

SHERWIN-WILLIAMS PAINTS



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

SHERWIN WILLIAMS

100 Forrest Avenue, Cocoa, FL 32922

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SHERWIN WILLIAMS

100 Forrest Avenue | Cocoa, FL 32922

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$386,000
NOI:	\$21,600
Cap Rate:	5.6%
Land Acreage:	0.19 Acres
Year Built:	1961
Building Size:	4,000
Price / SF:	\$96.50

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	7 Years
Original Lease Term:	10 Years
Commencement Date:	2/22/1978
Current Term Expiration:	1/31/2027
Options:	(3) Five-Year
Increases:	5% - Feb 2022
Guarantor:	Corporate Guarantee
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- 4,000 Square Foot Retail Paint Store Located on 0.19 Acres
- Sherwin Williams Signed a 10 Year Lease Extension in Feb 2017
- Double Net Lease - Minimal Landlord Responsibilities
- 5% Rental Increase February 2022
- Sherwin Williams Has Operated At The Site Since 1978
- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- (3) Five-Year Options With Rental Increases
- Subject Property Is Located Along Forrest Avenue - 14,000 Vehicles/Day
- Over 97,000 People Within 5 Miles of Subject Property | 8.5% Pop Growth Expected by 2024
- 5 Mile Average Household Income Exceeds \$70,000

SHERWIN WILLIAMS

100 Forrest Avenue | Cocoa, FL 32922

TENANT OVERVIEW



OVERVIEW

Company:	Sherwin Williams Company
Total Revenue:	\$17.53B (2018)
Net Income	\$1.11B (2018)
Headquarters:	Cleveland, OH
Website:	Sherwin-Williams.com
Locations	4,620+

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

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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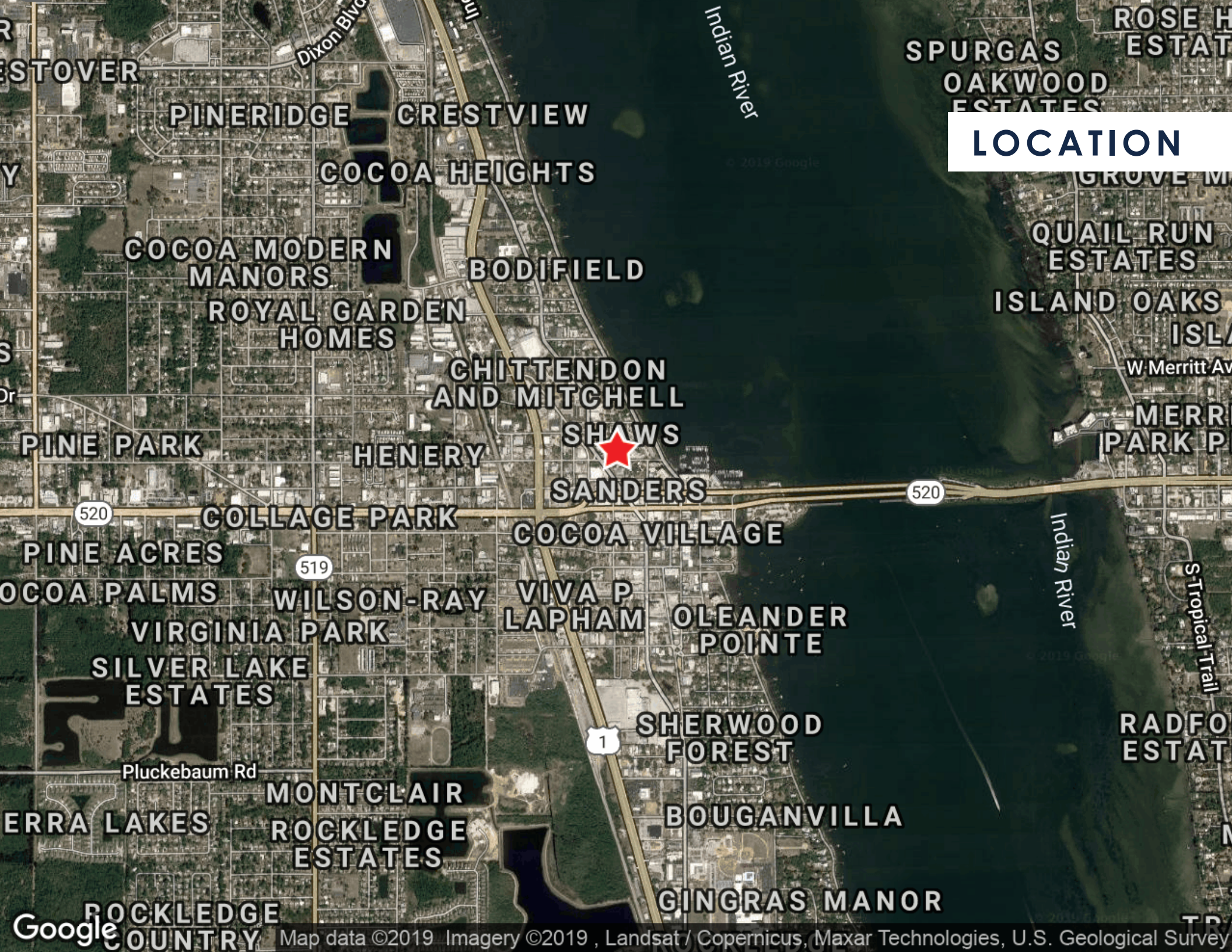
ADDITIONAL PHOTOS



