

CORNERSTONE
COMMERCIAL
ASSOCIATES, LLC

LEASING
MANAGEMENT
INVESTMENT

The Foundation for
Every Real Estate Location

FOR SALE

New Construction

Sherwin Williams

Flagler Beach, Florida



2303 Moody Blvd. Flagler Beach, Florida 32136
Asking Price: \$1,585,000
Cap Rate: 5.35%

Cornerstone Commercial Associates, LLC
561 Spring Lake Drive
Melbourne, FL 32940

Ron Robbins, CCIM
Broker
Phone: (321) 421-6960

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Cell: 321.626.5312
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The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.



LOCATION:	2303 Moody Blvd. Flagler Beach FL. 32136
BUILDING SIZE:	3,200 - SF
TYPE:	Free Standing Retail Building
SALES PRICE:	\$1,585,000
ZONING:	C-2 General Commercial (City of Flagler Beach)
TRAFFIC COUNT:	18,600 ADT
FEATURES:	CMB construction, 20 year roof guarantee, 10 year lease with 4- five year renewal options. Delivery Date January 2020.

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Investment Highlights

- Investment Grade Tenant located in the vibrant beach community of Flagler Beach.
- Lease Guaranteed by the Largest Paint Retailer in the USA (Sherwin Williams with 4,900 Locations)
- Outstanding Average Household Income of over \$80,271/year in the 3 mile radius
- Property enjoys a robust traffic count exceeding 18,600 VPD on Moody Boulevard
- Subject property is located inland from the beach in a rapidly growing area.
- New CMB construction, 20 year roof guarantee, delivery date, January 2020

