



BIG O TIRES®

121 N River Blvd
Sevierville, TN 37876 (Knoxville MSA)

Marcus & Millichap

HERNANDEZ | O'NEILL | LYONS GROUP

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Investment Overview



- Long-Term NNN Lease⁽²⁾
- Long-term NNN lease with minimal landlord responsibilities
 - Approximately 8+ years of remaining lease term
 - Six, 5-year renewal options with 7.5% rent increases during each option period

- Big O Tires | National Automotive Service Brand
- Big O Tires operates 450+ locations across 25 states
 - Founded in 1962 and backed by TBC Corporation, one of North America’s largest tire marketers
 - Necessity-based business model supported by recurring maintenance and repair demand
 - Leading automotive service brand with a long operating history

- 2023 Construction | Purpose-Built Automotive Facility
- Newly constructed in 2023, upgraded building facade
 - Purpose-built 6,960 SF automotive service facility designed for long-term tenant occupancy

- Experienced Multi-Unit Franchise Operator⁽³⁾
- Experienced franchisee who operates approximately 24 Big O Tires locations across Tennessee, Kentucky, Indiana, New Mexico, and Texas
 - Decades of automotive service and franchise operating experience

- Knoxville MSA | Dominant Sevierville Retail Corridor
- Located along N River Blvd, just off Winfield Dunn Parkway (50,000+ VPD), within Sevierville’s primary retail corridor
 - Surrounded by national retailers including Lowe’s, Kroger, Aldi, Home Depot, BJ’s Wholesale Club, Tractor Supply, Hobby Lobby, Ross, Publix, Chick-fil-A, Starbucks, Dunkin, Freddy’s, Zaxby’s, Cracker Barrel, Hardee’s and many others
 - Positioned within one of East Tennessee’s strongest retail and tourism markets, serving both local residents and Great Smoky Mountains visitors

Offering Price / CAP Rate\$3,000,000 / 6.00%

Net Operating Income (NOI)\$180,000

Property Information	
Property Address	121 N River Blvd Sevierville, TN 37876
Lease Type	NNN ⁽²⁾
Remaining Lease Term	8+ Years
Lease Commencement	3/1/2025
Lease Expiration	2/28/2035
Year Built	2023
Rentable Area	6,960 SF
Lot Size	0.92 AC
Renewal Options	6, 5 Year
Rent Increases	7.5% in Options
Guarantor Type	Personal & Franchisee (24 Units)
Guarantor	Steve Towers Enterprise of Tennessee, LLC

Demographics	1 Mile	3 Mile	5 Mile
2025 Population	3,134	13,381	28,922
Average Household Income	\$71,101	\$68,364	\$72,206

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(2) NNN lease, subject only to Landlord responsibility for HVAC replacement upon system failure.
(3) See Tenant Profile for more information

Lease Abstract



Property Address	121 N River Blvd Sevierville, TN 37876
Tenant	Steve Towers Enterprise of Tennessee, LLC
Lease Commencement	March 1, 2025
Lease Expiration	February 28, 2035
Lease Structure	This is a triple net lease. It is the intention of the parties that the Monthly Rent and other sums and charges provided herein shall be absolutely net to Landlord. Tenant shall pay in addition to the Monthly Rent, as additional rent, all costs, charges, obligations, assessments, and expenses of every kind and nature relating to the Premises or the use, occupancy, area, possession, leasing, operation, maintenance, or repair thereof, which may arise or become due during the Lease Term.
Maintenance & Repair (Tenant)	The Tenant shall, at all times during the Lease term and at its own cost and expense, repair, replace and maintain in good, safe and substantial condition, all buildings and improvements, additions and alterations thereto, as well as the landscaping on the leased premises.
Maintenance & Repair (Landlord)	Landlord is responsible for the replacement cost of the HVAC if the HVAC unit must be replaced.
Real Estate Taxes	Tenant shall pay all ad valorem real property taxes. The Tenant shall pay all privilege taxes, sales taxes, assessments or other governmental charges, foreseen or unforeseen, that shall or may, during the Lease term, be imposed on or arise in connection with the use of, the leased premises or any part thereof. Tenant shall also timely pay all sales taxes, income taxes, or other taxes or fees required to be paid by Tenant in the operation of its business.
Utilities	Tenant shall be liable for all utility charges as they become due, including those for sewer, water, gas, electricity, and telephone service, cable, internet service, etc.
Insurance	Property Insurance: Tenant shall maintain fire and flood insurance covering all buildings, improvements, equipment, alterations, additions, and improvements on the leased premises in an amount not less than \$3,500,000 or the full insurable value of the leased premises, whichever is greater. Liability Insurance: Tenant shall maintain personal injury and property damage liability insurance with minimum limits of \$1,000,000. Additional Insurance: Tenant shall maintain any other insurance reasonably required by Landlord for the type of business conducted.
Guaranty	If Tenant is a corporation, limited liability company, or other entity, the officer executing this Lease on behalf of Tenant personally guarantees each and every obligation of Tenant.