AERIAL

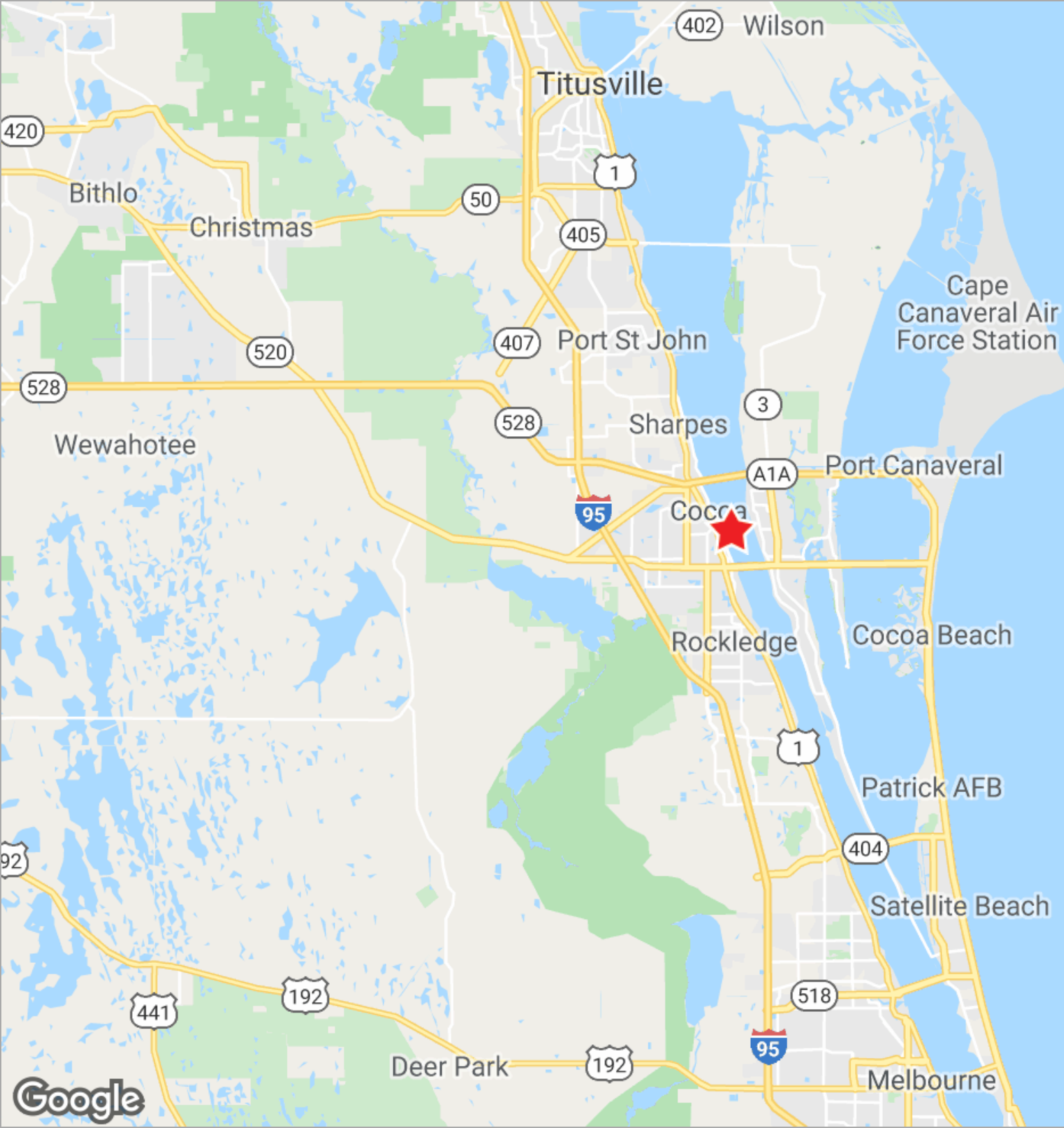
Sherwin Williams

520



LOCATION

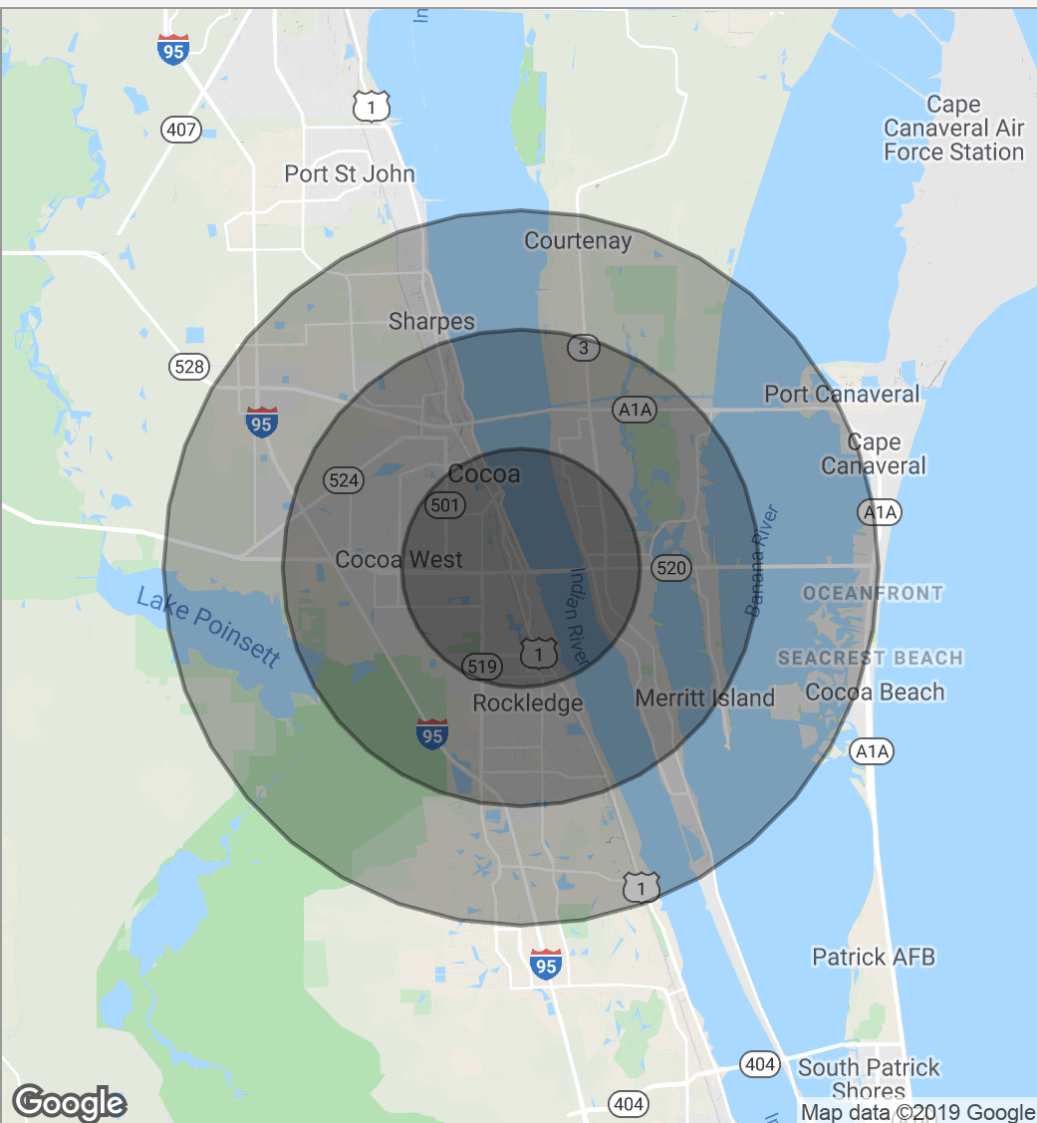
REGIONAL



SHERWIN WILLIAMS

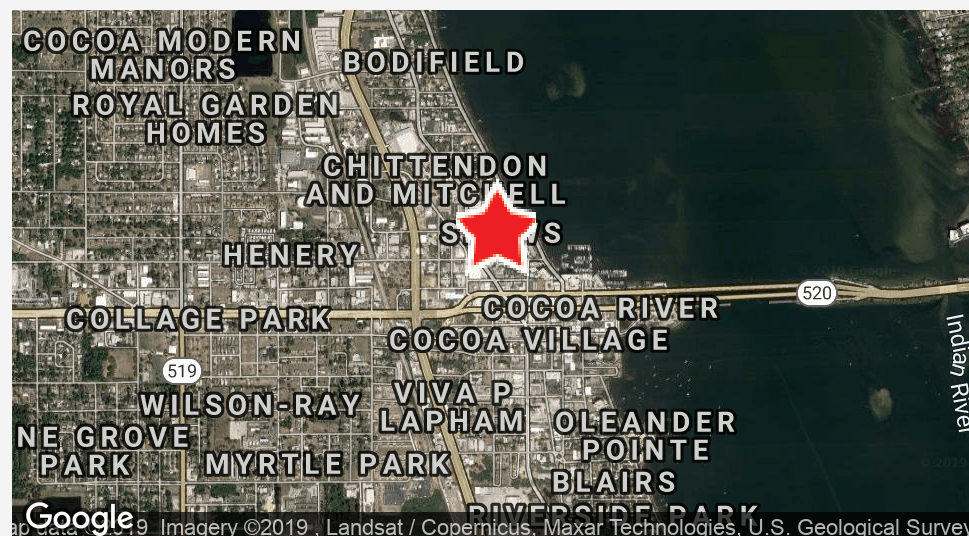
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DEMOGRAPHICS MAP



POPULATION	2.5 MILES	5 MILES	7.5 MILES
Total population	30,246	84,419	130,775
Median age	41.5	42.7	43.3
Median age (Male)	40.0	41.8	42.5
Median age (Female)	42.7	43.2	43.8
HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	7.5 MILES
Total households	12,805	34,582	53,633
# of persons per HH	2.4	2.4	2.4
Average HH income	\$51,646	\$62,031	\$66,315
Average house value	\$178,989	\$233,227	\$244,865

* Demographic data derived from 2010 US Census



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