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Advance Auto  
19474 Alberta Street Oneida, Tennessee



\$764,000

Property Information

- ◆ 6,972 Sq. Ft.
- ◆ 32 Parking Spaces / 2 Handicap
- ◆ 6 year lease remaining
- ◆ Traffic count: 16,240
- ◆ Cap rate: 7.15

◆ Demographics:	<u>3 mile</u>	<u>5 mile</u>	<u>10 mile</u>
Population	7,492	9,760	17,798
Average Household Income	\$64,672	\$59,213	\$54,484

Oliver A. Smith, IV

7216 Wellington Drive, Suite One  
Knoxville, Tennessee 37919  
(865) 584-2000





Google

Imagery Date: 10/17/2015 36°30'40.52" N 84°30'29.37" W elev: 1464 ft

1997





Walgreens

LEE'S  
Family Truckee Center

SONIC  
Drive-Through Restaurant

Little Caesars  
Pizza

SUBJECT PROPERTY

Google earth

Imagery Date: 10/17/2015 36°30'40.86" N 84°30'37.81" W elev: 1478 ft eye-alt: 2975 ft

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Surrey Hill Dr

Riverside St

27

Surrey Hill Dr



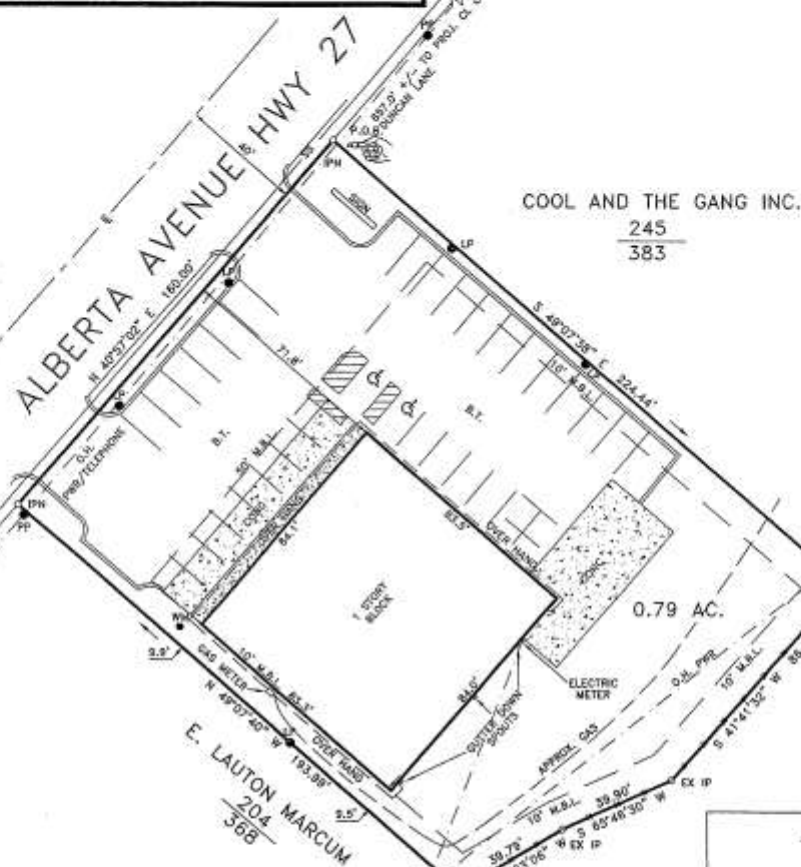
**ENCROACHMENT CERTIFICATION**

THIS IS TO CERTIFY THAT NO ENCROACHMENTS WERE FOUND ON OR NEAR THIS PROPERTY EXCEPT AS SHOWN.