(1) The lease information contained herein has been obtained from the Lease Agreement and is considered confidential; it is provided solely for informational purposes and is subject to verification by prospective purchasers.
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Property Photos





Publix
SUPER MARKETS

HomeGoods

five BELOW

Hamrick's

TARGET



Chick-fil-A

Freddy's
STEAKBURGERS

ZAXBY'S



Krispy Kreme
DOUGHNUTS



DICK'S
SPORTING GOODS

ROSS
DRESS FOR LESS

ULTA
BEAUTY

HOBBY LOBBY

Staples

PETSMART



CVS
pharmacy

SureStay
PLUS HOTEL



EL PASO
MEXICAN GRILL



Hampton
by Hilton

HAMMER'S
DEPARTMENT STORE

LOWE'S

Bargain BARN

ALDI

THE DINER

Divi NAILS SPA
Professional Nail Care for Ladies & Gentlemen



50,242 VPD



Future Multi-Tenant
Retail Development

BIG O
TIRES

SUBJECT PROPERTY

N River Blvd

Jimmy John's

EXXON

Valvoline

Future Multi-Tenant
Retail Development



MURPHY USA



WALGREENS



BIG LOTS! HARBOR FREIGHT Gabe's
Krystal SHONEY'S CARRETTA DUTCH BROS LONG JOHN SILVER SMARM
QUALITY TOOLS LOWEST PRICES
SPICY MOUNTAIN AREA RESCUE MINISTRIES



27,374 VPD

W Main St

50,242 VPD



Winfield Dunn Pkwy



EXXON

Jimmy John's

N River Blvd

BIG TIRES SUBJECT PROPERTY

Future Multi-Tenant Retail Development

TSC TRACTOR SUPPLY CO
Farrell Calthoun
SINCE 1995
OLLIE'S Bargain OUTLET ROSES EXPRESS



Publix SUPER MARKETS

HomeGoods

five BELOW

Freddy's STEAKBURGERS

Hamrick's

Chick-fil-A

DICK'S SPORTING GOODS

ULTA BEAUTY

Krispy Kreme DOUGHNUTS

afc

ROSS DRESS FOR LESS

HOBBY LOBBY

HAMMERS

Staples

PET SMART

Hampton by Hilton

Kroger

Cracker Barrel OLD COUNTRY STORE

SureStay PLUS HOTEL

ZAXBY'S

LOWE'S

EL PASO MEXICAN GRILL

CVS pharmacy

THE DINER

Starbucks

TSC TRACTOR SUPPLY CO

Farrell Calhoun SINCE 1905

OLLIE'S Bargain OUTLET

ROSES EXPRESS

BIG LOTS!

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

Gabe's

Krystal

SHONEY'S

CARRETTA

DUTCH BROS

LONG JOHN SILVER'S

SMARM ROCKY MOUNTAIN AREA RESCUE MINISTRIES

belk

T.J. MAXX

maurices

BAYMONT INN & SUITES

SMOOTHIE KING

MARISCOS

DOLLAR GENERAL

DOLLAR TREE

POPEYES

BIG TIRES

SUBJECT PROPERTY

SHERWIN WILLIAMS

SONIC

Advance Auto Parts

O'Reilly AUTO PARTS

PIZZA PAPA JOHN'S

FOOD CITY

Auto Zone

Aubrey's

McDonald's

Wendy's

Andy's Frozen Custard

Culver's

HTEAO BORN IN TEXAS 2009

Bojangles



Sevier County High School

Sevierville Elementary School

Gatlinburg Pigeon Forge Airport



Tenant Profile



Tenant Profile: Big O Tires is one of North America's largest automotive service and tire retail franchise systems, with more than 450 locations across 25 states.

