



RETAIL PROPERTY FOR SALE

SHERWIN WILLIAMS

2402 St. Clair Avenue, Cleveland, OH 44114

Exclusively listed by:

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SHERWIN WILLIAMS

2402 St. Clair Avenue | Cleveland, OH 44114

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$827,500
NOI:	\$62,040
Cap Rate:	7.5%
Land Acreage:	0.32 Acres
Year Built:	1997
Building Size:	6,900
Price / SF:	\$119.93

LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	3.5 Years
Original Lease Term:	5 Years
Commencement Date:	12/9/1997
Current Term Expiration:	3/31/2023
Options:	(2) Five-Year Options
Increases:	In Options
Guarantor:	Corporate Guarantee

PROPERTY HIGHLIGHTS

- Sherwin Williams Recently Extended the Lease For 5 Years
- Double Net Lease - Minimal Landlord Responsibilities
- Long Term Tenancy: Build to Suit For Sherwin Williams in 1997
- Lease Supports (2) Five-Year Options With Rental Increases
- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- Subject Property is The Closest Store to National HQ - 1.5 Miles
- Property is Located In Downtown Cleveland
- SHW 2018 Consolidated Net Sales For The Year Increased 17.0% To A Record \$17.53 Billion
- Over 234,000 People Within 5 Miles of Subject Property



SHERWIN-WILLIAMS®

OVERVIEW

Company:	Sherwin Williams
Total Revenue:	\$17.53B (2018)
Net Income	\$1.01B (2018)
Headquarters:	Cleveland, OH
Website:	Sherwin-Williams.com
Locations	4,900+

TENANT HIGHLIGHTS

- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- Sherwin Williams Aquired Valspar in June 2017 For \$9 Billion
- SHW 2018 Consolidated Net Sales For The Year Increased 17.0% To A Record \$17.53 billion

TENANT OVERVIEW



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 December 31, 2018, 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



