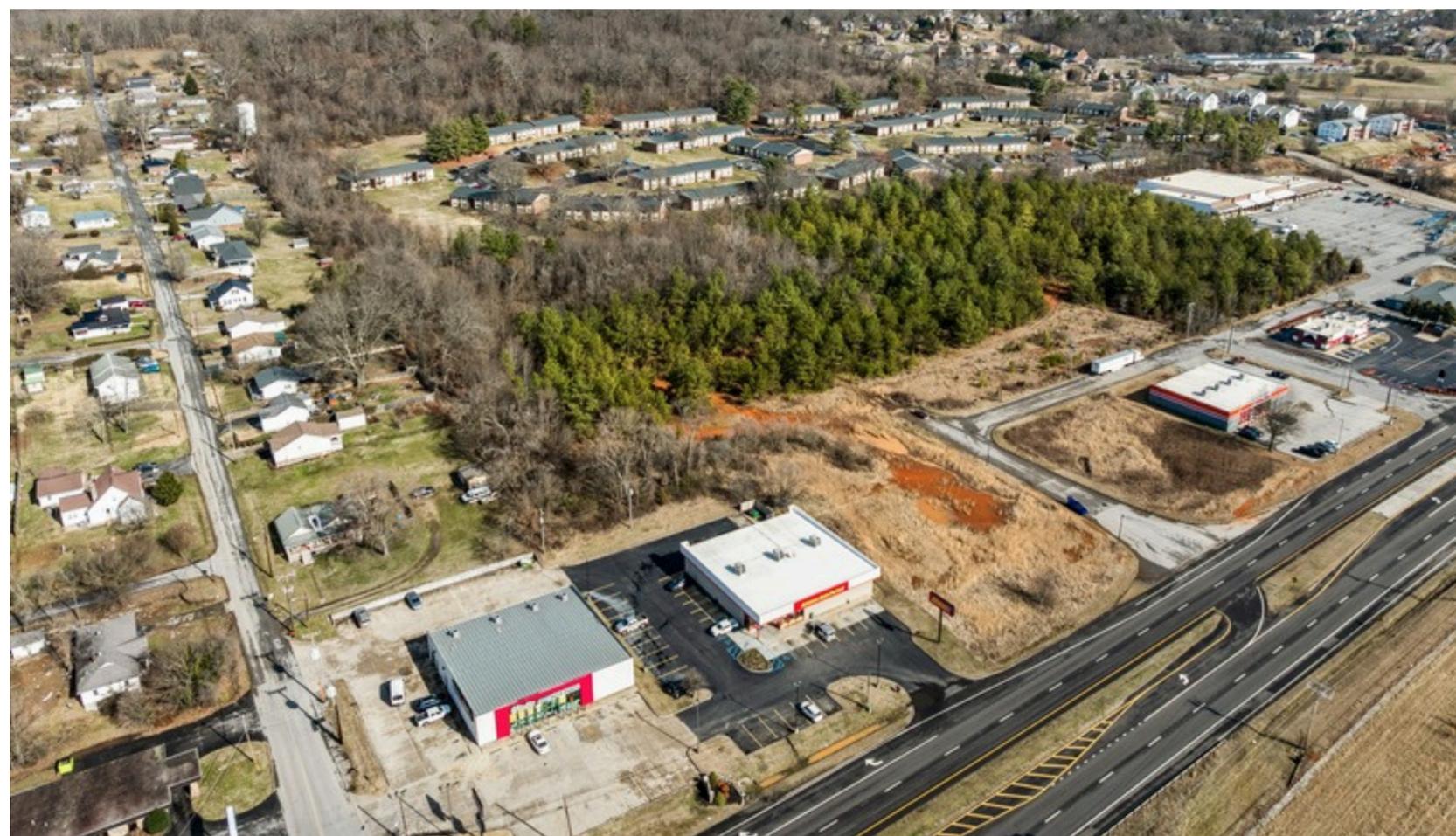
5 | OFFERING SUMMARY

LIST PRICE:	\$916,500
CAP RATE:	7.07%

NOI:	\$64,800
LEASE START:	2/16/2000
LEASE END:	12/31/2030
TERM REMAINING:	4.5+ Years
OPTIONS:	Two, 5-Year Options
INCREASES:	15% In Next Option
BUILDING SIZE:	7,000 Square Feet
LOT SIZE:	0.81 Acres
YEAR BUILT:	2000
LEASE TYPE:	NN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$64,800	--	7.07%
OPTION 1	\$74,700	15.28%	8.15%
OPTION 2	\$81,630	9.28%	8.91%





Based in Raleigh, NC, Advance Auto Parts, Inc. is the largest provider of automotive aftermarket parts in North America, catering to both professional installers and do-it-yourself customers. The company operates 4,770 stores, along with Worldpac branches, and supports many independently owned CARQUEST branded stores across the United States, Puerto Rico, the U.S. Virgin Islands, and Canada.

With a workforce of around 68,000 team members, Advance Auto Parts is committed to fostering an environment built on honesty, integrity, mutual trust, and dedication—values that have remained unchanged since the company was founded. Their stores primarily offer a wide range of auto parts, including alternators, batteries, belts and hoses, chassis parts, clutches, engines, and engine components.

Company: Advance Auto Parts, Inc.

