



RETAIL PROPERTY FOR SALE

SHERWIN WILLIAMS

1701 N Harlem Avenue, Chicago, IL 60707

Exclusively listed by:

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Senior Director

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In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.

TABLE OF CONTENTS

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Contents

EXECUTIVE SUMMARY	3
TENANT OVERVIEW: SHW	4
ADDITIONAL PHOTOS	5
ADDITIONAL PHOTOS (FULL PAGE)	6
ADDITIONAL PHOTOS (FULL PAGE)	7
ADDITIONAL PHOTOS (FULL PAGE)	8
AERIAL MAP (FULL PAGE)	9
LOCATION MAPS (FULL PAGE)	10
REGIONAL MAP (FULL PAGE)	11
DEMOGRAPHICS MAP	12

SHERWIN WILLIAMS

1701 N Harlem Avenue | Chicago, IL 60707

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$2,292,000
NOI:	\$103,104
Cap Rate:	4.5%
Land Acreage:	0.28 Acres
Year Built:	1950
Building Size:	6,180
Price / SF:	\$370.87
Renovated:	2017
Market:	Chicago

LEASE SUMMARY

Lease Type:	Double Net(NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Landlord Responsibility
Term Remaining:	8 Years
Original Lease Term:	10 Years
Commencement Date:	5/1/1984
Current Term Expiration:	4/30/2030
Options:	(2) Five-Year
Increases:	10% - Year 6
Guarantor:	Corporate Guarantee
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- Sherwin Williams Signed a 10 Year Lease in May 2020
- Double Net Lease - Minimal Landlord Responsibilities
- Roof Was Replaced in 2019 - 20 Year Warranty | Parking Lot Replaced in 2017
- Located Next To A Major Mixed-Use Development : Grocery Anchored Retail/150+ Multi Family Units
- 10% Rental Increase in Year 6 and In Options
- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- Lease Supports (2) Five-Year Options
- Located At the Corner of North Harlem Avenue and Wabansia Avenue
- Over 23,000 Vehicles/Day Along North Harlem Avenue
- Over 775,000 People Within 5 Miles of Subject Property
- 5 Mile Average Household Income Exceeds \$82,000

[CLICK HERE FOR A FINANCING QUOTE](#)

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SHERWIN WILLIAMS

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SHERWIN-WILLIAMS®

OVERVIEW

Company:	Sherwin Williams Company
Total Revenue:	\$18.36B (2020)
Net Income	\$2.04B (2020)
Headquarters:	Cleveland, OH
Website:	Sherwin-Williams.com
Locations	5,000+

TENANT HIGHLIGHTS

- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- Sherwin Williams Aquired 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 December 2021, its Paint Stores Group segment operated 4,774 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



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HARLEM AVENUE

NORTH AVENUE

PLANNED
RESIDENTIAL
DEVELOPMENT

152
UNITS

New York
Insurance

SUBWAY

WALGREENS

Huntington
Walgreens

WALGREENS

CASH



Changefit
FITNESS

American
Mattress

DUNKIN'

