



RETAIL PROPERTY FOR SALE

SHERWIN WILLIAMS
217 Randolph Street, Charleston, WV 25302

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$950,000
NOI:	\$52,216
Cap Rate:	5.5%
Land Acreage:	0.22 Acres
Year Built:	1970
Building Size:	7,600
Price / SF:	\$125.00

LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	12 Years
Original Lease Term:	10 Years
Commencement Date:	8/1/1970
Current Term Expiration:	7/31/2030
Options:	(3) Five-Year Options
Increases:	In Options
Guarantor:	Corporate Guarantee

PROPERTY HIGHLIGHTS

- Sherwin Williams Recently Extended The Lease For 10 Years
- Double Net Lease - Minimal Landlord Responsibilities
- Long Term Tenancy - Sherwin Has Occupied The Site Since 1970
- Sherwin Williams: NYSE: SHW
- Standard & Poor's: BBB
- Lease Supports (2) Five-Year Options
- Charleston is The Largest City and Capital of West Virginia
- Over 71,000 People Within 5 Miles of Subject Property
- 5 Mile Average Household Income Exceeds \$64,000
- Subject Property is Located At The Signalized Intersection of Randolph Street & Ohio Avenue

INCOME & EXPENSES

INCOME SUMMARY	SHERWIN WILLIAMS	PER SF
Sherwin Williams Base Rent	\$53,955	\$7.10
Gross Income	\$53,955	\$7.10
EXPENSE SUMMARY	SHERWIN WILLIAMS	PER SF
Insurance Expense	\$1,200	\$0.16
Business and Occupation Tax	\$539	\$0.07
Gross Expenses	\$1,739	\$0.23
Net Operating Income	\$52,216	\$6.87

LOCATION OVERVIEW



LOCATION OVERVIEW

Charleston is known as the cultural, recreational, and business capital of the Appalachian Mountains. Charleston is the most populous city and the capital of West Virginia. Located at the confluence of the Elk and Kanawha rivers, the population during the 2016 Census Estimate was 49,138. The Charleston metropolitan area as a whole had 217,916 residents. Charleston is the center of government, commerce, and industry for Kanawha County, of which it is the county seat.

Once a frontier town and home to Daniel Boone, today Charleston is the historic, sophisticated capital of West Virginia and home to a variety of exciting cultural and recreational attractions. The State Capitol, with its gleaming 23-karat gold dome and classic 20th-century architecture, is truly a sight to see. The city lies at the intersection of Interstates 79, 77, 64, and also where the Kanawha and Elk Rivers meet. Charleston is about 162 miles (261 km) southeast of Columbus, Ohio, 315 miles (507 km) west of Richmond, Virginia, 228 miles (367 km) southwest of Pittsburgh, Pennsylvania, 247 miles (398 km) east of Louisville, Kentucky, 264 miles (425 km) north of Charlotte, North Carolina, 252 miles (406 km) south of Cleveland, Ohio, and 210 miles (340 km) southeast of Cincinnati, Ohio.

SHERWIN WILLIAMS TENANT OVERVIEW



OVERVIEW

Company:	Sherwin Williams
Total Revenue:	\$14.98 Billion - 2017
Headquarters:	Cleveland, OH
Website:	Sherwin-Williams.com
NYSE	SHW
S&P Rating	Investment Grade: BBB
Sherwin Williams Income Statement	https://finance.yahoo.com/quote/SHW/financials?p=SHW

TENANT HIGHLIGHTS

- Founded in 1866 - Sherwin Williams Has Over 4,620 Stores
- Sherwin Williams Acquired Valspar in June 2017 For \$9 Billion
- 2018 First Quarter: Consolidated net sales increased 43.6% in the quarter to a record \$3.97 billion

TENANT OVERVIEW

The Sherwin-Williams Company develops, manufactures, distributes, and sells paints, coatings, and related products to professional, industrial, commercial, and retail customers primarily in North and South America, the Caribbean, Europe, and Asia.

The company operates in four segments: Paint Stores Group, Consumer Group, Global Finishes Group, and Latin America Coatings Group. It offers architectural paint and coatings, protective and marine products, automotive finishes and refinish products, original equipment manufacturer product finishes, and related items under the Sherwin-Williams brand. The company also licenses technology and trade names.