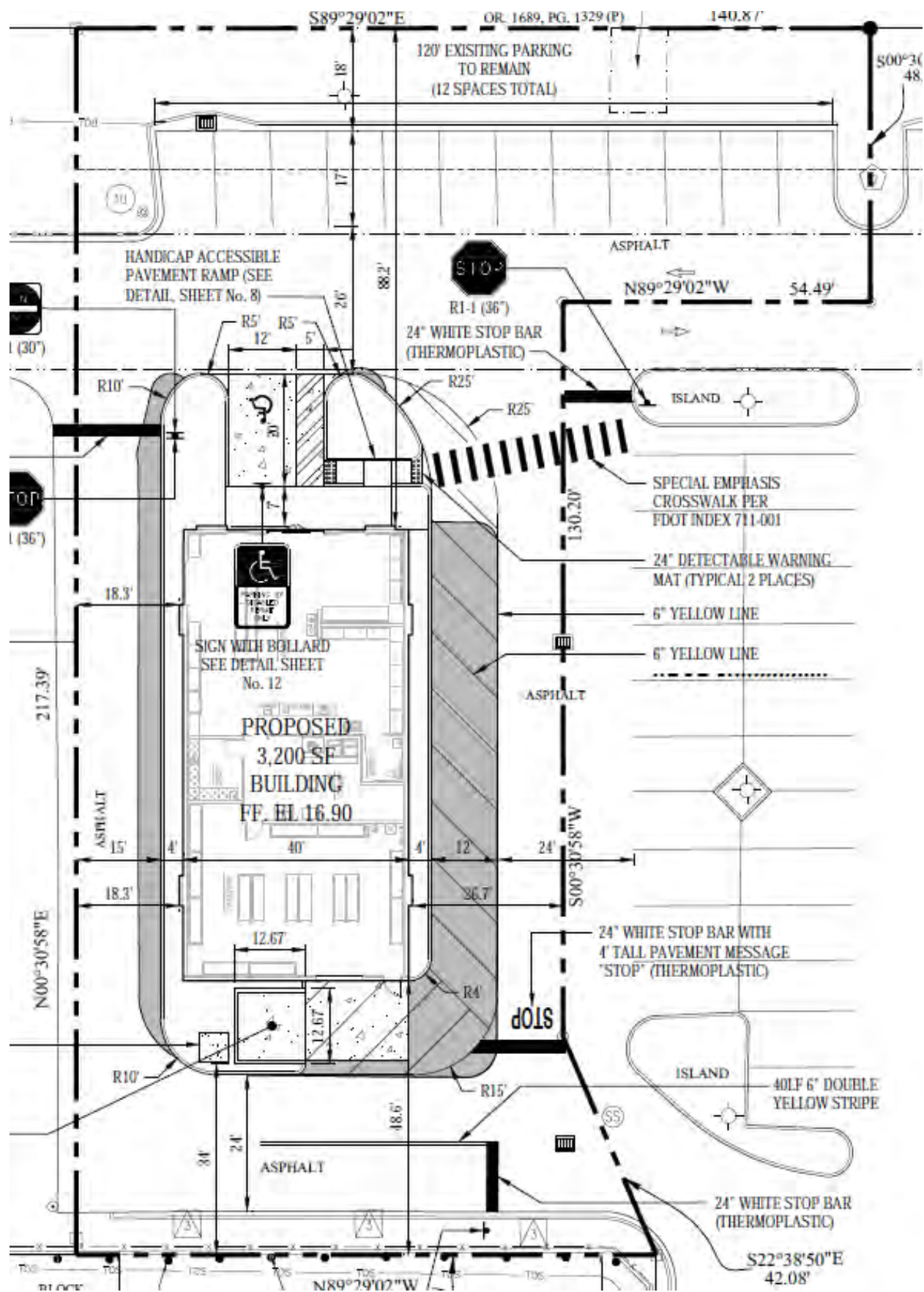


Lease Summary

TENANT	The Sherwin-Williams Co.
GUARANTOR	Corporate
ASKING PRICE	\$1,585,000
CAP RATE	5.35%
ADDRESS	2303 Murphy Highway Flagler Beach, FL
BUILDING SIZE	3,200 SF
LAND SIZE	.049 Acres
ANNUAL RENT	\$84,800.04
LEASE TERM	10 Years
TYPE	Modified NNN-Tenant re-imburses taxes, insurance, maintenance and repairs
COMMENCEMENT	Estimated March 1, 2020
EXPIRATION	February 28, 2030
OPTIONS	4 X 5 years options
INCREASES	8% each option
LANDLORD RESPONSIBILITIES	Roof and Structure

Rent Schedule

YEAR	ANNUAL	MONTHLY
1-10	\$84,800.04	\$7,066.67
OPTION 1—11-15	\$91,584.00	\$7,632.00
OPTION 2—16-20	\$98,910.72	\$8,242.56
OPTION 3—21-25	\$106,823.52	\$8,901.96
OPTION 4—26-30	\$115,369.44	\$9,614.12





Sherwin-Williams

Founded in 1866, The Sherwin-Williams Company is a global leader in the manufacture, development, distribution, and sale of paints, coatings and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams manufactures products under well-known brands such as Sherwin-Williams®, Valspar®, HGTV HOME® by Sherwin-Williams, Dutch Boy®, Krylon®, Minwax®, Thompson's® Water Seal®, Cabot® and many more.

With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through a chain of more than 4,900 company-operated stores and facilities, while the company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers, and industrial distributors. The Sherwin-Williams Performance Coatings Group supplies a broad range of highly-engineered solutions for the construction, industrial, packaging and transportation markets in more than 120 countries around the world. Sherwin-Williams shares are traded on the New York Stock Exchange (symbol: SHW).



SHERWIN-WILLIAMS QUICK FACTS

ANNUAL REVENUE	\$17.5 Billion
OWNERSHIP	Public
HEADQUARTERS	Cleveland, OH
# OF LOCATIONS	4,900+
WEBSITE	www.sherwin-williams.com



DEMOGRAPHICS

POPULATION

Population (2018)

1 MILE

1,134

3 MILES

8,852

5 MILES

27,157

Projected Population (2023)

1,290

10,025

30,826

Median Age

60.8

57.4

52.0

HOUSHOLDS

2018 Estimate

1 MILE

574

3 MILES

4,173

5 MILES

11,327

Projected (2023)

