



# ADVANCE AUTO PARTS

2010 GENESIS RD, CROSSVILLE, TN 38555







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## CONFIDENTIALITY AGREEMENT

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.



## 4 | INVESTMENT HIGHLIGHTS

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- **Long-Term Lease** - 14+ years remaining on the primary term including four, 5-year options.
- **Hedge Against Inflation** - Rare 10% rental increases every 5 years throughout initial term and options.
- **NN+ Lease** - Minimal Landlord responsibilities.
- **Brand-New Construction All Brick Prototype** - Site comes with a 20 year roof warranty.
- **Corporate Guarantee from an Investment Grade Tenant** - Baa3 Moody's Credit Rating.
- **New-Construction Retail Corridor** - Early days for the corridor with a new-construction Starbucks and Bucee's with 120+ gas pumps driving traffic to the area.
- **Income Tax Free State**
- **Located directly off of Interstate 40** - Tennessee's main East-to-West Interstate with 42,000+ VPD.
- **Proximate to area's Major Employer** - Located less than 1 mile from Colinx with over 1,100 employees.
- **Excellent visibility along Genesis Rd** - 8,700+ VPD along Genesis Rd/Hwy 298 and 6,000+ VPD along Interstate Dr.



# 5 | OFFERING SUMMARY

<b>LIST PRICE:</b>	<b>\$2,800,000</b>
<b>CAP RATE:</b>	<b>5.49%</b>

<b>NOI:</b>	\$153,600
<b>LEASE START:</b>	5/1/2024
<b>LEASE END:</b>	5/31/2039
<b>TERM REMAINING:</b>	14+ Years
<b>OPTIONS:</b>	Four, 5-Year Options
<b>INCREASES:</b>	10% Every 5-Years & In Each Option
<b>BUILDING SIZE:</b>	6,889 Square Feet
<b>LOT SIZE:</b>	0.92 Acres
<b>YEAR BUILT:</b>	2024
<b>LEASE TYPE:</b>	NN+
<b>GUARANTOR:</b>	Corporate
<b>TENANCY:</b>	Single-Tenant
<b>OWNERSHIP:</b>	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1-5	\$153,600.00	--	5.49%
YEARS 6-10	\$168,960.00	10.00%	6.03%
YEARS 11-15	\$185,856.00	10.00%	6.64%
OPTION 1	\$204,441.60	10.00%	7.30%
OPTION 2	\$224,855.76	10.00%	8.03%
OPTION 3	\$247,374.36	10.00%	8.83%
OPTION 4	\$272,111.76	10.00%	9.72%









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**Company:** Advance Auto Parts, Inc.

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**Year Founded:** 1932

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**Locations:** 4,777+

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**Annual Sales (2023):** \$11.3 Billion

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**Website:** [www.advanceautoparts.com](http://www.advanceautoparts.com)

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**Headquarters:** Raleigh, NC

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**Guarantor:** Corporate

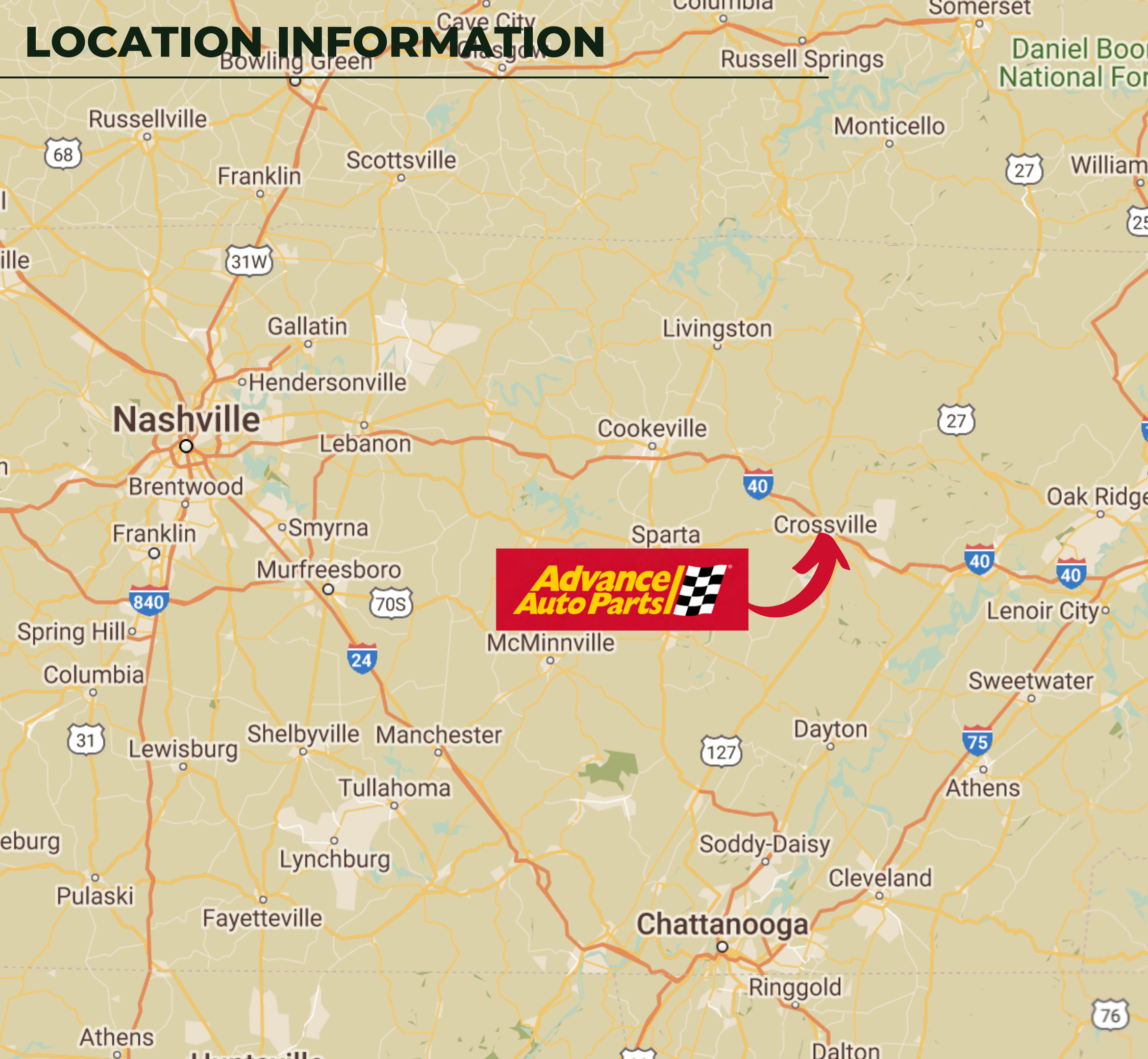
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Based in Raleigh, NC, Advance Auto Parts, Inc. is the largest provider of automotive aftermarket parts in North America, catering to both professional installers and do-it-yourself customers. The company operates 4,770 stores, along with Worldpac branches, 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.