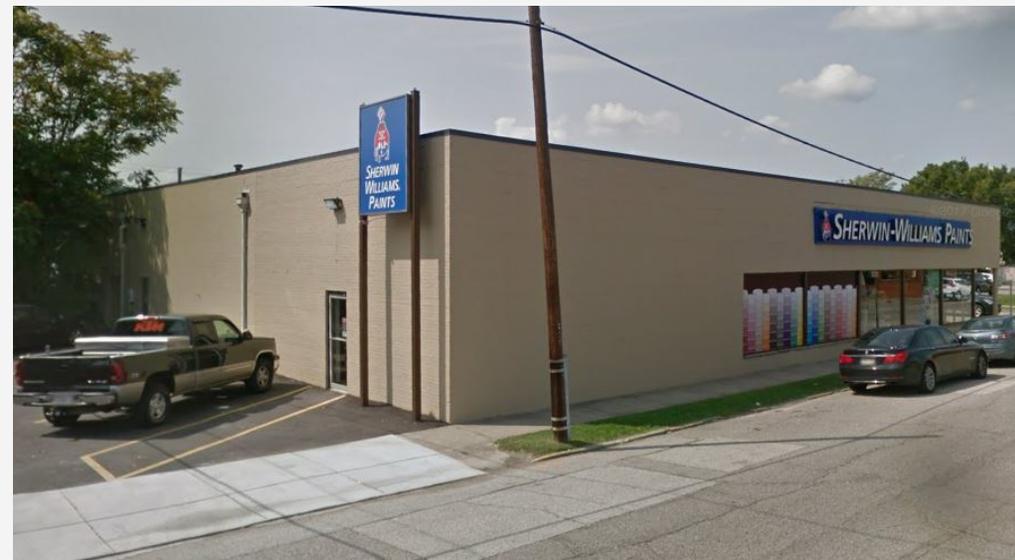
As of 2017, its Paint Stores Group segment operated 4,620 company-operated specialty paint stores; Global Finishes Group segment operated 288 company-operated branches; and Latin America Coatings Group segment operated 339 company-operated stores. The company also sells its products through direct sales staff and outside sales representatives to retailers, dealers, jobbers, licensees and other third party distributors. The Sherwin-Williams Company was founded in 1866 and is headquartered in Cleveland, Ohio.

