

# ADVANCE AUTO PARTS

Investment Opportunity  
Long Term Tenant

1348 Hwy 394  
Blountville, TN



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## Advance Auto Parts, Blountville, TN

### PROPERTY OVERVIEW

### PRICE

\$1,513,735

6.45% Return

#### LOCATION:

Property is strategically positioned fronting Hwy 394 with immediate access to I-81, Exit 69 at the Blountville / Bristol area of the Tri-Cities region of Northeast Tennessee and Southwest Virginia.

#### LOT SIZE:

Approximately 1 acre

#### STRUCTURE:

This 6,889 sq ft building was a build to suit in 2004 for Advance Stores Company Incorporated and has been operated as a Advance Auto Parts store since.

#### LEASE:

There is a new 5 year lease beginning on 01/01/2020 through 12/31/2024 with one 5 year option to renew. This is a corporate NNN lease with Advance Stores Company Inc. and includes a gross sales breakpoint for the percentage rental section of the lease.

#### PARKING:

17,384 square feet of paved parking surrounds building.

#### BUSINESS AREA:

Other business at this exit include Fireworks Supermarket, BP c-store, Arby's and neighborhood strip center containing Edward Jones, Domino's Pizza and Blountville Family Eyecare.



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## Advance Auto Parts, Blountville, TN

### PROPERTY PHOTOS



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### TENANT PROFILE

***Advance Auto Parts is a leading automotive aftermarket parts provider in North America.***

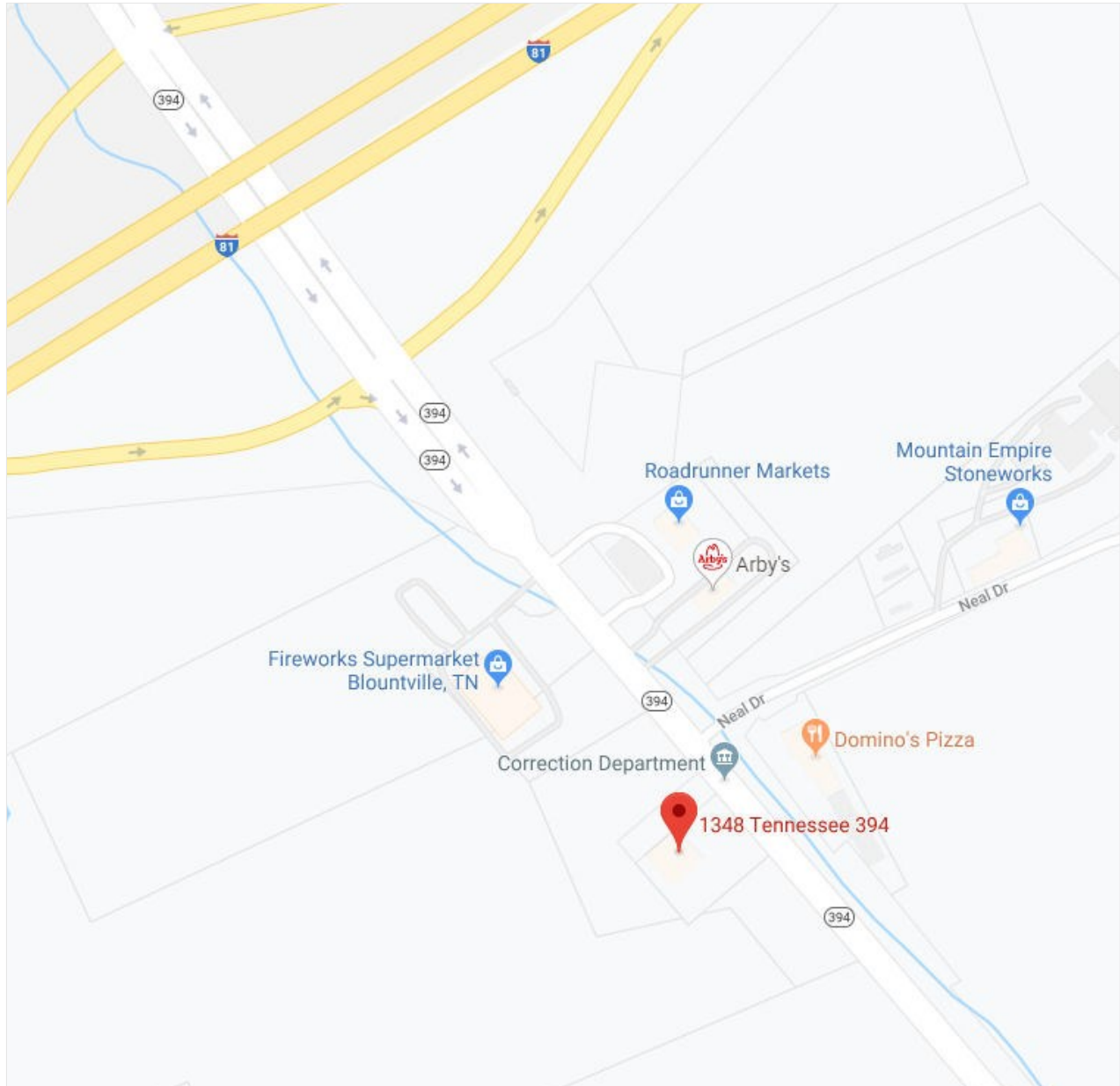
Advance Auto Parts Inc. (NYSE: AAP) is an aftermarket retailer of automotive parts and supplies as well as a provider of auto maintenance services. It operates nearly 4,000 stores in 40 states, Puerto Rico, and the Virgin Islands and employs about 55,000 team members. Advance Auto Parts typically has about 19,000 SKUs in each store and access to 115,000 SKUs at regional centers. Customers have access to nearly half a million SKUs by ordering directly from vendors. Many products include a “good, better, best” recommendation, and Team Members have access to a system to help customers choose the best product; this embodies Advance Auto Parts’ promise, “Service is our best part.”® Additionally, each store generally has two “part pros” with extensive knowledge and experience in auto maintenance. The current increase in new vehicle sales provides opportunities to demonstrate their two key strategies of Superior Availability and Service Leadership and to lead the way for service providers by improving delivery speed and reliability, leveraging supply chain advancement, and continuing to open new stores in new markets.



