



EXCLUSIVELY LISTED BY:

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**SWE Realty, LLC** is pleased to exclusively market for sale a single tenant, newly renovated net leased Sherwin Williams property located in Kennesaw, GA. Kennesaw is a densely populated and popular suburb of Atlanta. Kennesaw is home to Kennesaw State University, Kennesaw Mountain, and several large employers for the State. The subject location sits along Wade Green Road between two of the most prestigious retailers in the country, Starbucks and McDonalds. Both Starbucks and McDonalds are known for selecting the top real estate in markets, which should give any buyer confidence in the success of this location.

The 3,300 square foot freestanding Sherwin Williams along Wade Green Road has an average of 37k cars per day with household incomes exceeding \$91k within 1 mile of the location. Sherwin Williams is expected to have rent commence no later than June 1, 2022. The lease features 8% rental escalations in each of the Eight (8) / 5-year renewal option periods. This is a passive NN lease structure with limited landlord responsibilities.



4395 Wade Green Road  
Kennesaw, GA  
**LOCATION**



3,300  
**SQ FT**



2022  
**YEAR RENOVATED**



100%  
**OCCUPANCY**



\$98,000  
**NOI**

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## PROPERTY OVERVIEW



### HOUSEHOLD INCOME

\$91,000 Average  
Within 1 Mile of Site



Located in  
**KENNESAW, GA**

Long Term  
**CORPORATE**  
Lease



### NEWLY RENOVATED

Rare Densely  
Populated Location  
with Strong  
Surrounding Retail



**INVESTMENT GRADE CREDIT**  
Tenant

PROPERTY GLA

3,300 SF



ANNUAL RENT  
**\$98,000**



### PROPERTY ADDRESS

4395 Wade Green Road  
Kennesaw, GA

**100%**  
Occupancy



YEAR RENOVATED  
**2022**



**ASKING PRICE:**  
**\$ 2,063,157**

**CAP RATE** 4.75%

**ANNUAL RENT** \$98,000.04

## NEWLY RENOVATED APRIL 2022

- Construction Completed in April 2022
- Close Proximity to Interstate 75
- Rare Densely Populated Retail Location
- Freestanding Sherwin Williams
- Deemed Essential Business

## PRIME LOCATION WITH BARRIER TO ENTRY

- Main thoroughfare with excellent visibility and easy access
- Located off Wade Green Road with approximately 37,500+ Vehicles Per Day
- Dense Surrounding Residential and New Developments
- High Surrounding Household Incomes

## SHERWIN WILLIAMS CORPORATE LEASE

- This is a passive NN lease structure
- 8% Increases in each of the Options
- Eight (8) – Five (5) Year Option Periods with 8% Rental Increases

## E-COMMERCE RESISTANT TENANT

- Financially Strong Tenant with Long Term Lease
- Sherwin Williams (NYSE: SHW) Features Investment Grade Credit (S&P: BBB)
- Ranked #162 on the Fortune 500 List
- Government Deemed Essential Business
- Strong Covid 19 Performance

## OFFERED FREE AND CLEAR

- Sherwin Williams is being offered free and clear of existing debt

## EXCELLENT DEMOGRAPHICS

- Cobb County Average Household Income exceeds \$91,000 Within a 1-Mile Radius of Site
- Population Over 188,000+ Within 5 Miles

## CLOSE PROXIMITY TO NEW NATIONAL RETAIL

- Close Proximity to Publix, Chick fil a, McDonalds, Starbucks, and more
- Dense Surrounding Roof Tops and ongoing Multi Family Construction
- Close Proximity to Interstate 75



## LEASE SUMMARY

TENANT	Sherwin Williams
GUARANTOR	Sherwin Williams Company (NYSE: SHW)
LEASE TYPE	NN
INITIAL LEASE TERM	10 Years
OWNERSHIP TYPE	Fee Simple
RENEWAL OPTIONS	Eight (8) / 5-Year Renewals
RENT INCREASES	8% In Each Option Period
TENANT RESPONSIBILITIES	RE Taxes, Insurance, HVAC maintenance (\$750), Utilities, Non-structural Interior Repairs
LANDLORD RESPONSIBILITIES	Roof, Structure, Foundation, Parking Lot
INITIAL LEASE COMMENCEMENT	May 15, 2022
INITIAL LEASE EXPIRATION	April 30, 2032