**LEGAL DESCRIPTION:**  
SITUATED IN THE 6TH CIVIL DISTRICT OF SCOTT COUNTY, TENNESSEE AND WITHIN THE CITY OF ONEIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING ON AN IRON PIN IN THE SOUTH RIGHT OF WAY LINE OF ALBERTA AVENUE OR HIGHWAY NO. 27 SAID PIN BEING LOCATED IN A SOUTHWESTERLY DIRECTION 857.0' +/- FROM THE PROJECTED CENTERLINE OF DUNCAN LANE SAID POINT BEING THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING LEAVING THE RIGHT OF WAY LINE OF ALBERTA AVENUE AND WITH THE PROPERTY LINE OF COOL AND THE GANG INC. NO. 245 PG 383 SOUTH 49 DEG 07' 38" WEST 224.14' TO AN IRON PIN IN THE LINE OF BETHLEHEM BAPTIST CHURCH NO 186 PG 925. THENCE WITH THE LINE OF BETHLEHEM BAPTIST CHURCH SOUTH 41 DEG 41' 32" WEST 84.09' TO AN IRON PIN. THENCE CONTINUING WITH THE CHURCH SOUTH 85 DEG 48' 30" WEST 39.90' TO AN IRON PIN. THENCE CONTINUING WITH SAID CHURCH SOUTH 59 DEG 23' 00" WEST 39.79' TO AN IRON PIN IN THE LINE OF E. LAUTON MARCUM NO 204 PG 368. THENCE WITH THE LINE OF MARCUM NORTH 49 DEG 07' 38" WEST 193.99' TO AN IRON PIN IN THE SOUTH RIGHT OF WAY OF ALBERTA AVENUE. THENCE WITH THE SOUTHERN RIGHT OF WAY LINE OF ALBERTA AVENUE NORTH 49 DEG 07' 38" WEST 160.00' TO THE POINT OF BEGINNING CONTAINING 0.79 ACRES ACCORDING TO THE SURVEY OF HOWARD T. DAWSON RLS NO. 1301 DATED 6-22-05 AND BEARING DRAWING NO. 990339.

**LEGEN**

BLACKTOP
CONCRETE
FIRE HYDRAN
MANHOLE
POWER POLE
TELEPHONE P
WATER METEF
WATER VALVE
STORM DRAIN
GAS METER
GAS VALVE
LIGHT POLE
SERVICE POL



**PARKING INFORMATION**

32 SPACES
2 HANDICAP
16 REQUIRED

**NOTE:**  
1.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

**NOTE:**  
THIS PROPERTY IS ZONED C-2

STATE OF TENNESSEE  
COUNTY OF KNOX

TO REGIONS BANK  
ADVANCE AUTO PARTS INC. CO.  
I, HOWARD DAWSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TENNESSEE OF THE FIRM OF "SMOKEY MOUNTAIN LAND SURVEYING INC. KNOXVILLE, TENNESSEE 379-4057", HEREBY CERTIFY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING THOSE WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREFOR ON OR OVER SAID PREMISES EXCEPT AS SHOWN; THAT ALL RIGHT-OF-WAY, EASEMENTS OR JOINT DRIVES OVER OR ACROSS SAID PREMISES VISIBLE ON THE SURFACE ARE SHOWN; THAT THE PREMISES SURVEYED DO NOT ENCRUCH ON THE ADJOINING PROPERTY AND THAT THE ADJOINING PROPERTY DOES NOT ENCRUCH ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS 22ND DAY OF JUNE, 2005

**ALTA/ACSM LAND TITLE SURVEY**  
FOR  
REGIONS BANK  
E. DAVIS BOGLE  
ADVANCE STORES COMPANY, INC.

BASED UPON TITLE REPORT/COMMITMENT NO. \_\_\_\_\_  
BEARING AN EFFECTIVE DATE 22 JUNE 2005

**SURVEYORS CERTIFICATION**  
ADVANCE STORES COMPANY, INC.  
TO REGIONS BANK AND  
E. DAVIS BOGLE  
THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS PROFESSIONAL INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY THEREON WERE MADE (1) IN ACCORDANCE WITH THE REQUISITE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS SET FORTH IN THE ALTA/ACSM ACT AND AS ADOPTED BY ALTA AND ACSM IN 1993; (2) IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERNATIONAL LAND SURVEYING, INC. AND HAS INCLUDED THEREIN A FEASIBILITY NO. 1, 2, 3, 4, 7(a), 8, 11, 11(a) AND AS SPECIFICALLY BOUND THEREIN, AND (3) PURSUANT TO THE STATUTORY JAC ADOPTED BY ALTA AND ACSM AND IN EFFECT AS OF THIS CERTIFICATION) OF AND URBAN SURVEY.

HOWARD T. DAWSON  
REGISTERED PROFESSIONAL SURVEYOR NO. 1301  
WITHIN THE STATE OF TENNESSEE

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME. THAT THERE ARE NO EASEMENTS, ENCROACHMENT OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10000 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF HOWARD T. DAWSON R.L.S. NO. 1301.

