



RETAIL PROPERTY FOR SALE

# SHERWIN WILLIAMS

116 Roberson Mill Rd NE , Milledgeville, GA 31061

*Exclusively listed by:*

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*In conjunction with:*

**BRIAN BROCKMAN**

Bang Realty, Inc.

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# SHERWIN WILLIAMS

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



## EXECUTIVE SUMMARY

### OFFERING SUMMARY

List Price:	\$851,000
NOI:	\$43,387
Cap Rate:	5.10%
Land Acreage:	0.62 Acres
Year Built:	1983
Building Size:	5,000
Price / SF:	\$170.20
Renovated:	2021

### LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Landlord Responsibility
Structure:	Landlord Responsible
Parking Lot:	Landlord Responsible
HVAC:	Landlord Responsible
Term Remaining:	12 Years
Original Lease Term:	10 Years
Commencement Date:	3/30/1989
Current Term Expiration:	7/31/2033
Options:	(2) Five-Year
Increases:	8% In Options
Guarantor:	Corporate Guarantee
Right of First Refusal:	No

### PROPERTY HIGHLIGHTS

- Sherwin Williams Has Occupied The Site Since 1989 and Recently Extended for 10 Years
- Double Net Lease - Minimal Landlord Responsibilities
- Parking Lot Replaced in April 2021
- (2) Five-Year Renewal Options With 8% Rental Increases
- High Performing Store - Early Renewal Shows Long Term Commitment To Location
- Billboard Recently Exercised a 10 Year Option Thru 2029 - \$1,800 Annual Billboard Income
- Sherwin Williams: NYSE: SHW
- Standard & Poor's: BBB
- Over 20,000 Vehicles/Day Along Roberson Mill Rd
- 30,000 People Within 5 Miles of Subject Property
- 5 Mile Average Household Income Exceeds \$50,000

INCOME & EXPENSES

INCOME SUMMARY	SHERWIN WILLIAMS	PER SF
Sherwin Williams Base Rent	\$42,480	\$8.50
Billboard Income	\$1,800	\$0.36
Gross Income	\$44,280	\$8.86

EXPENSE SUMMARY	SHERWIN WILLIAMS	PER SF
Base Year Tax	\$893	\$0.18
Gross Expenses	\$893	\$0.18
Net Operating Income	\$43,387	\$8.68



# SHERWIN WILLIAMS

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# SHERWIN-WILLIAMS®

## OVERVIEW

Company:	Sherwin Williams Company
Total Revenue:	\$18.36B (2020)
Net Income	\$2.03B (2020)
Headquarters:	Cleveland, OH
Website:	Sherwin-Williams.com
Locations	5,000+

## TENANT HIGHLIGHTS

- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- Sherwin Williams Acquired Valspar in June 2017 For \$9 Billion
- Sherwin Williams Is Ranked 180th On The Fortune 500 List of Largest US Corporations

## 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 February 2021, 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





# SHERWIN WILLIAMS

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## ADDITIONAL PHOTOS







**TSC TRACTOR SUPPLY CO**  
**HOBBY LOBBY** *Bojangles*  
**Food Depot** **DUNKIN' DONUTS**  
**Applebee's** **McALISTER'S DELI** **ALDI**  
**HIBBETT SPORTS** **Krystal** **AspenDental**  
**Walgreens**

**SHERWIN WILLIAMS**

**Milledgeville Mall**  
**belk** **Office DEPOT** **STARBUCKS COFFEE**  
**petsense** **LONGHORN STEAKHOUSE**  
**TJ-maxx** **Ruby Tuesday** **BUFFALO WILD WINGS**