Batteries
+ Bulbs

The UPS Store

JCLight

BUONA

Bank of America

WALGREENS

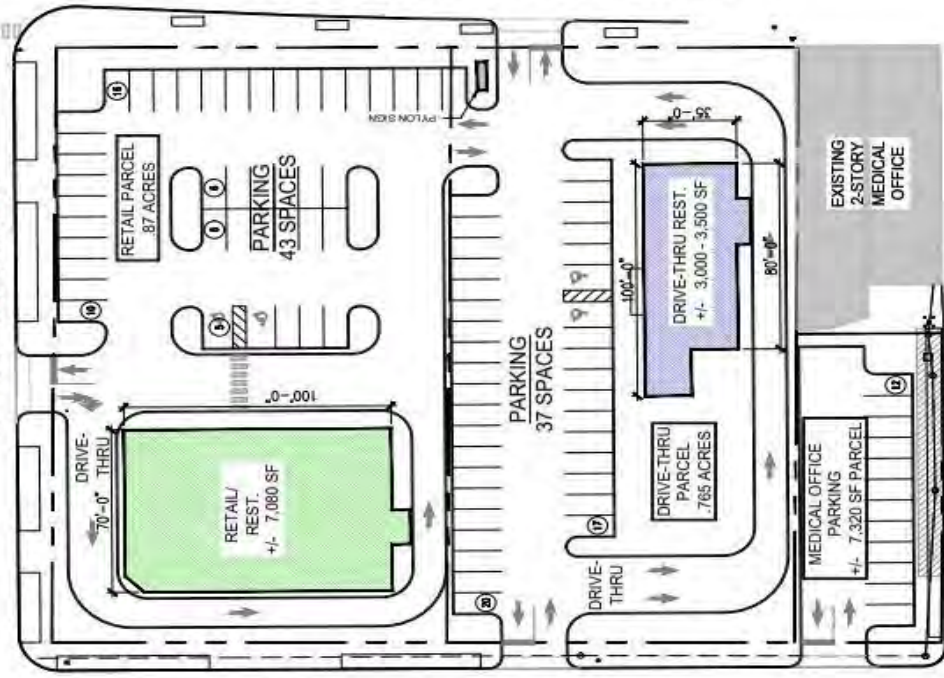
WALGREENS



SHERWIN
WILLIAMS

W WABANSIA AVE

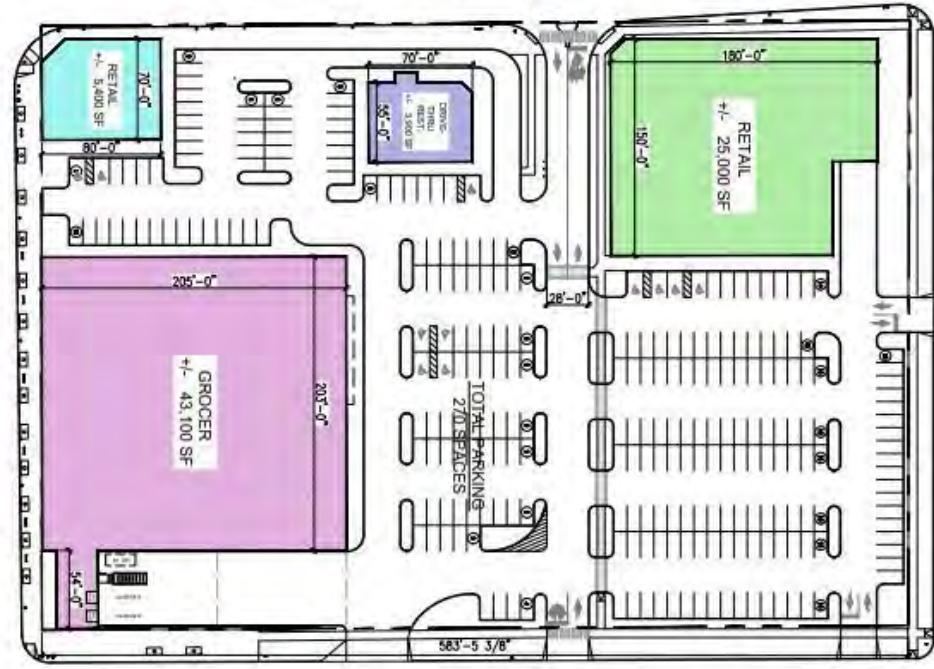
N HARLEM AVE - 23,000 VPD



N 72ND CT

N HARLEM AVE - 23,000 VPD

W NORTH AVE - 37,800 VPD



AERIAL

Sherwin Williams

W Cortland St

N Sa

W Bloomingdale Ave