646

4,682

12,739

Avg Household Income

2019

1 MILE

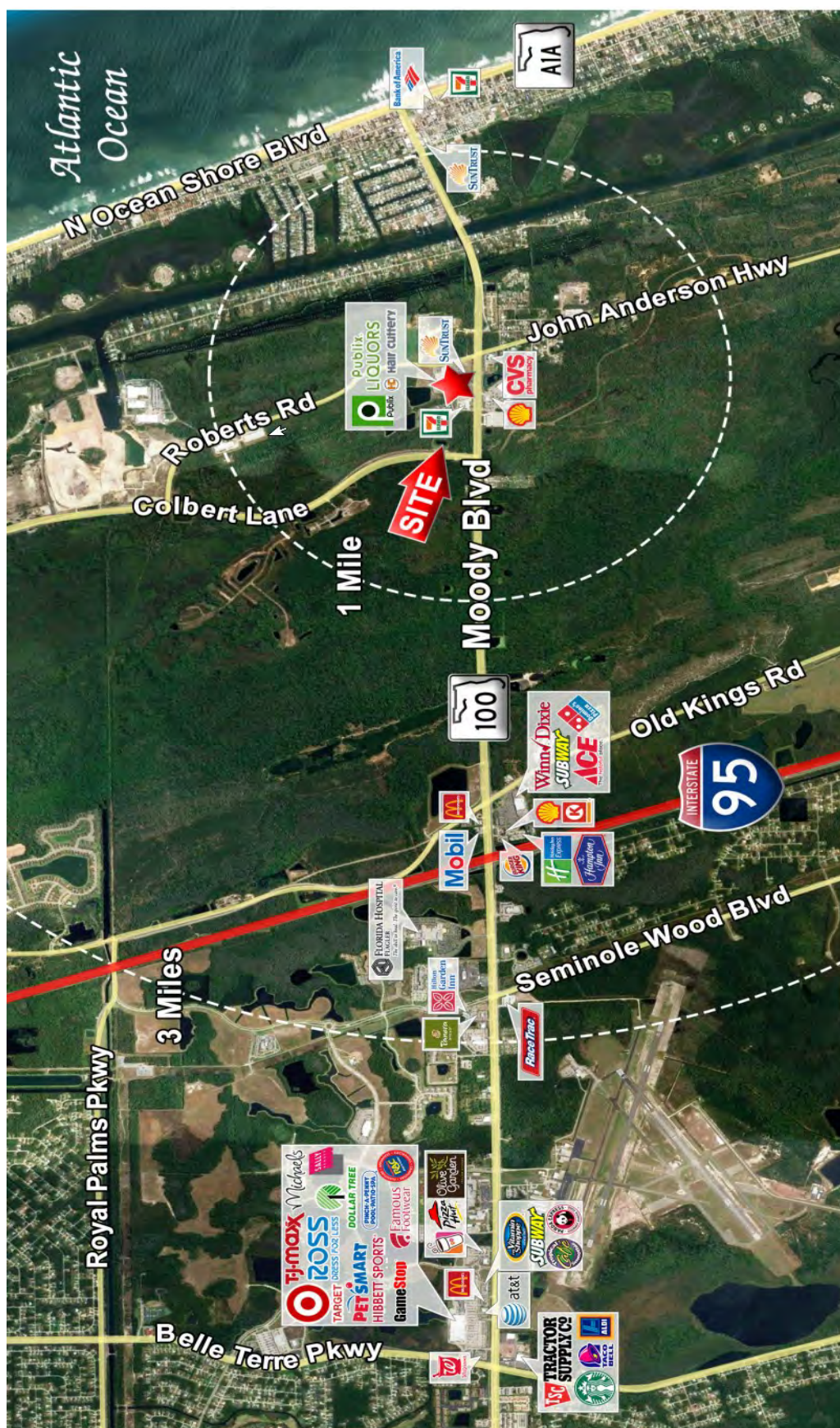
93,483

3 MILES

80,271

5 MILES

75,538





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