

OFFERING MEMORANDUM

NEW 2020 SHERWIN WILLIAMS

Essential Retailer | Investment Grade Credit



FOR MORE INFORMATION:

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*Similar Location Shown



**SHERWIN
WILLIAMS®**

PROPERTY HIGHLIGHTS

5440 Bowman Road, Macon, GA 31210



POPULATION
40,000 +
Population



Located in
Macon, GA

Long Term
CORPORATE
Lease



**BUILD TO SUIT
UPGRADED
CONSTRUCTION**



INVESTMENT GRADE CREDIT
Tenant



PROPERTY GLA

4,000 SF



ANNUAL RENT
\$108,999.96



**PROPERTY
ADDRESS**

5440 Bowman Road
Macon, GA 31210



**SHERWIN
WILLIAMS®**

100%
Occupancy



YEAR BUILT
2020



EXECUTIVE SUMMARY

5440 Bowman Road, Macon, GA 31210

SUMMARY

ANNUAL RENT	\$108,999.96 (4,000 SF building)
INITIAL RENT COMENCEMENT	July 15, 2020 *estimated for new construction
INITAIL LEASE EXPIRATION	August 1, 2030
INITIAL LEASE TERM	10-Year Net/Net
RENEWAL OPTIONS	Eight (8) / 5— Year Renewals
RENT INCREASES	8% in Each Option Period
TENANT RESPONSILBILITIES	RE Taxes, Insurance, Interior and non-structural Repairs, HVAC maintenance (\$750 Limit every 12 months)
LESSOR REPOSNSIBILITIES	Roof, Structure, Parking Lot, HVAC (Replacement Only)
LEASE GUARANTOR	Sherwin Williams Company NYSE : SHW

TERMS

PRICE	\$1,981,817
CAP	5.50%

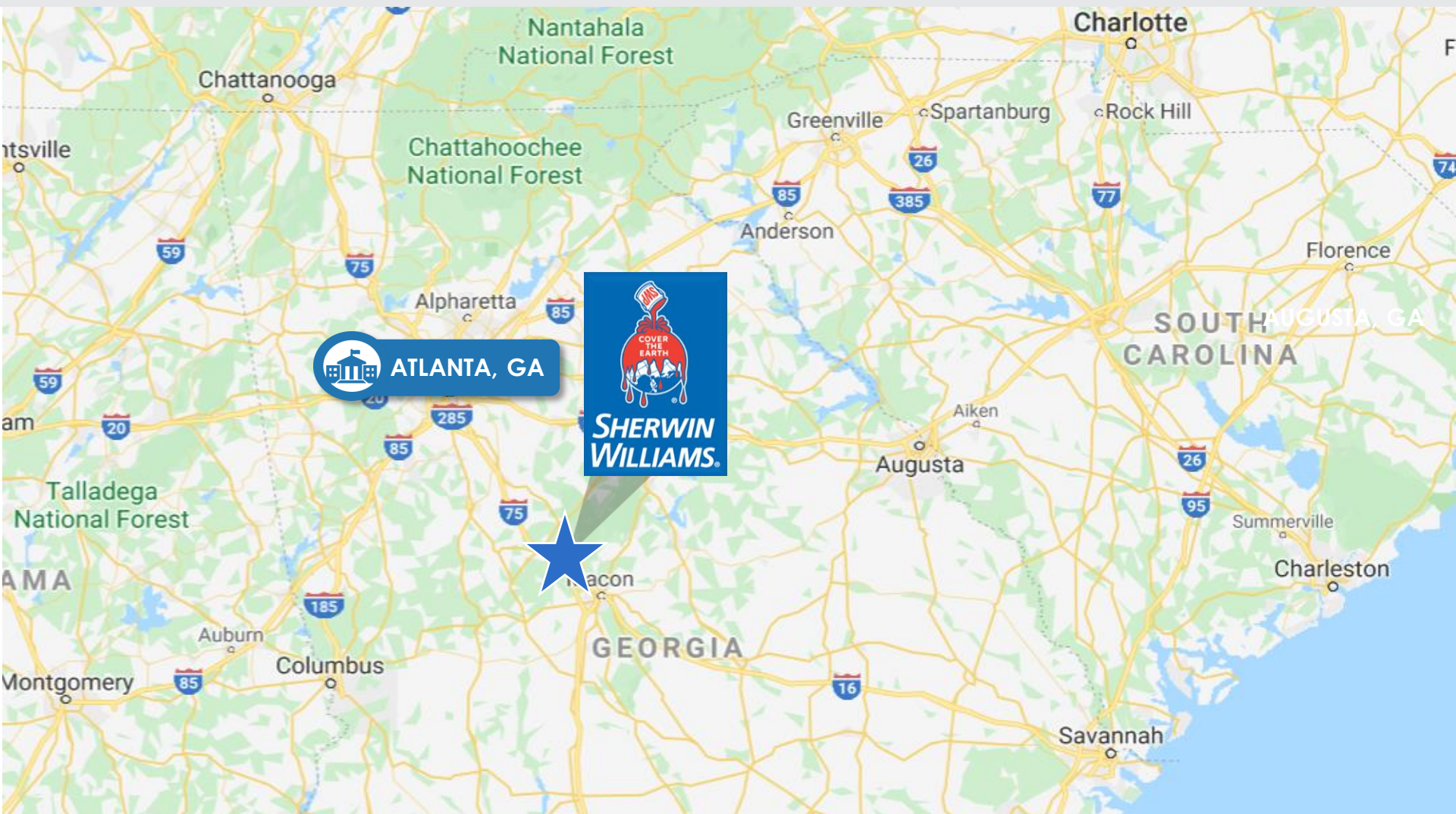
HIGHLIGHTS:

- New Construction with July 2020 Delivery
- Freestanding Upgraded Construction Sherwin Williams
- Modified NNN Corporate Backed Lease
- Adjacent from Publix Anchored Shopping Center
- S&P Investment Grade Credit Rating (BBB)
- Strong Q1 2020 Performance despite COVID-19 Market Conditions
- Essential Retailer and Recession Resistant Tenant
- Macon is GA's 4th Largest City known as "The Heart of Georgia"
- High Income Area with Average Household Income Exceeding \$126,000
- Surrounding Retailers Include Publix, Chick Fil A, Bass Pro Shops, etc...
- Leader in the Painting and Coating Industry with over 4,900 Stores
- 40,000 + Residents within 5 miles
- Close Proximity to Interstate 75
- Approx. 1-hour Drive from Atlanta, GA



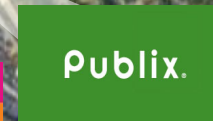
PROPERTY DETAILS

5440 Bowman Road, Macon, GA 31210





wesleyan Hills



Whitehouse Plantation

Javors Lucas Lake



LOCATION OVERVIEW

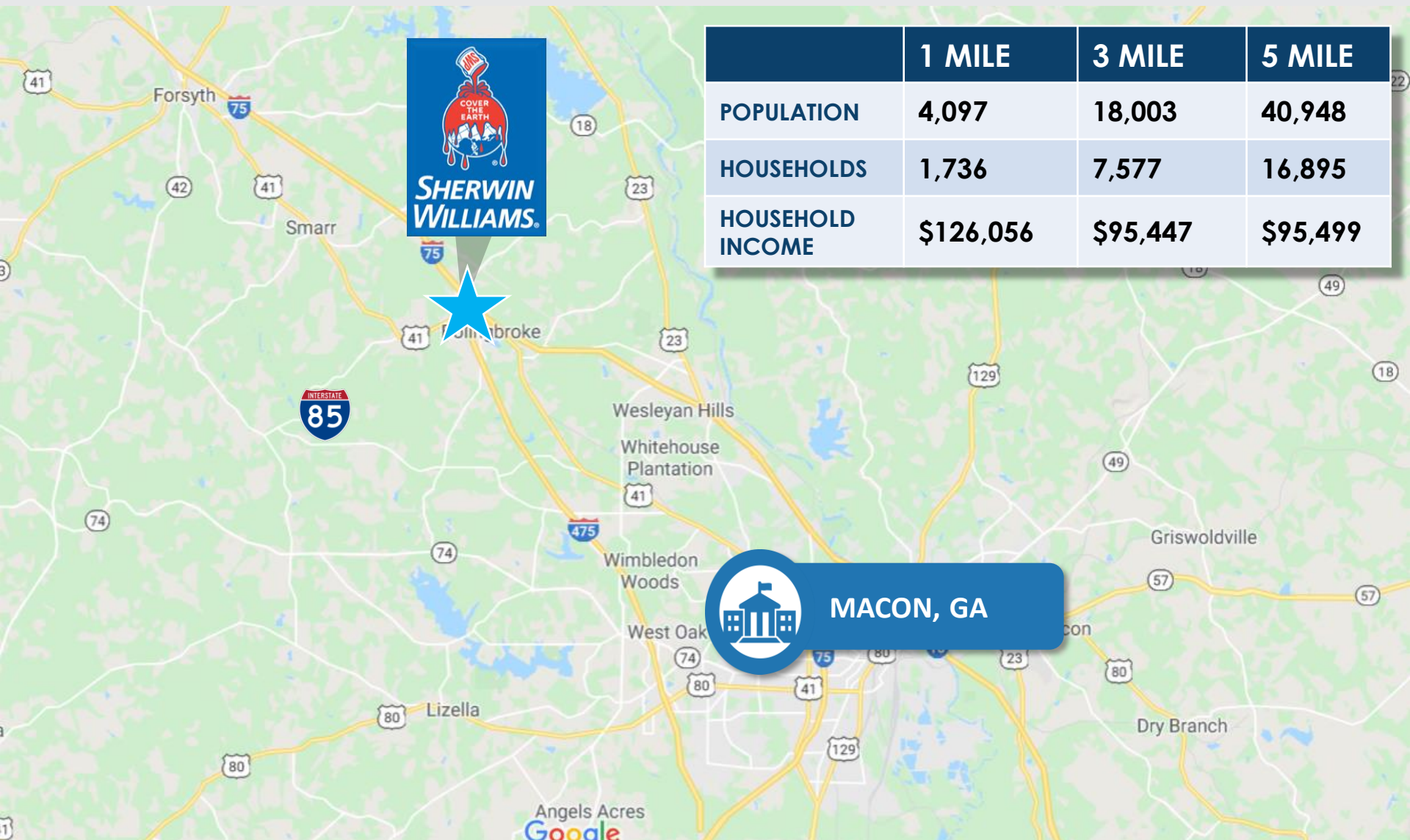
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DEMOGRAPHICS