Founded in 1962 and acquired by TBC Corporation in 1996, the brand has grown into a nationally recognized provider of tire sales, preventative maintenance, and automotive repair services.

Since joining TBC Corporation in 1996, one of North America's largest tire marketers, Big O Tires has expanded its footprint while maintaining locally owned franchise operations. Its strong brand recognition, necessity-based business model, and broad range of automotive services have established Big O Tires as a leading name in the automotive service industry.

For more information, please visit: www.bigotires.com



Franchisee Profile: The subject property is operated by Steve Towers Enterprise, an experienced multi-unit Big O Tires franchisee led by automotive industry entrepreneur Steve Towers.

Steve Towers Enterprise currently owns and operates approximately 24 Big O Tires locations across Tennessee, Kentucky, Indiana, New Mexico, and Texas, making it one of the larger franchisee groups within the Big O Tires system.

Prior to building his Big O Tires platform, Towers grew one of the nation's largest Midas franchise groups to more than 50 locations nationwide before ultimately selling his holdings. Today, Steve Towers Enterprise continues to expand through strategic acquisitions and long-term investment in the automotive service sector.

Sources: powerbusinesssports.com, [linkedin.com](https://www.linkedin.com)

Brand Overview

Company Name	Big O Tires
Segment	Automotive Service & Tire Retail
Total Locations	450+ Locations
Founded	1962
Parent Company	TBC Corporation (since 1996)
Geographic Presence	25 States
Headquarters	Palm Beach Gardens, FL
Website	www.bigotires.com

Franchisee Overview

Guarantor Structure	Personal & Franchisee
Guarantors	Steve Towers Steve Towers Enterprise of Tennessee, LLC
Total Locations	24 Locations
Geographic Presence	TN, KY, IN, NM, TX
Prior Platform	Built & Operated 50+ Midas Locations Nationwide
Headquarters	Lebanon, TN

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Knoxville Market Overview



Knoxville MSA / Home to the University of Tennessee⁽¹⁾

Knoxville is the economic and cultural center of East Tennessee, serving as the anchor of a growing metropolitan area that includes Knox, Blount, Anderson, Loudon, and Sevier counties. Strategically located along Interstate 40 and Interstate 75, Knoxville offers direct connectivity to Nashville, Chattanooga, Atlanta, Lexington, and Asheville. The region benefits from a diverse economic base supported by education, healthcare, advanced manufacturing, tourism, technology, and energy-related industries.



The Knoxville MSA is home to more than 900,000 residents and continues to experience steady population growth driven by a favorable business climate, affordable cost of living, and high quality of life. The region is anchored by the University of Tennessee, one of the state's largest educational institutions and a significant driver of employment, innovation, and economic activity. Other major employers include Covenant Health, Tennova Healthcare, DENSO Manufacturing, Clayton Homes, and Oak Ridge National Laboratory, providing a stable employment base that supports long-term economic expansion throughout the region.

Retail demand is fueled by strong residential growth, regional tourism, and significant commuter traffic. Key commercial corridors include Kingston Pike, Turkey Creek, Chapman Highway, Clinton Highway, and the Winfield Dunn Parkway corridor serving Sevier County. The region is home to major national retailers including Target, Walmart, Costco, Lowe's, Home Depot, Publix, and a wide variety of quick-service restaurants, service providers, and entertainment destinations.

The Knoxville region also serves as the gateway to the Great Smoky Mountains National Park, the most visited national park in the United States. Nearby Sevierville, Pigeon Forge, and Gatlinburg attract millions of visitors annually and are home to some of Tennessee's most visited destinations, including Dollywood, Dollywood's Splash Country, and numerous hospitality, entertainment, and retail attractions. This tourism-driven economy generates substantial consumer spending and supports year-round demand for retail, restaurant, and commercial real estate throughout the market.

Recreational and cultural amenities include the University of Tennessee, Neyland Stadium, Market Square, World's Fair Park, the Tennessee River, Dollywood, and the Great Smoky Mountains. The area's unique combination of economic growth, higher education, tourism, and regional connectivity continues to attract residents, businesses, and investment capital to East Tennessee.

