

# OFFERING MEMORANDUM

1824 LAKE LANSING RD | LANSING, MI  
\$2,100,000 | 5.50% CAP



# EXCLUSIVELY LISTED BY

## DYLAN HASTE

Advisor  
AZ Lic: 682683000  
760.636.3651  
dylan@retail1031.com

## MARK MCLOONE

Managing Partner  
AZ Lic: SA673250000  
602.790.1526  
mark@retail1031.com

## STEVEN DAVIS

Managing Partner  
AZ Lic: BR101032000  
602.625.8338  
steven@retail1031.com

## BRIAN BROCKMAN

Michigan  
Broker of Record  
MI Lic: 6502428679





**SHERWIN-WILLIAMS®**



**SHERWIN-WILLIAMS | LANSING, MI**

## EXECUTIVE SUMMARY

**\$2,100,000**  
PRICE

**5.50%**  
CAP

**\$115,500**  
NOI

**LOCATION**

1824 Lake Lansing Rd  
Lansing, MI 48912

**LEASE TYPE**

NN Lease  
Landlord Responsible for Roof,  
Structure, Parking Lot

**LEASE EXPIRATION**

November 30, 2023

**LESSEE**

Sherwin-Williams

**GUARANTOR**

Sherwin-Williams  
(NYSE: SHW)

**OPTIONS**

(3) 5-Year Renewal Options

**INCREASES**

10% Every Renewal Option

**BUILDING SIZE**

±4,000 SF

**LAND SIZE**

±1.15 AC

**YEAR BUILT**

2013

**PARCEL**

21-01-03-427-026

## PROPERTY HIGHLIGHTS

- Investment grade credit tenant rated “BBB” by S&P (NYSE: SHW)
- Large 1.15 acre parcel — allowing for potential future development and value creation
- Sherwin-Williams has a market CAP of \$66 billion and recorded sales in excess of \$18.36 billion in 2020
- Sherwin-Williams has approximately 4,770 company-operated stores and facilities with their products being sold in over 120 countries around the world

## LOCATION HIGHLIGHTS

- Strong demographics with nearly 152,000 residents within 5-miles
- Lake Lansing Road and Wood Street intersection sees over 23,000 vehicles per day
- Located 3 miles from Michigan State University, with over 40,000 students
- Access points from both Lake Lansing Road and Wood Street



HYATT VISTA LUXURY APARTMENT LIVING

Fairfield BY MARRIOTT

VICTORIA'S SECRET EXPRESS

DICK'S SPORTING GOODS

BJS RESTAURANT BREWERY

Comerica

Boston's Pizza

Calor's

NCG CINEMA

TALBOTS

GAP

SEPHORA

OLD NAVY

DSW

Wing

PF CHANG'S

sam's club

Huntington

LAKE LANSING RD

Speedway

WOOD ST

SHERWIN WILLIAMS

Sohn LINEN SERVICE



## TENANT PROFILE

### SHERWIN-WILLIAMS®



+4,770

Locations



1866

Founded



+120

Countries



±61,000

Employees

Founded in 1866, Sherwin-Williams has spent the last 155 years creating a legacy of growth, creativity and innovation to meet the needs of their dedicated workforce and growing global customer base.

The Sherwin-Williams Company delivers the best in paint and coatings products to the world. Sherwin-Williams has one of the industry's most recognized portfolios of branded and private-label products. The Company's Sherwin-Williams® branded products are sold exclusively through a chain of company-operated stores and facilities in the United States, Canada, the Caribbean and Latin America.

Additional brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers, and industrial distributors across North America and in parts of Europe, China, Australia and New Zealand.

**\$18.4B**  
**REVENUE**  
(2020)

Capital Region  
International Airport

Walmart  
sam's club

NCG CINEMA VICTORIA'S SECRET APPLE GAP DICK'S SPORTING GOODS  
TALBOTS SEPHORA EXPRESS DSW

Kroger

meijer

SHERWIN  
WILLIAMS

LAKE LANSING RD

127

COOLIDGE RD

ABBOT RD

SAGINAW ST

BURCHAM DR

MICHIGAN AVE

INTERSTATE  
496

GM Grand River  
Assembly Plant

HOPE AVE

WASHINGTON AVE

PENNSYLVANIA AVE

CAVANAUGH RD



MICHIGAN STATE  
UNIVERSITY  
+40,000 STUDENTS

COLLEGE RD

INTERSTATE  
496

JOLLY RD

RULETT RD

OKEMOS RD





## ABOUT LANSING

Lansing is the capital Michigan. It is mostly in Ingham County, although portions of the city extend west into Eaton County and north into Clinton County.

The Lansing metropolitan area, colloquially referred to as “Mid-Michigan”, is an important center for educational, cultural, governmental, commercial, and industrial functions. Neighboring East Lansing is home to Michigan State University, a public research university with an enrollment of more than 40,000. The area features two medical schools, one veterinary school, two nursing schools, and two law schools. It is the site of the Michigan State Capitol, the state Supreme Court, the Court of Appeals, a federal court, the Library of Michigan and Historical Center, and headquarters of four national insurance companies.

LANSING METRO POPULATION



**±553,825 RESIDENTS**  
AS OF 2021

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
 2021 Estimate	6,149	75,652	151,867
2026 Projection	6,253	77,027	154,952

## 2021 Household Income

	1 Mile	3 Miles	5 Miles
 Avg Household Income	\$70,134	\$59,459	\$66,947
Med Household Income	\$54,034	\$40,259	\$46,064

## Households

	1 Mile	3 Miles	5 Miles
 2021 Estimate	2,619	32,710	65,199
2026 Projection	2,666	33,329	66,522



## Traffic Counts

	Wood Street @ Barritt St S	±7,737 VPD
	Lake Lansing Road @ Chamberlin Dr W	±15,155 VPD

CoStar 2020



2021 POPULATION OF  
**NEARLY 152,000**  
WITHIN 5-MILES



2021 AVERAGE HOUSEHOLD INCOME OF  
**OVER \$70,000**  
WITHIN 1-MILE

  
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**Retail Investment Group**480.429.4580 | [www.retail1031.com](http://www.retail1031.com)  
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