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ADDITIONAL PHOTOS

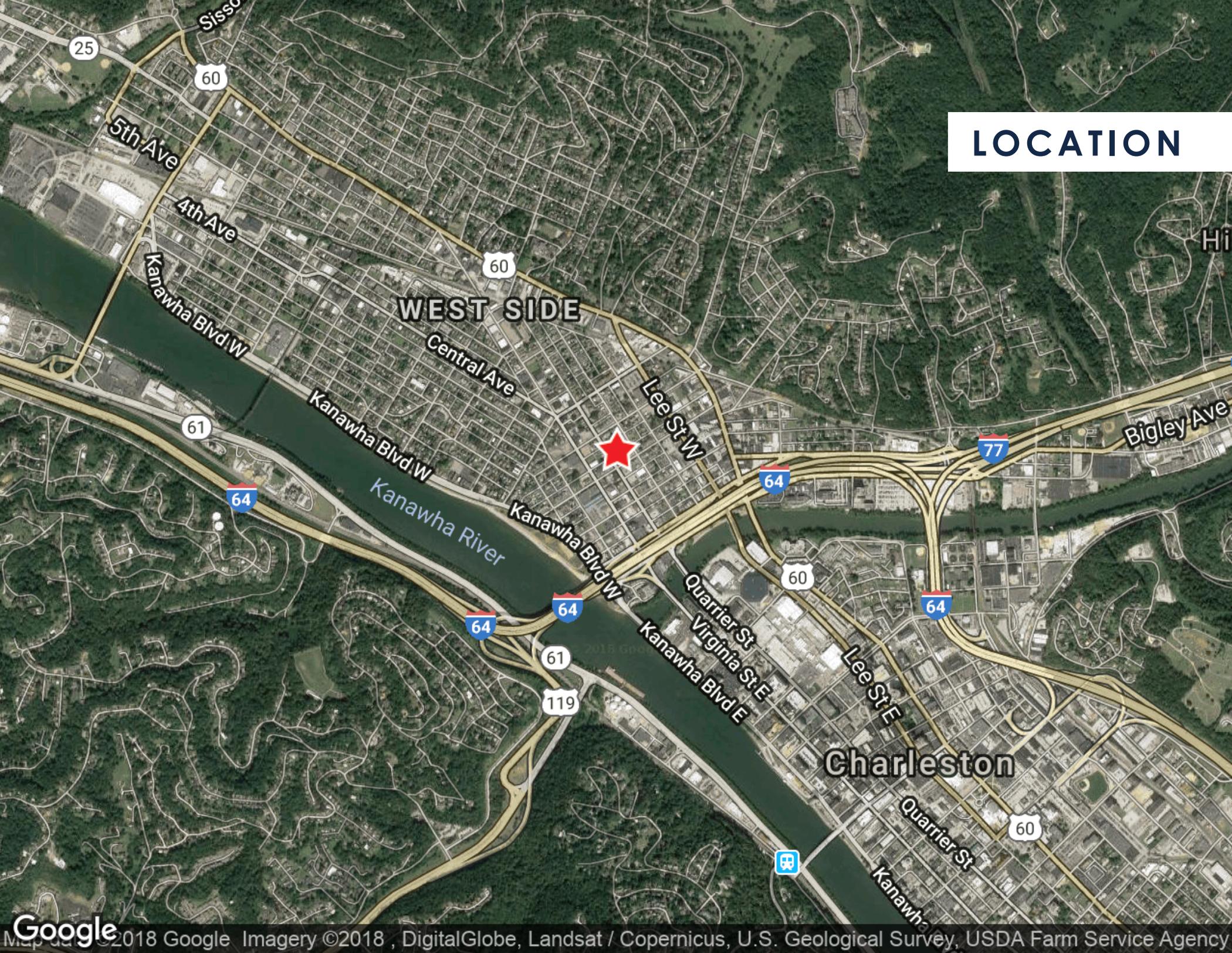


AERIAL

Sherwin Williams



LOCATION



REGIONAL

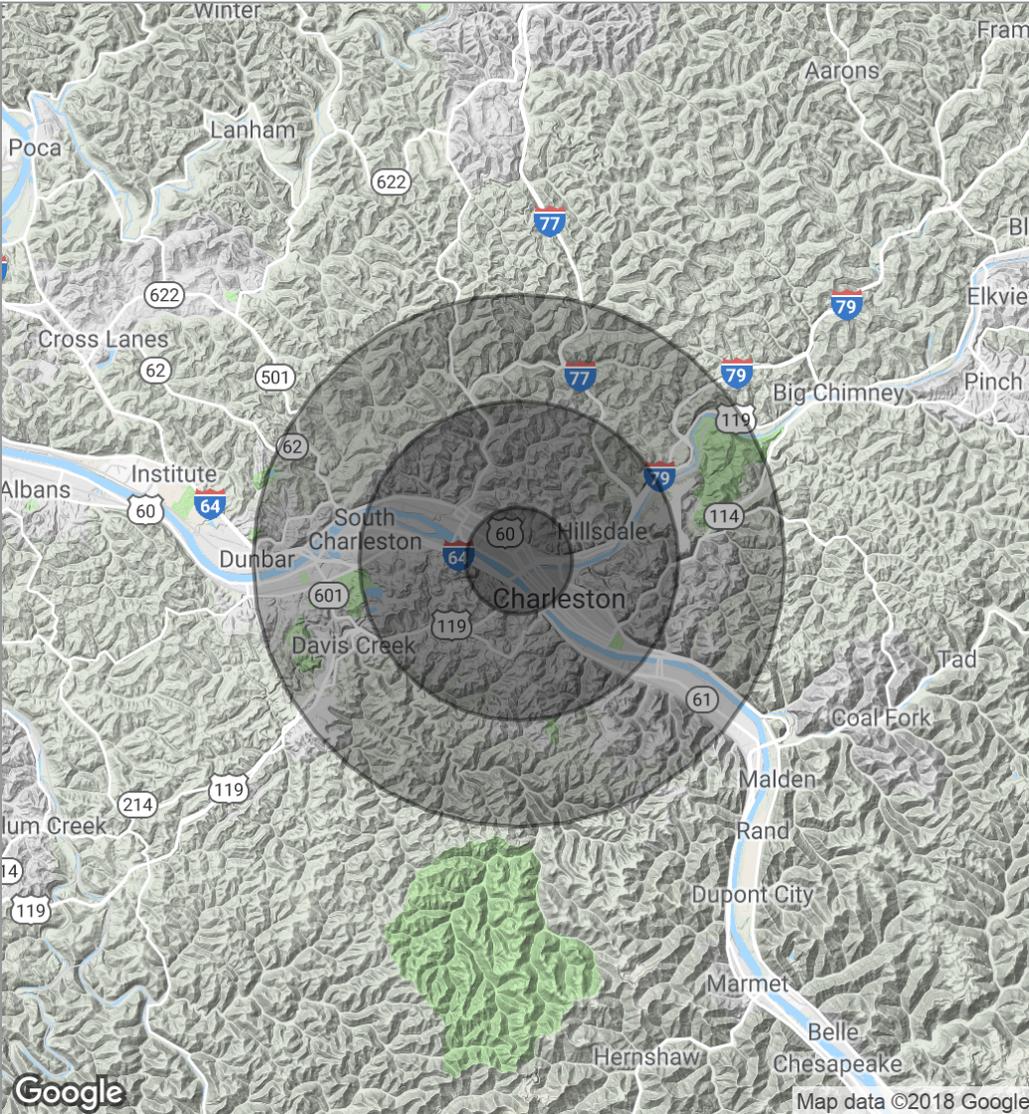


DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total population	10,303	47,866	77,133
Median age	43.3	42.9	42.8
Median age (Male)	40.0	40.8	41.1
Median age (Female)	46.8	44.9	43.9
Total households	5,074	23,176	35,630