Year Founded: 1932

Locations: 4,777+

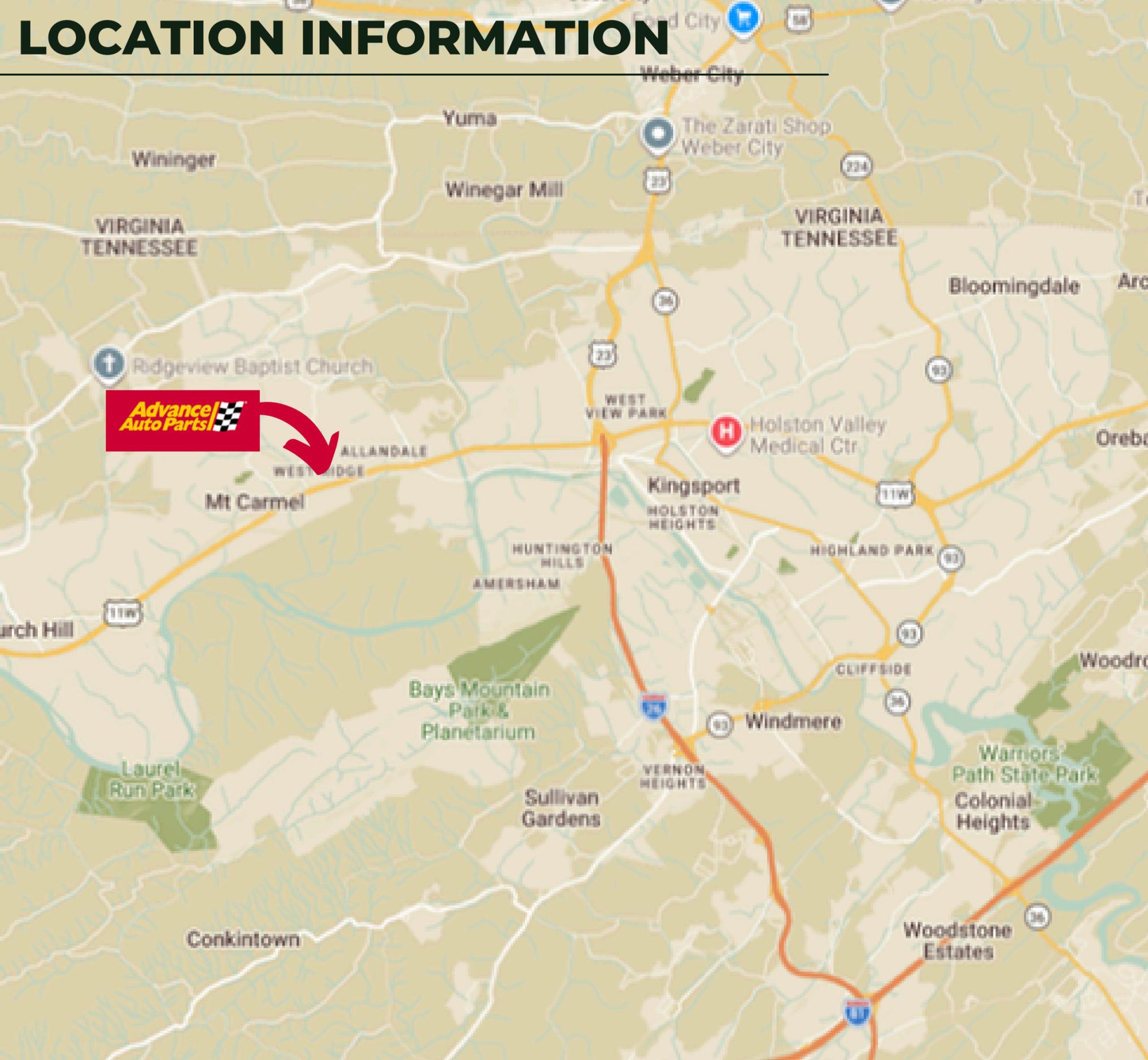
Annual Sales (2023): \$11.3 Billion

Website: www.advanceautoparts.com

Headquarters: Raleigh, NC

Guarantor: Corporate

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	3,137	16,194	40,156
2030 Projection	3,193	16,303	40,787
Annual Growth 2020-2025	0.21%	0.23%	0.33%
Annual Growth 2025-2030	0.35%	0.13%	0.31%
HOUSEHOLDS			
2025 Households	1,361	6,963	17,677
2030 Projection	1,397	7,078	18,154
INCOME			
AVG. Household Income	\$95,903	\$90,895	\$77,474



34,000+
along Lee Hwy

George Washington Elementary School
East Tennessee State University at Allandale

LOWE'S Walmart Supercentre
TSC TRACTOR SUPPLY CO Bojangles

SUBJECT PROPERTY

ALLANDALE

DG MARATHON

Mt Carmel

Auto Zone Arby's
O'Reilly AUTO PARTS Walgreens

Pizza Hut Eastman Credit Union Weigel's
BURGER KING McDonald's TACO BELL
verizon CVS pharmacy

WEST VIEW PARK

Kingsport

HOLSTON HEIGHTS

HUNTINGTON HILLS

MERSHAM

1W

346

23

11W

399

26

S Wilcox Dr

Industry Dr

E Elm Ln

Wood Dr

Netherland Inn Rd

10 | LOCATION OVERVIEW - Kingsport, TN



Kingsport, Tennessee is a city in the northeastern corner of the state, located along the Holston River and nestled within the scenic Appalachian Highlands. As part of the Tri-Cities region (Kingsport, Johnson City, and Bristol), Kingsport blends small-town charm with a strong industrial foundation. Founded in the early 20th century as a planned industrial city, it has grown into a regional hub for business, healthcare, and education while maintaining access to outdoor recreation, including hiking, boating, and proximity to the Great Smoky Mountains. The city's well-planned layout, historic downtown, and strong civic infrastructure reflect its roots as one of Tennessee's earliest model cities.

The primary economic drivers in Kingsport center around advanced manufacturing, chemicals, healthcare, and distribution. Eastman Chemical Company is the region's largest employer and a global leader in specialty materials, anchoring the city's industrial base for over a century. Other key sectors include healthcare services led by Ballad Health, education and workforce development through institutions such as Northeast State Community College, and logistics due to the area's strategic access to highways and rail. Manufacturing remains the backbone of the local economy, supported by a skilled workforce and longstanding corporate investment.



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