

AUTOZONE

110 Holston Ferry Rd

Knoxville, TN 37924



ON MARKET: AUTOZONE IN KNOXVILLE, TENNESSEE



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- ▶ **AutoZone in Knoxville, TN**
THE THIRD LARGEST CITY IN TENNESSEE
- ▶ **Strong Corporate Guaranty**
S&P: BBB | NYSE: AZO
- ▶ **Hedge Against Inflation**
BASE RENT INCREASE OF 5% EVERY FIVE YEARS
- ▶ **Long Term Net Lease With 10 Years Remaining**
MINIMAL LANDLORD RESPONSIBILITY
- ▶ **Building Features a Brand-New Roof**
- ▶ **High Growth Market**
RESIDENTIAL POPULATION INCREASE OF 10.4% SINCE 2010 WITHIN 5-MILE RADIUS OF THE SUBJECT PROPERTY
- ▶ **Ideally Located Along Hwy-25 (Ashville Highway)**
MORE THAN 35,600 VEHICLES PER DAY (VPD)

FINANCIAL OVERVIEW

110 HOLSTON FERRY RD
KNOXVILLE, TN 37924

PRICE	\$1,800,000
CAP RATE	5.50%
NOI	\$99,000
PRICE PER SQUARE FOOT	\$277.77
RENT PER SQUARE FOOT	\$15.28
YEAR BUILT	2005
APPROXIMATE LOT SIZE	1.0 Acres
GROSS LEASEABLE AREA	6,480 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	AutoZone, Inc.
LEASE TYPE	Double Net (NN)
ROOF AND STRUCTURE	Landlord Responsibility



ANNUALIZED OPERATING DATA			
	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	12/31/2024	\$99,000	\$8,250
1/1/2025	12/30/2030	\$103,950	\$8,663
	Option 1	\$109,148	\$9,096
	Option 2	\$114,605	\$9,550
	Option 3	\$120,335	\$10,028
	Option 4	\$126,352	\$10,529



Knoxville Center Mall
Proposed Development

TARGET
Marshalls

KOHL'S

Applebee's

SAM'S
CLUB

FOOD CITY

WAL-MART
SUPERCENTER

RUTLEDGE PIKE

1

11W

INTERSTATE
640

SUBJECT PROPERTY
AutoZone

DOLLAR GENERAL

11E

HWY 25

35,600 VPD

9

70

INTERSTATE
40

DOLLAR GENERAL

CVS
pharmacy

Walgreens

Days Inn

WARRLE
HOUSE
MAPCO

Shell

Dominos
Pizzeria

INTERSTATE
40

11E

metro
by R-Mobile

Kroger

1927
Holston Hills
COUNTRY CLUB

955

INTERSTATE
40

FOOD CITY

Hampton
Inn

EconoLodge

Wendy's

RODEWAY
INN

Red
Roof
Inn

FAIRFIELD
INN

TACO
BELL

Krystal

Arby's

BURGER
KING

Best
Western
PLUS

COMFORT
SUITES

McDonald's

Little
Caesars

Long
John
Sisters

Arby's

FAMILY
DOLLAR

DOLLAR TREE

Save
a lot
food stores

Hardee's

DOLLAR GENERAL

muse
knoxville

ZOO
knoxville

Advance
Auto Parts

INTERSTATE
40

AUTOZONE - Knoxville, Tennessee

2 MILES TO
DOWNTOWN
KNOXVILLE, TN

LEASE SUMMARY

LEASE COMMENCEMENT DATE	01/01/2005
LEASE EXPIRATION DATE	12/30/2030
TERM REMAINING	10 Years
INCREASES	5% Every Five Years
OPTIONS TO RENEW	Four, 5-Year Options



REPRESENTATIVE PHOTO



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TENANT OVERVIEW

AutoZone, Inc is a retailer and distributor of automotive replacement parts and accessories in the United States. In 1979, Auto Shack opened its first store in Forrest City, Arkansas and now, AutoZone is a Fortune 500 company and the leading auto parts retailer in the United States with more than \$11.22 billion in annual sales.

AutoZone sells auto and light truck parts, chemicals, and accessories through AutoZone stores in 49 US states plus the District of Columbia. As of 2019, Autozone operated 5,772 locations in the United States and opened 86 new stores.

While AutoZone is a retailer, its business seems reasonably well-insulated from the Amazon threat. Usually, people need car parts on short notice and don't know exactly what they need. So, going into the local AutoZone is much more convenient than trying to do it online without much hand-holding. The company's store count goes up every quarter and same store sales continue to be on an upward trajectory.



REPRESENTATIVE PHOTO



OVERVIEW

TENANT TRADE NAME	AutoZone
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
NUMBER OF LOCATIONS	5,700+
HEADQUARTERED	Memphis, TN
WEB SITE	https://www.autozone.com/
STOCK SYMBOL	AZO
BOARD	NYSE
REVENUE	\$11.2 Billion
CREDIT RATING	BBB
RATING AGENCY	S&P



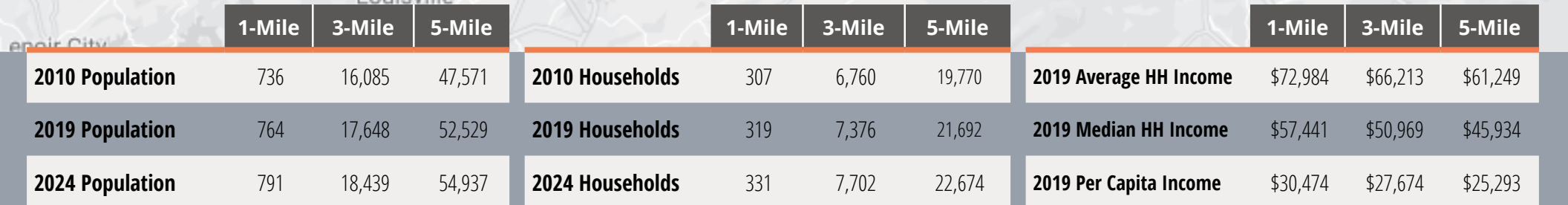
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ABOUT KNOXVILLE

Knoxville is a city in the state of Tennessee, and the county seat of Knox County. It is the largest city in the East Tennessee region and the state's overall third largest city after Nashville and Memphis. Knoxville is home to the flagship campus of University of Tennessee, which enrolls approximately 29,000 student annually. Knoxville is also home to the headquarters of the Tennessee Valley Authority, the Tennessee Supreme Courthouse for Eastern Tennessee, and the corporate headquarters of several national and regional companies. As one of the largest cities in the Appalachian region, Knoxville has positioned itself in recent years as a repository of Appalachian culture and is one of the gateways to the Great Smoky Mountains National Park.



REPRESENTATIVE PHOTO



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