LOCATION OVERVIEW

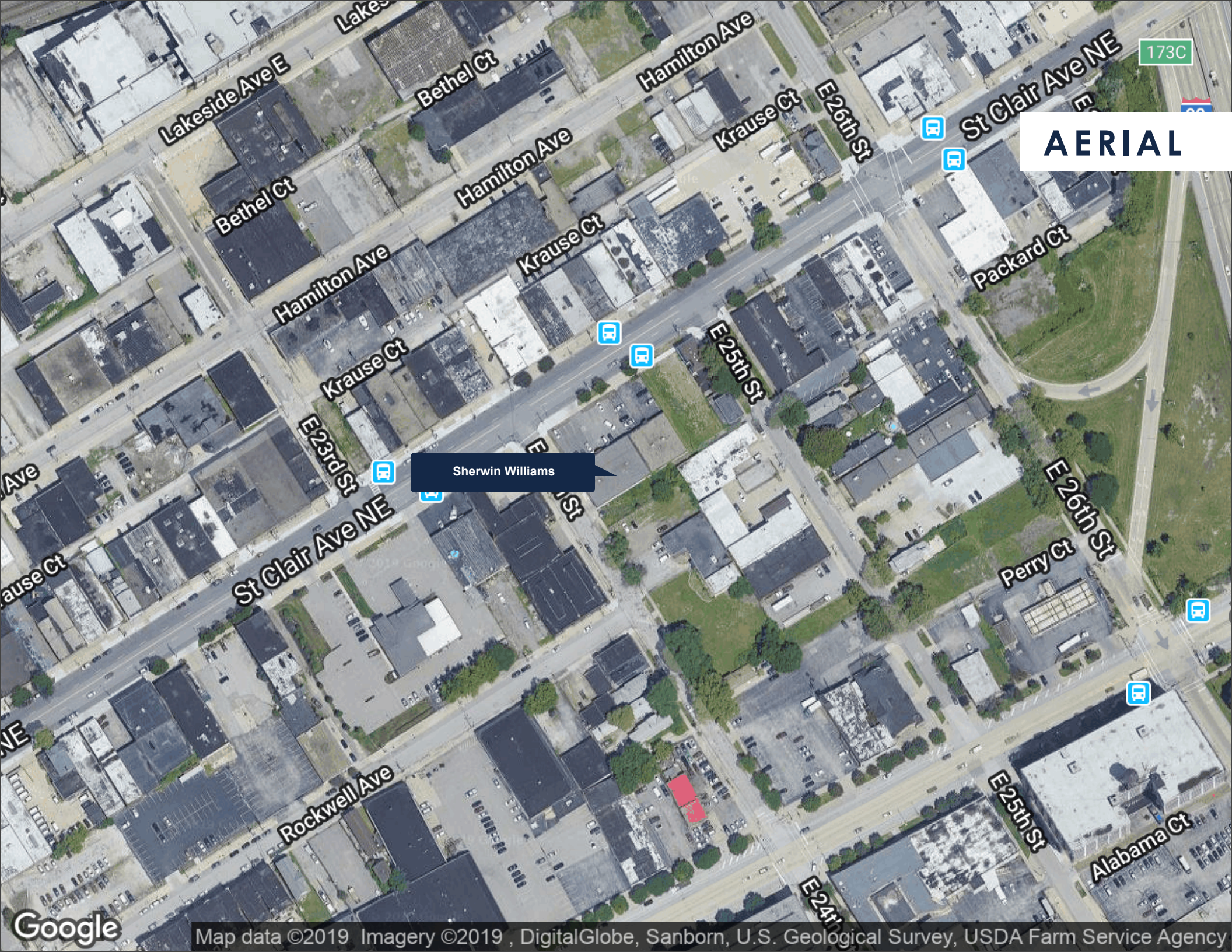


LOCATION OVERVIEW

Cleveland is a major city in the U.S. state of Ohio, and the county seat of Cuyahoga County. The city proper has a population of 388,072, making it the 51st-largest city in the United States, and the second-largest city in Ohio. Greater Cleveland is ranked as the 32nd-largest metropolitan area in the US, with 2,055,612 people in 2016. The city anchors the Cleveland–Akron–Canton Combined Statistical Area, which had a population of 3,515,646 in 2010 and is ranked 15th in the United States.

The city is located on the southern shore of Lake Erie, approximately 60 miles (100 kilometers) west of the Ohio-Pennsylvania state border. It was founded by European Americans in 1796 near the mouth of the Cuyahoga River. It became a manufacturing center due to its location on both the river and the lake shore, as well as being connected to numerous canals and railroad lines. Cleveland's economy relies on diversified sectors such as manufacturing, financial services, healthcare, and biomedical. Cleveland is also home to the Rock and Roll Hall of Fame. Cleveland residents are called "Clevelanders". The city has many nicknames, the oldest of which in contemporary use being "The Forest City". Cleveland was named on July 22, 1796, when surveyors of the Connecticut Land Company laid out Connecticut's Western Reserve into townships and a capital city. They named it "Cleaveland" after their leader, General Moses Cleaveland.

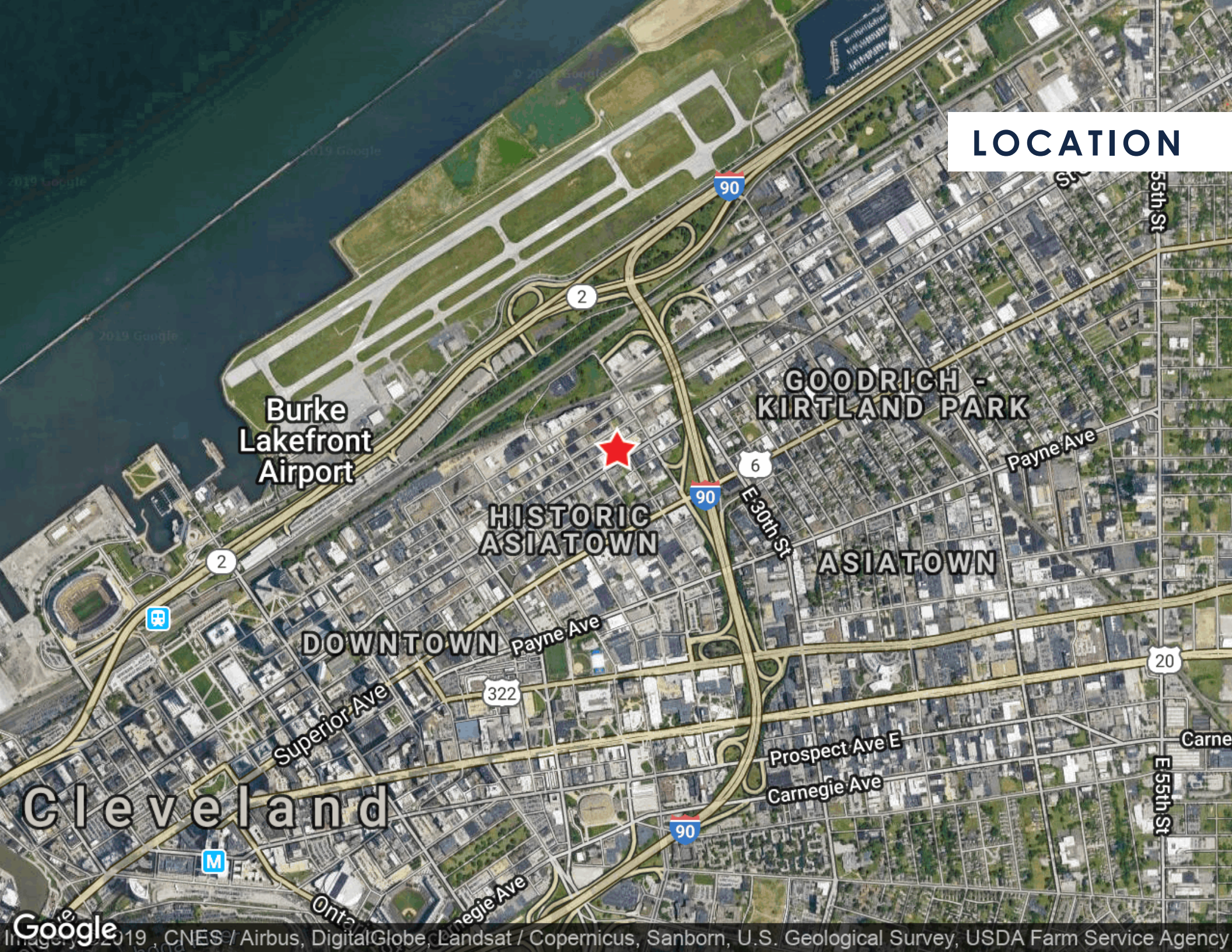
While the steel and manufacturing industries still exist to some extent in Cleveland, the area has undergone an incredible revival. The new economic powerhouses include health care and academics, with major hospital systems, universities and related businesses. Add to that, the region is currently boasting more than \$17 billion in capital developments -- \$2.7 billion of which is tourism related. Just under 400,000 people live in the city of Cleveland proper, spread over 78 square miles. And, nearly 2.1 million live in the metropolitan area.