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Regional Map & Demographics⁽¹⁾

Population	1 Mile	3 Mile	5 Mile
2030 Population	3,047	13,162	28,578
2025 Population	3,134	13,381	28,922
2020 Population	3,547	14,452	30,663

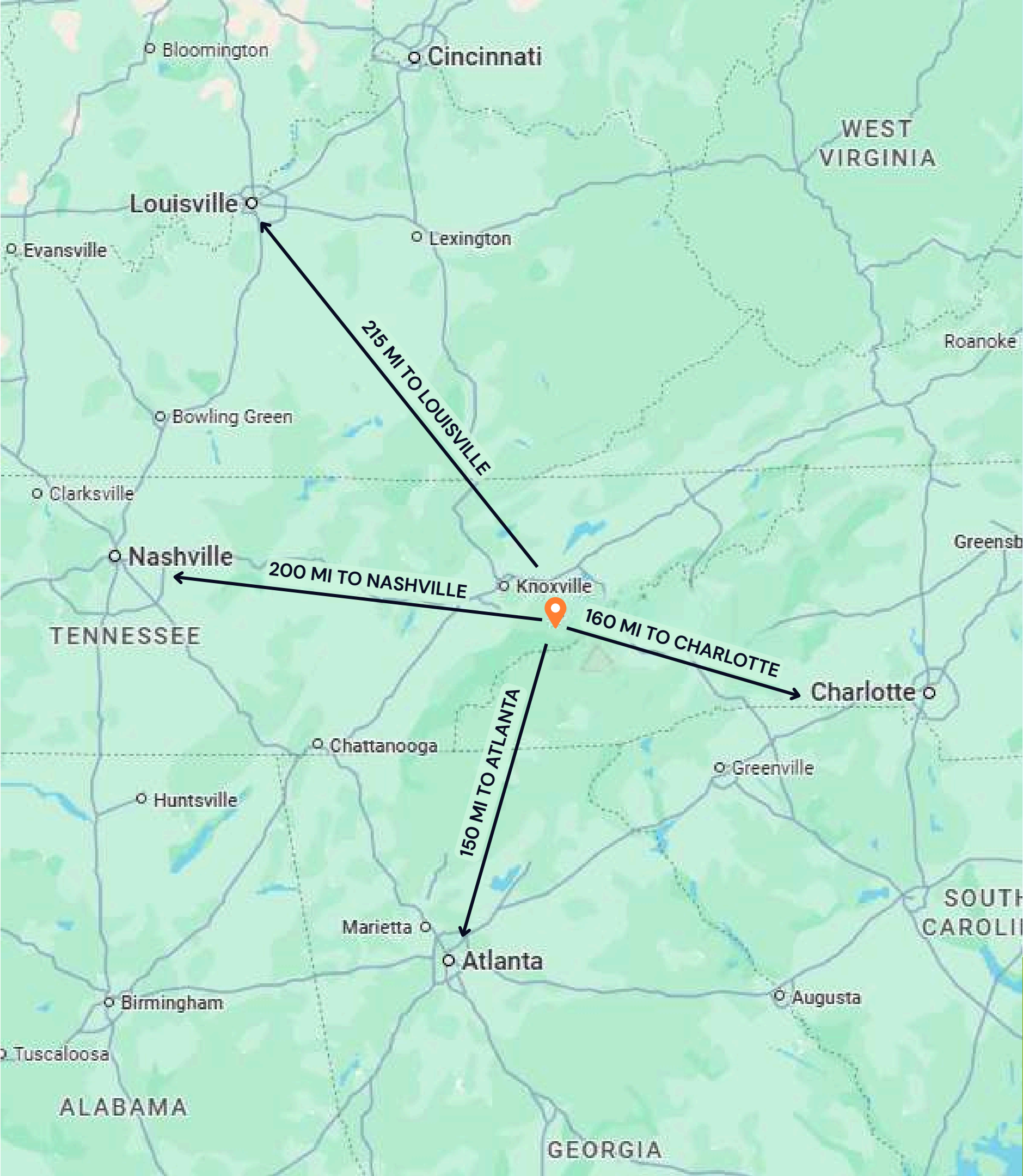
Household Income	1 Mile	3 Mile	5 Mile
Average	\$71,101	\$68,364	\$72,206
Median	\$45,141	\$46,655	\$51,757

Households	1 Mile	3 Mile	5 Mile
2030 Households	1,392	5,397	11,377
2025 Households	1,438	5,509	11,544
2020 Households	1,652	6,051	12,383

Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$359,821	\$278,969	\$311,552

Employment	1 Mile	3 Mile	5 Mile
Total Daytime Employment	4,520	15,582	23,525

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Actual Location

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