Total persons per HH	2.0	2.1	2.2
Average HH income	\$48,965	\$62,370	\$66,166
Average house value	\$160,684	\$185,871	\$181,175

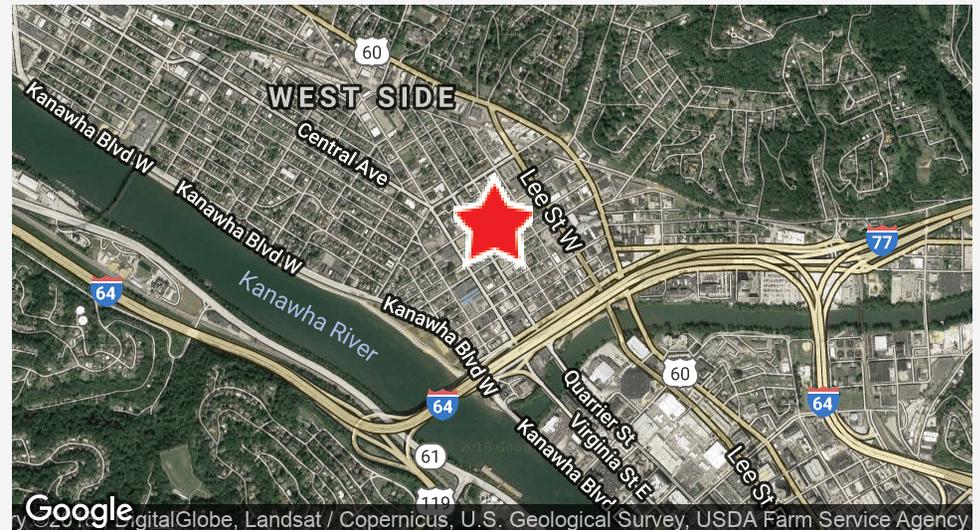
** Demographic data derived from 2010 US Census*

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
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Median age	43.3	42.9	42.8
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