AERIAL

Sherwin Williams

LOCATION



Burke
Lakefront
Airport

GOODRICH -
KIRTLAND PARK

HISTORIC
ASIATOWN

ASIATOWN

DOWNTOWN

Cleveland

REGIONAL

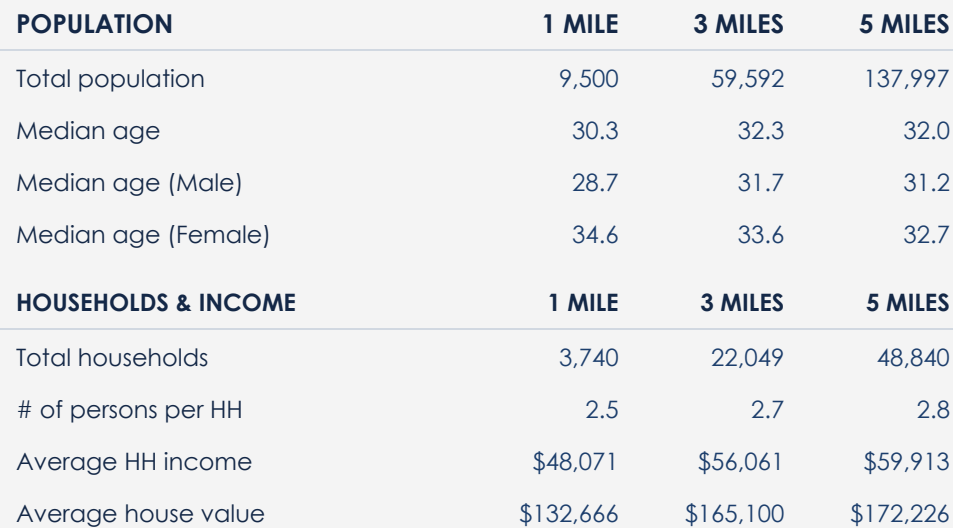


Cleveland

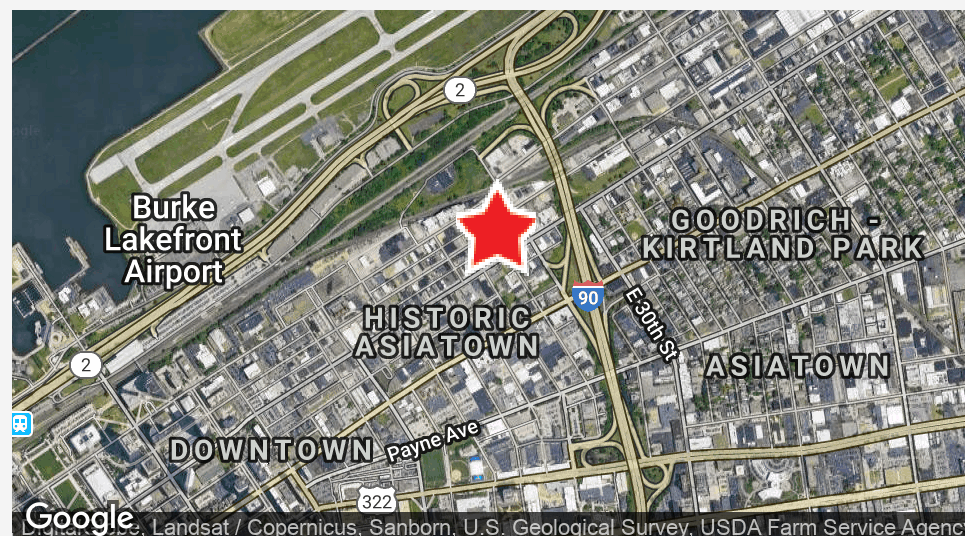
DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total population	9,500	59,592	137,997
Median age	30.3	32.3	32.0
Median age (Male)	28.7	31.7	31.2
Median age (Female)	34.6	33.6	32.7
Total households	3,740	22,049	48,840
Total persons per HH	2.5	2.7	2.8
Average HH income	\$48,071	\$56,061	\$59,913
Average house value	\$132,666	\$165,100	\$172,226

* Demographic data derived from 2010 US Census



* Demographic data derived from 2010 US Census



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