W Bloomingdale Ave

N 73rd Ct

N 72nd Ct

N Neva Ave

W Wabansia Ave

W Wabansia Ave

N Nordica Ave

N 74th Ave

73rd Ave

N 74th Ct

64

43

Forest Ave

Woodbine Ave

Belleforte Ave

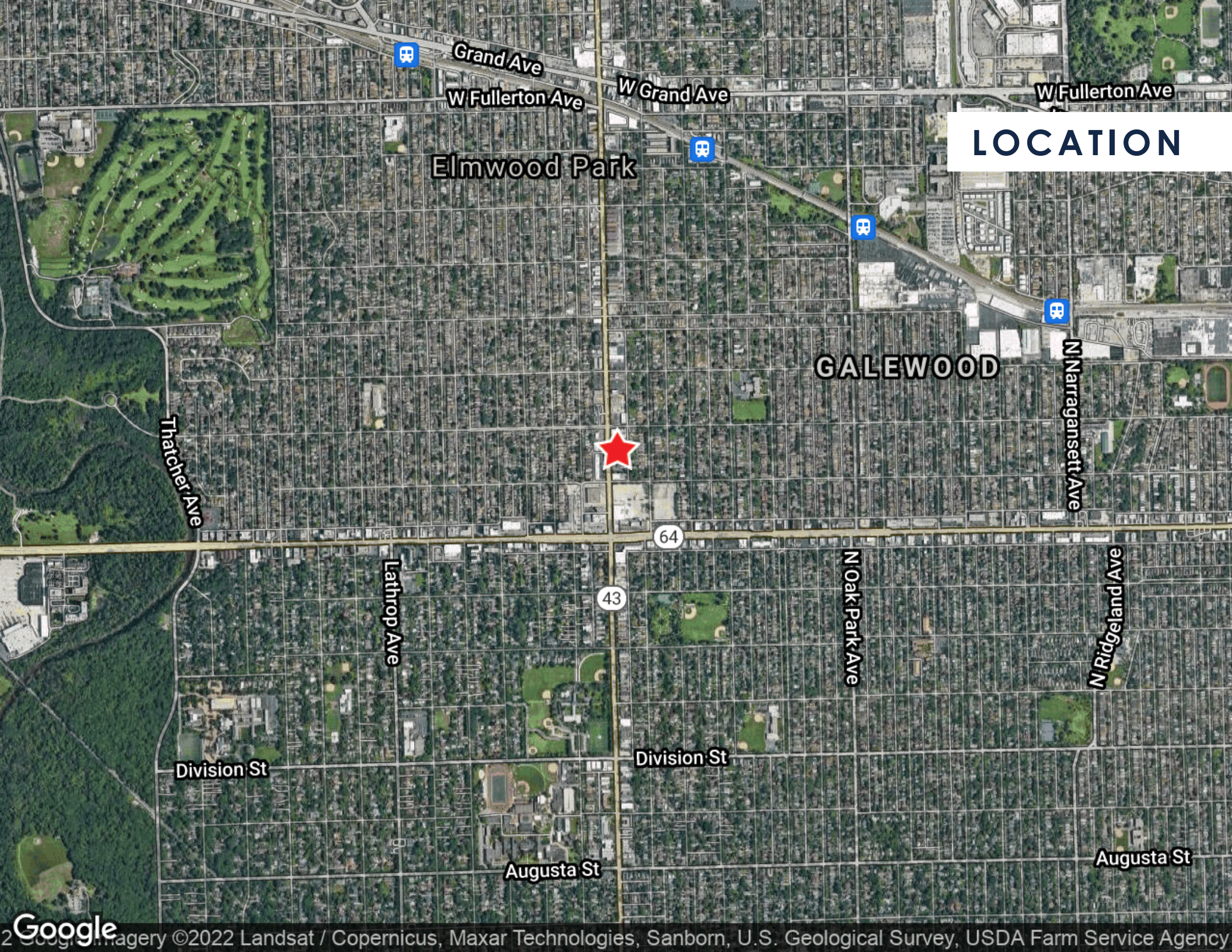
Bonnie Brae

Clinton Pl

William St

Monroe Ave

Map data ©2022 Imagery ©2022 Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency



LOCATION

Elmwood Park

GALEWOOD

Thatcher Ave

Lathrop Ave

Division St

Augusta St

Division St

N Oak Park Ave

N Ridgeland Ave

N Narragansett Ave

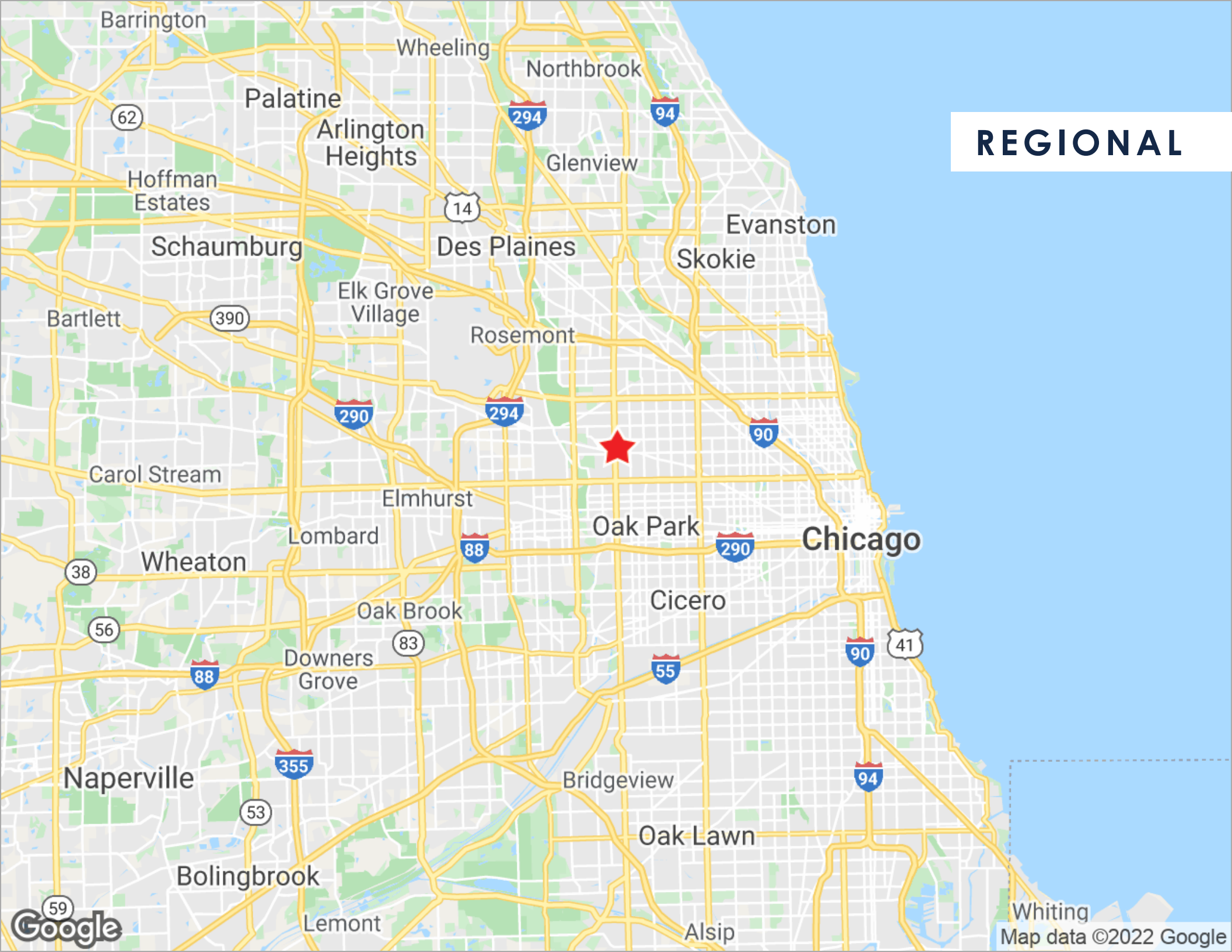
Grand Ave

W Fullerton Ave

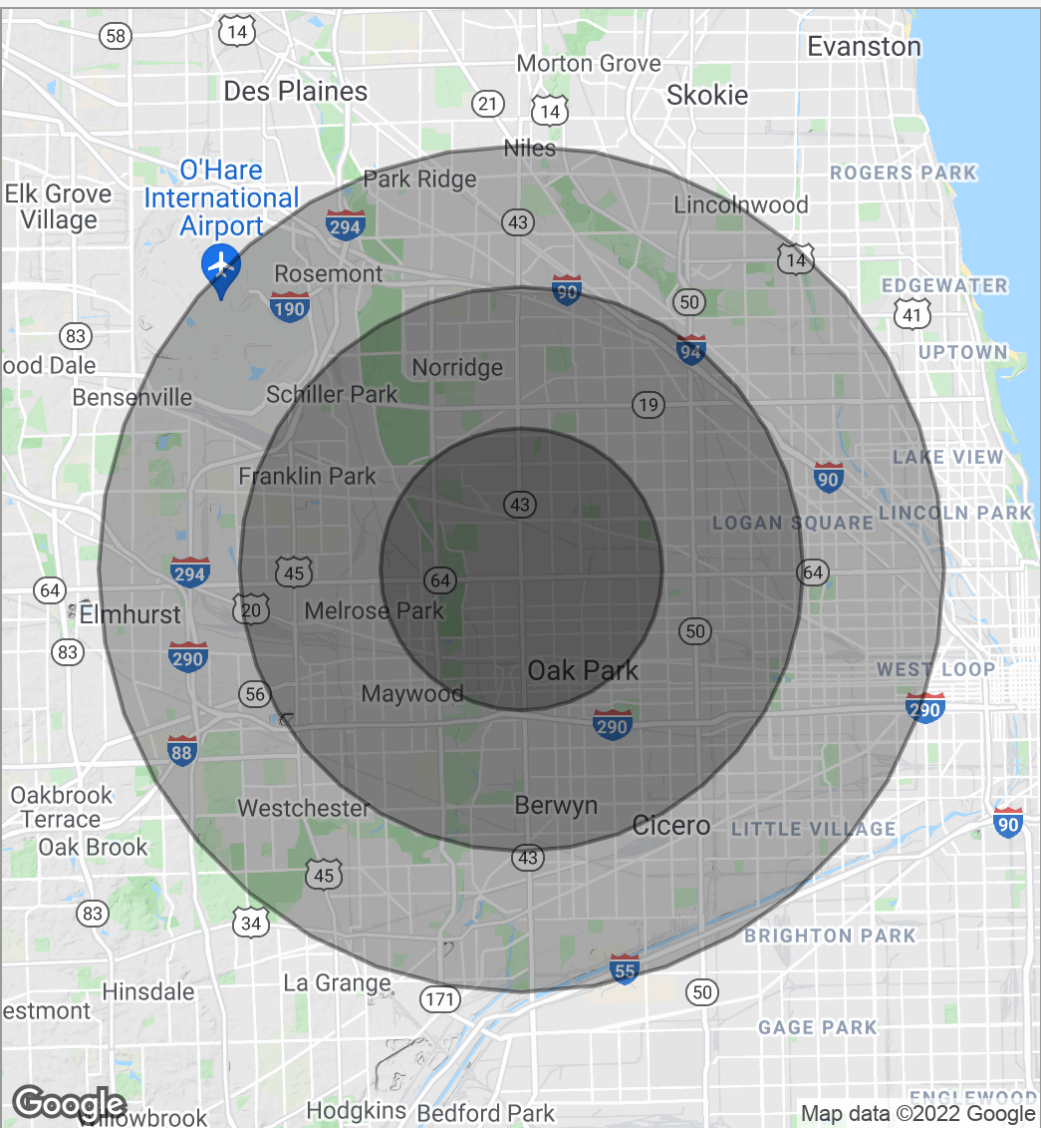
W Grand Ave

W Fullerton Ave

REGIONAL

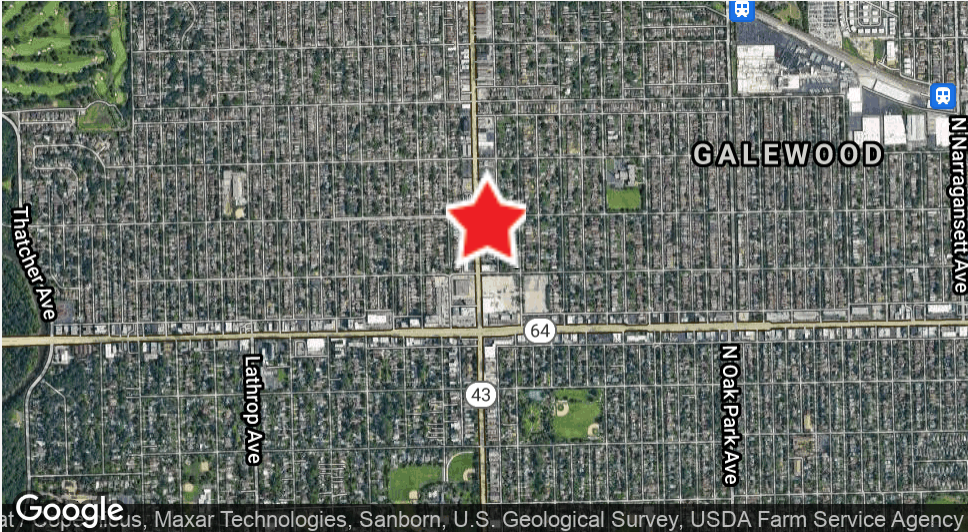


DEMOGRAPHICS MAP



POPULATION	2.5 MILES	5 MILES	7.5 MILES
Total population	205,419	826,098	1,661,332
Median age	36.9	35.1	34.4
Median age (Male)	35.1	33.4	33.0
Median age (Female)	38.7	36.5	35.7
HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	7.5 MILES
Total households	75,763	283,381	568,475
# of persons per HH	2.7	2.9	2.9
Average HH income	\$83,239	\$64,985	\$64,216
Average house value	\$371,565	\$322,181	\$327,738

* Demographic data derived from 2010 US Census



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