30' 60' 90' 120'

GRAPHIC SCALE (FEET)

N

W E

SMLS

UPDATED  
6-22-05

HOWARD T. DAWSON  
REGISTERED LAND SURVEYOR  
6-22-05  
TENNESSEE No. 1301

**ALTA/ACSM SURVEY FOR**  
REGIONS BANK  
E. DAVIS BOGLE  
ADVANCE STORES COMPANY, INC.

SURVEY FOR: 6 COUNTY: SCOTT CITY: ONEIDA

LOT NO.: \_\_\_\_\_ BLOCK: \_\_\_\_\_

ADDRESS: N. ALBERTA AVENUE

MAP BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ SCALE: 1"=30'

MAP C&B: \_\_\_\_\_ SLIDE: \_\_\_\_\_ DATE: 6-18-99

TAX MAP: 529 GROUP: A PARCEL: 15.01

WARRANTY DEED BK: 225 PAGE: 607

CENSUS TRACT NO.: \_\_\_\_\_ DRAWN BY: MJD

SEARCHING BASE: WARRANTY DEED

MORTGAGE CO.: \_\_\_\_\_

TITLE CO.: \_\_\_\_\_

SMLS

SMON LANG CO., I  
HOWA R.L.S.  
724 A KNOX TN  
PH: \_\_\_\_\_  
FAX: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

SMLS 2ND



## EASI Demographics on Demand Updated Site Selection Reports & Analysis Executive Summary

Address: 19474 Alberta Street, Oneida TN

Latitude: 36° : 30' : 41"

Longitude: -84° : 30' : 37"



Description	3 Miles	5 Miles	10 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	6,836	8,198	15,098
Population (4/1/2000)	7,314	9,472	17,038
Population (4/1/2010)	7,538	9,828	17,920
Population (1/1/2015)	7,492	9,760	17,798
Population (1/1/2020)	7,516	9,790	17,861
Percent Growth (2015/2010)	-0.61	-0.69	-0.68
Percent Forecast (2020/2015)	0.32	0.31	0.35
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	2,589	3,051	5,492
Households (4/1/2000)	2,992	3,818	6,658
Households (4/1/2010)	3,032	3,925	7,011
Households (1/1/2015)	3,007	3,890	6,950
Households (1/1/2020)	3,023	3,910	6,990
Percent Growth (2015/2010)	-0.82	-0.89	-0.87
Percent Forecast (2020/2015)	0.53	0.51	0.58
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	38.7	38.6	38.5
Male	3,593	4,704	8,705
Female	3,899	5,056	9,093
Density	98.9	64.1	53.2
Urban	2,931	3,551	4,295
Rural	4,561	6,209	13,503
<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2015)	3,007	3,890	6,950

Families	1,934	2,538	4,607
Non-Family Households	1,073	1,352	2,343
Average Size of Household	2.47	2.49	2.52
Median Age of Householder	54.0	54.2	53.6
Median Value Owner Occupied (\$)	84,848	86,498	86,010
Median Rent (\$)	373	372	383
Median Vehicles Per Household	2.2	2.2	2.2
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	3,541	4,606	8,099
Housing, Owner Occupied	2,117	2,804	5,061
Housing, Renter Occupied	890	1,086	1,889
Housing, Vacant	534	716	1,149
<b>POPULATION BY RACE</b>			
White Alone	7,336	9,557	17,428
Black Alone	21	21	26
Asian Alone	18	25	36
American Indian and Alaska Native Alone	31	38	69
Other Race Alone	20	34	55
Two or More Races	66	85	184
<b>POPULATION BY ETHNICITY</b>			
Hispanic	61	82	112
White Non-Hispanic	7,307	9,519	17,377
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Household Income (\$)	194,468,468	230,339,968	378,663,188
Median Household Income (\$)	33,940	31,957	34,656
Average Household Income (\$)	64,672	59,213	54,484
Per Capita Income (\$)	26,048	23,670	21,478
<b>RETAIL SALES</b>			
Total Retail Sales (Including Food Services) (\$)	106,005	130,036	164,277
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	146,982.2	189,370.6	343,207.7
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	1,639	1,869	2,634
Establishments, Total (by Place of Work)	173	201	262
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	105	105	102
EASI Total Crime Index (US Avg=100; A=High)	166	157	153
EASI Weather Index (US Avg=100)	114	114	112
BLOCK GROUP COUNT	5	7	13

**Footnotes:**

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.