# LOCATION INFORMATION



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2024 Population	578	10,461	22,202
2029 Projection	592	10,871	22,871
Annual Growth 2020-2024	0.66%	1.19%	0.89%
Annual Growth 2024-2029	0.48%	0.77%	0.60%

	1 MILE	3 MILE	5 MILE
<b>HOUSEHOLDS</b>			
2024 Households	237	4,604	9,571
2029 Projection	248	4,876	10,046

	1 MILE	3 MILE	5 MILE
<b>INCOME</b>			
AVG. Household Income	\$89,672	\$63,590	\$71,145



**8,700+ VPD**  
along Genesis Rd





Stone Memorial High School - 1,000+ Students



Interstate 40 - 42,000+ VPD

Genesis Rd - 8,700+ VPD

Lot 2  
Planned Development

Lot 1  
Planned Development



BUC-EE'S

120 Gas Pumps





Quality Inn C  
Near Cumber

**SUBWAY**  
**SHONEY'S**  
**DUNKIN'**  
**ExxonMobil**

**Deer Creek Golf Club**

**7 ELEVEN** **Cracker Barrel**  
 OLD COUNTRY STORE  
**WAFFLE HOUSE**

**Chick-fil-A**

**Arby's** **ZAXBY'S** **1**  
**AspenDental** **Walmart**

**Pilot**  
**FLYING J**

**Stone Memorial High School**

Pilot Travel Center

**LOWE'S**  
**McALISTER'S DELI**

**BUG-EE'S**

**Paradise on the Mountain RV Park**

**SUBJECT PROPERTY**

Mercedes Charging

Dairy Queen  
G & Chill

**DQ**

**Starbucks**

**TAKE 5 BEAUTY** **Ruby Tuesday**  
**bealls OUTLET** **Jersey Mike's SUBS**  
**AT&T**

**CoLinx**



## 9 | LOCATION OVERVIEW - Crossville, TN



Crossville Recreation Center Rendering



Cumberland Mountain State Park

Crossville, TN, located atop the picturesque Cumberland Plateau in east-central Tennessee, serves as the county seat of Cumberland County and is home to nearly 12,500 residents. This city enjoys a strategic position, being within a day's drive of 70% of the U.S. population, with Nashville (113 miles), Knoxville (70 miles), and Chattanooga (80 miles) all reachable within one to two hours. Recognized by Niche as the #1 place with the best public schools in Cumberland County for 2024, Crossville benefits from a strong economic foundation. The largest industries in the area include manufacturing, healthcare, and retail trade, with major employers such as CoLinx, LLC, Aviagen, Inc., Flowers Foods, Stonepeak Ceramic, Inc., Clayton Windows of Tennessee, Durable Products, Inc., Dana Incorporated, Mizkan America, and Royal Oak Enterprises. The city's low business and property taxes create a favorable environment for growth, complemented by a cost of living that is 18% below the national average. As a micropolitan center in the Upper Cumberland Region, Crossville draws workers from surrounding counties, supported by an approximate labor shed of 140,000 and five regional higher education institutions, including the Tennessee College of Applied Technologies (TCAT) and Roane State Community College.

Recent developments in Crossville reflect its ongoing growth. The Crossville Recreation Center, a \$38 million project, will feature a three-story indoor aquatic facility, including a competition-sized pool, gym, exercise classes, childcare area, sauna, walking tracks, and meeting spaces. Additionally, the Highway 127 Phase II project, a significant \$85.3 million investment, will widen Highway 127 between Crossville and Clarkrange, expanding it from two to five lanes, with two lanes in each direction and a dedicated turn lane.





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