**Walmart**

N Columbia Street – 36,000 VPD

**LOWE'S**

**Goodwill**

**Auto Zone**

**Valvoline**

**Dominos**

**KFC**

**Wendy's**

**Popeyes**

**PANDA EXPRESS CHINESE KITCHEN**

**MATTRESS FIRM**

**BIG LOTS!**

**TACO BELL**

**verizon**

**BURGER KING**

**McDonald's**

**Arbys**

**AT&T**

**DOLLAR TREE**

**chili's**

**IHOP**



**AERIAL**







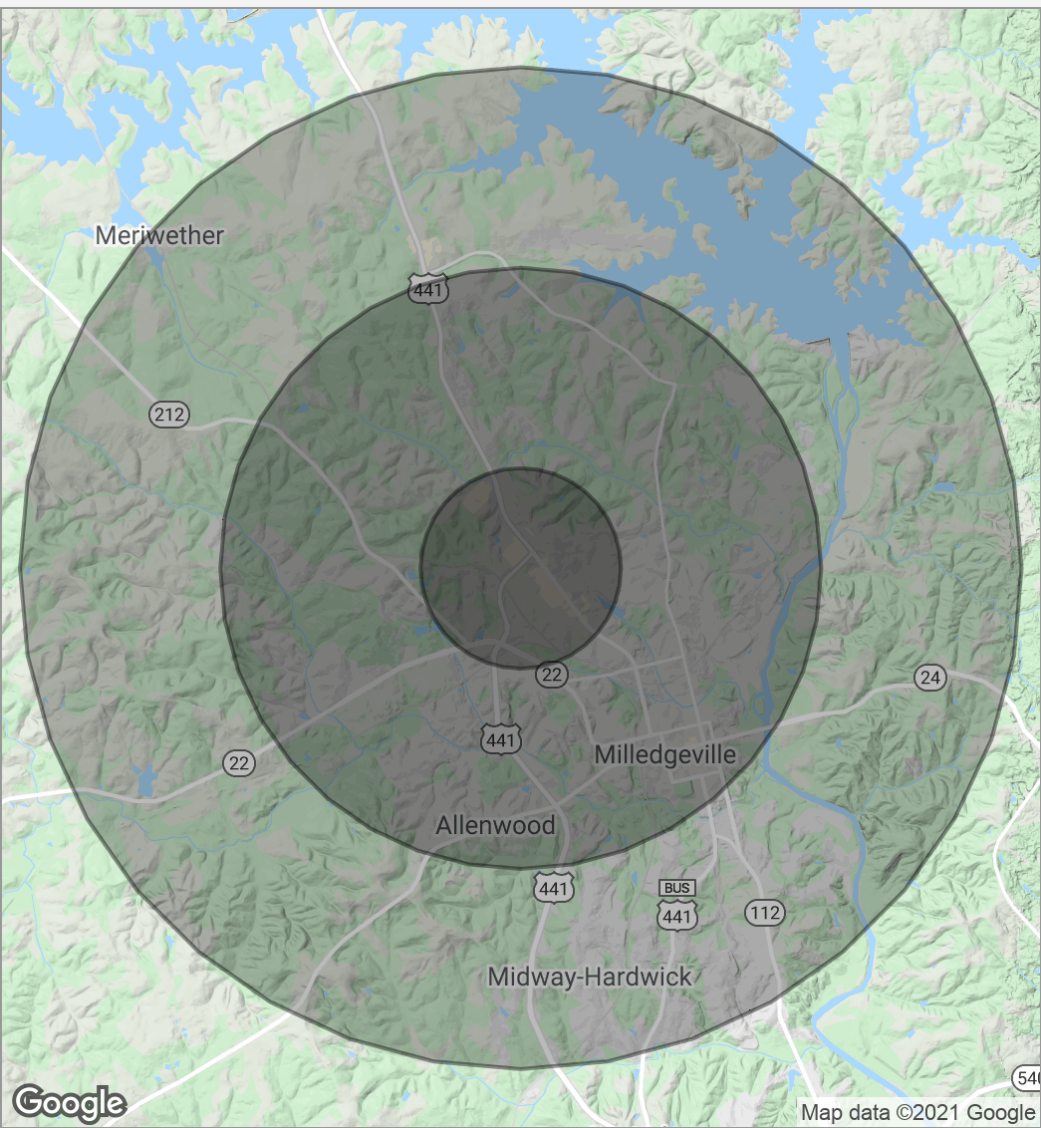
## REGIONAL



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,660	12,676	32,220
Median age	26.2	29.1	31.6
Median age (Male)	27.9	29.4	30.9
Median age (Female)	25.5	29.3	31.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	988	4,732	11,042
# of persons per HH	2.7	2.7	2.9
Average HH income	\$44,110	\$47,483	\$47,153
Average house value	\$168,090	\$89,657	\$71,923

\* Demographic data derived from 2010 US Census





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