



GRAYSTAN
REAL ESTATE

EXCLUSIVE LISTING
OFFERING MEMORANDUM

\$3,335,000

TIRE DISCOUNTERS

KNOXVILLE, TN

5.5% CAP



REPRESENTATIVE PHOTO



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INVESTMENT SUMMARY

ADDRESS	125 CHAPMAN TRIANGLE WAY
PRICE	\$3,335,000
CAP RATE	5.5%
NOI	\$183,446
TERM	15 Years
RENT COMMENCEMENT	~FEBRUARY 2020
LEASE EXPIRATION	FEBRUARY 2035
Lease Type	NNN
YEAR BUILT	2019
BUILDING SF	7,900
PARCEL SIZE	1.2 ACRES
Lease Term Remaining	15 YEARS
Increases	5% EVERY 5 YEARS INCL. OPTIONS
Options	(4) x 5 YEAR OPTIONS

HIGH TRAFFIC LOCATION AT SIGNALIZED INTERSECTION

- » LOCATED AT THE SIGNALIZED HARD CORNER OF CHAPMAN HIGHWAY AND JOHN SEVIER HIGHWAY, WITH EXCELLENT VISIBILITY AND ACCESS TO 33,000+ VEHICLES PER DAY
- » WELL POSITIONED IN A DENSE COMERCIAL CORRIDOR ON CHAPMAN HIGHWAY, A MAJOR KNOXVILLE NORTH/SOUTH CONNECTOR ROAD

ADJACENT REGIONAL COMMERCIAL AREA

- » AREA RETAILERS INCLUDE WALMART, HOME DEPOT, LOWE'S HOME IMPROVEMENT, FOOD CITY, WALLGREENS, CVS, PET SMART, AND MORE.
- » AREA FOOD EATERIES INCLUDE CHICK FIL A, RUBY TUESDAY'S, STARBUCKS, McDONALD'S, WENDY'S, SONIC, AND MORE.

DISCLAIMER

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TENANT SUMMARY

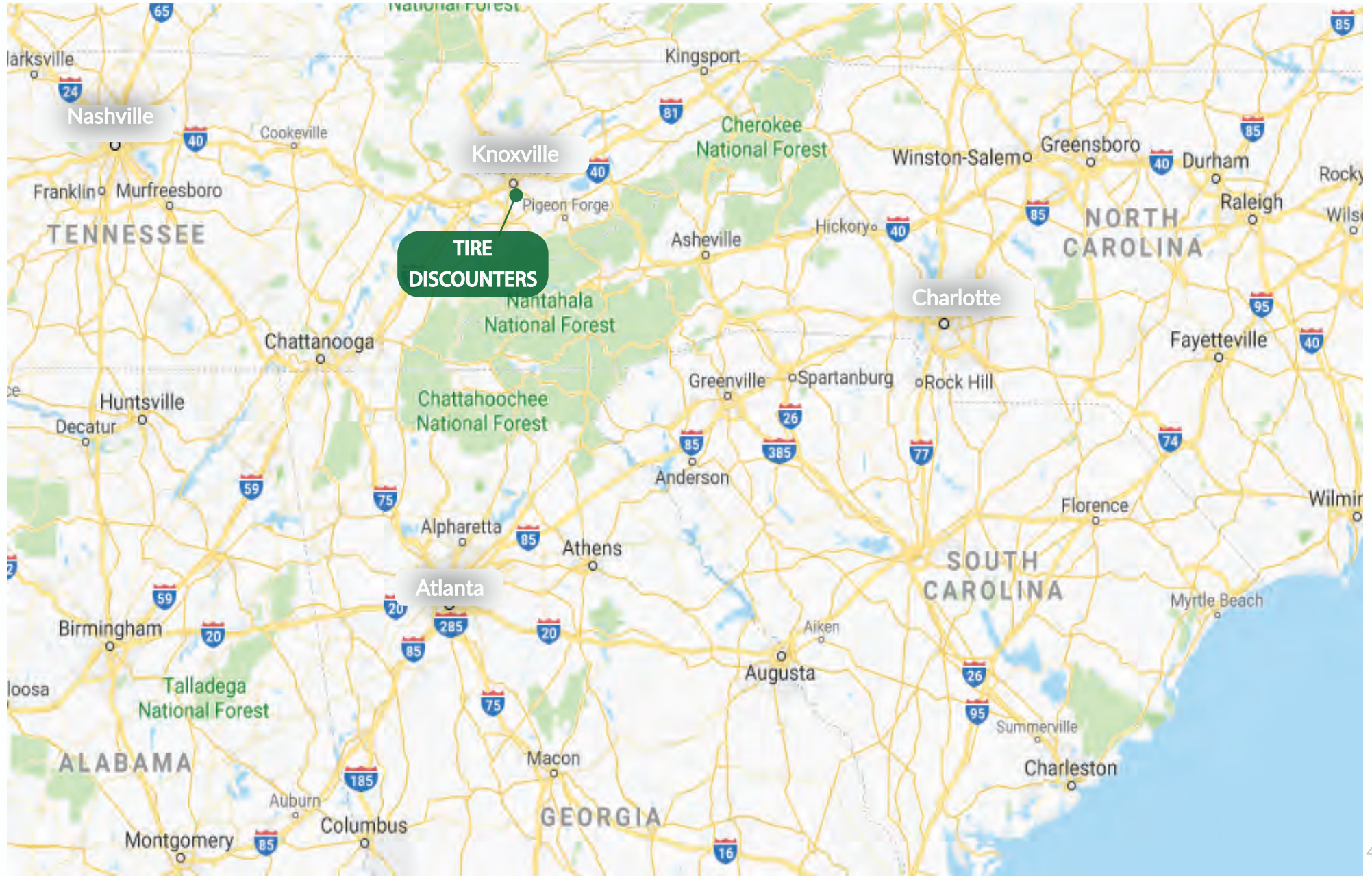
TIRE DISCOUNTERS IS AN OHIO BASED CORPORATION, HEADQUARTERED IN CINCINNATI, OHIO. ESTABLISHED IN 1976 WITH A SINGLE, ONE BAY STORE, TIRE DISCOUNTERS HAS REMAINED UNDER THE LEADERSHIP OF THE FOUNDER, CHIP WOOD, FOR THE PAST 40+ YEARS. 125+ STORES (AND COUNTING) WITH 6-10 BAYS PER STORE PROVIDING TIRES, WHEELS AND AUTO SERVICES. STORE FOOTPRINT RANGES FROM OHIO, KENTUCKY, INDIANA, TENNESSEE, GEORGIA, AND ALABAMA, WITH LOCATIONS IN CINCINNATI, COLUMBUS, DAYTON, KNOXVILLE, LEXINGTON, LOUISVILLE, NASHVILLE, CHATTANOOGA AND HUNTSVILLE. TIRE DISCOUNTERS HAS TWO WAREHOUSES, ONE IN SHARONVILLE, OH AND ONE IN MURFREESBORO, TN.

- ▶ SEVENTH LARGEST INDEPENDENT TIRE DEALER IN THE U.S. BY MODERN TIRE DEALER NATIONAL RANKINGS.
- ▶ RATED THE NO. 1 TIRE STORE IN CINCINNATI BY CITYBEAT MAGAZINE FOR THE PAST 11 YEARS.
- ▶ RATED THE NO. 1 AUTOMOTIVE REPAIR SHOP BY CITYBEAT MAGAZINE FOR THE PAST 4 YEARS.

TireDiscounters



LOCATION





GRAYSTAN
REAL ESTATE

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125 CHAPMAN TRIANGLE WAY | KNOXVILLE, TN





OVERVIEW