5440 Bowman Road, Macon, GA 31210

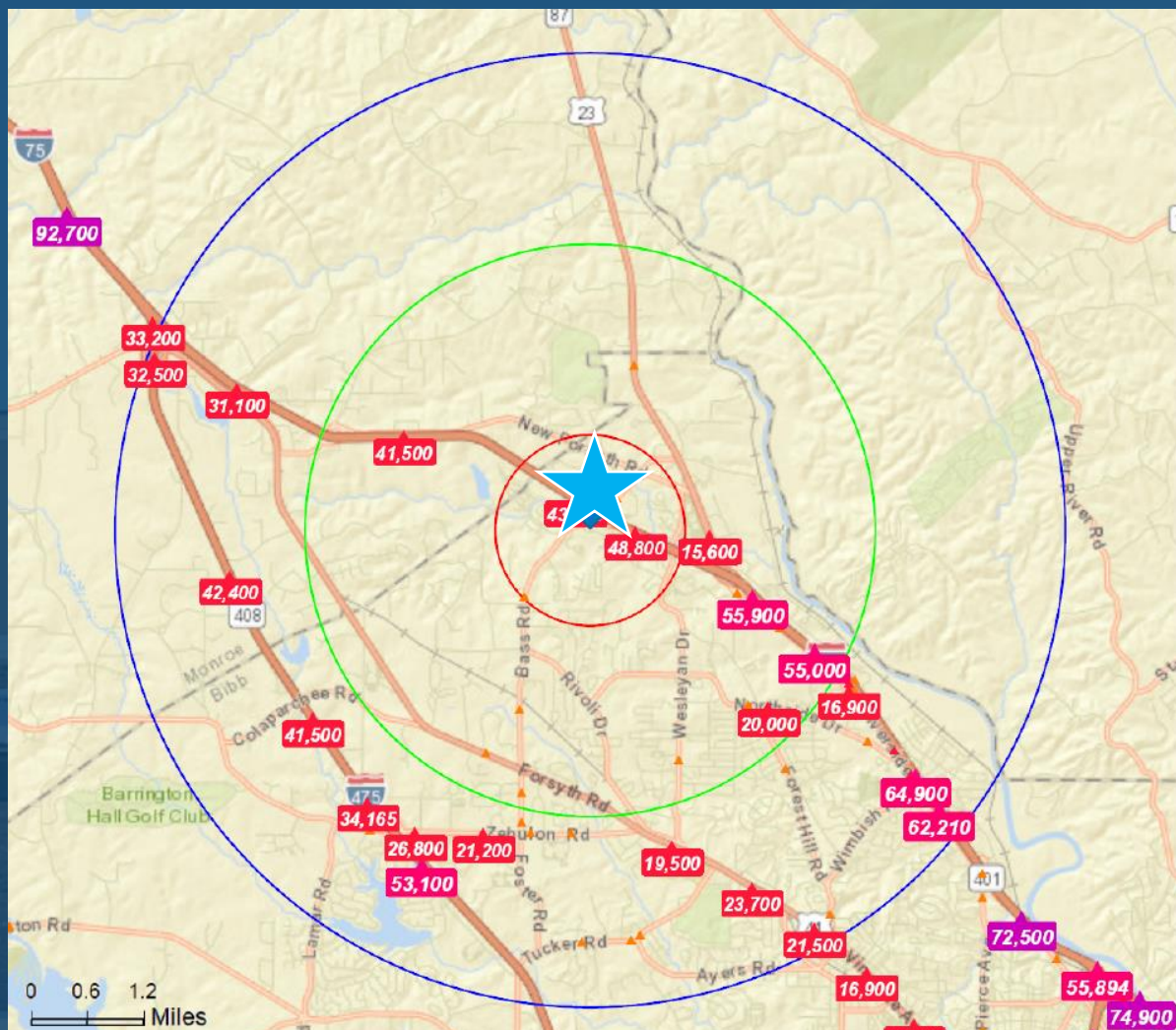


	1 MILE	3 MILE	5 MILE
POPULATION	4,097	18,003	40,948
HOUSEHOLDS	1,736	7,577	16,895
HOUSEHOLD INCOME	\$126,056	\$95,447	\$95,499



TRAFFIC COUNTS

5440 Bowman Road, Macon, GA 31210





TENANT INFORMATION

5440 Bowman Road, Macon, GA 31210

Sherwin-Williams, founded in 1866, is involved in the development, manufacture, distribution and sale of paint, coatings and related products. Headquartered in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through more than 4,300 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. Through organic growth and a series of strategic acquisitions, the Company has extensive retail presence throughout the Americas, and continuing service capabilities throughout Europe and Asia/Pacific. Sherwin-Williams offers a breadth of products and services to its diverse customer base through three segments including The Americas Group, the Consumer Brands Group, and the Performance Coatings Group. These three segments provide customers with innovative solutions to ensure their success, no matter where they work, or what surface they are coating. In addition, Sherwin-Williams' long-term focus on building a portfolio of trusted brands, selling through company-operated stores, and successfully executing on strategic acquisitions has proven to be a winning strategy.

ANNUAL REVENUE

\$17.5 Billion

OWNERSHIP

PUBLIC

HEADQUARTERS

CLEVELAND, OH

NUMBER OF LOCATIONS

4,900 +

EMPLOYEES

60,000 +

WEBSITE

SHERWIN.COM





BROKER CONTACT INFORMATION

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