## AERIAL MAP



## STREET MAP



## COMMUNITY OVERVIEW



Blountville is a community located between Kingsport and Bristol, Tennessee, which is part of the Tri-Cities region made up of Kingsport, Johnson City and Bristol in Northeast Tennessee and Southwest Virginia.

In 2017, Kingsport-Bristol-Bristol, TN-VA had a population of 306k people with a median age of 45.5 and a median household income of \$43,516. The largest universities in Kingsport-Bristol-Bristol, TN-VA are King University (1,238 degrees awarded in 2016), Northeast State Community College (1,184 degrees), and Virginia Highlands Community College (607 degrees).

The median property value in Kingsport-Bristol-Bristol, TN-VA is \$136,700, and the homeownership rate is 73.2%. Most people in Kingsport-Bristol-Bristol, TN-VA commute by Drove Alone, and the average commute time is 25.5 minutes. The average car ownership in Kingsport-Bristol-Bristol, TN-VA is 2 cars per household.

Source: Hawkins County Industrial Development Board

## COMPANY SUMMARY

TCI Group is the first and largest commercial real estate group in the Tri-Cities region of Northeast Tennessee and Southwest Virginia. Our team of expert, knowledgeable brokers is experienced and skilled in every facet of commercial and industrial real estate, drawing on a vast network of affiliations to provide comprehensive real estate services. Specializing exclusively in commercial properties allows us to focus our efforts where it serves our clients best -- office, retail, commercial, financial, medical and industrial properties.

**Industry Leader** - First and Largest Commercial Real Estate Firm in the Tri-Cities, Established in 1996

**Professional Team** - Our team includes experts in corporate real estate, banking and finance, medical and industrial facilities management, site selection, professional office and manufacturing specialists

**Innovation** - Providing creative solutions to often complex issues involving Commercial Real Estate

**Three Offices** - Kingsport, Johnson City and Bristol: Serving the Northeast Tennessee and Southwest Virginia areas

**#1 in Listings** - We represent the largest inventory of commercial properties in the region



### Glenn Perkins

#### Affiliate Broker

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423-230-0255 Office  
423-956-5707 Mobile

For over 30 years, Glenn has been active in real estate investing and development. A Marine Corp veteran, Glenn's extensive career includes 23 years of State law enforcement service, 17 years of business experience and serving this country with combat service in Vietnam during 1966-67. Retiring from state service in 1993, he began a career in the private sector as owner and CEO of New England Investigation Services. Relocating to Tennessee in 2010, he is licensed in both Tennessee and Virginia.



### Jerry Petzoldt

#### CEO & Principal Broker

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Jerry Petzoldt is the Co-Founder of the TCI Group and CEO & Principal Broker of TCI Group-Jerry Petzoldt Agency, LLC. Mr. Petzoldt has been in the real estate business since 1971. The National Association of Realtors has honored him with the status of Realtor Emeritus in recognition of forty cumulative years in the real estate profession. He has an associate degree in architecture and a Broker's license in Tennessee, Virginia, and Florida.