## OFFERING SUMMARY

<b>ASKING PRICE:</b> <b>\$ 2,063,157</b>	
CAP RATE	4.75%
ANNUAL RENT	\$98,000.04

ADDRESS	4395 Wade Green Road Kennesaw, GA 30144
TOTAL SF	3,300 SF
PARCEL SIZE	Approx. .60 +- acres
YEAR RENOVATED	2022

## INITIAL TERM RENTAL AMOUNT

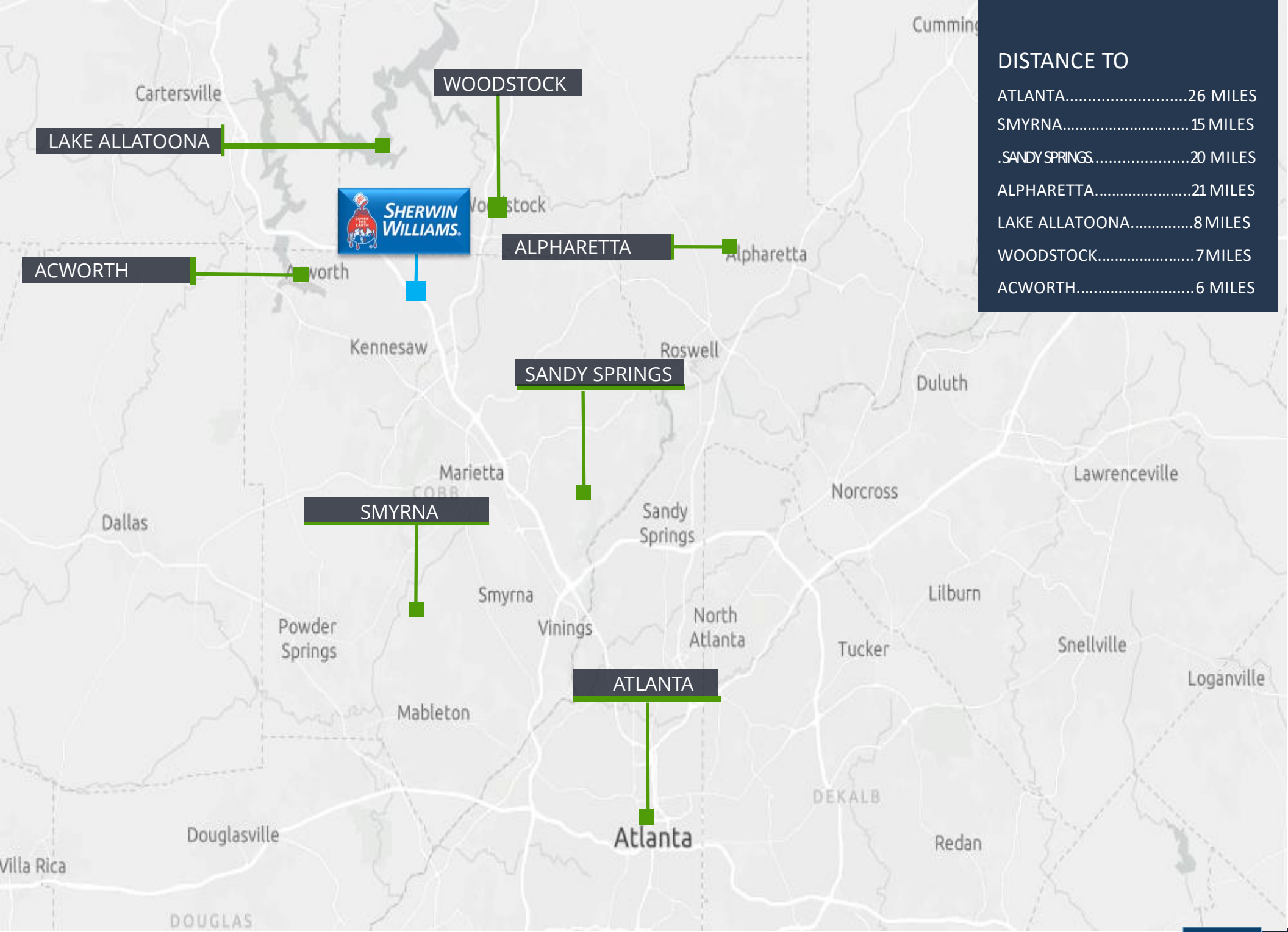
ANNUAL	\$98,000.04
MONTHLY	\$8,166.67
PER SF	\$29.69


**SHERWIN-WILLIAMS®**





# LOCATION OVERVIEW



## DISTANCE TO

ATLANTA.....26 MILES

SMYRNA.....15 MILES

SANDY SPRINGS.....20 MILES

ALPHARETTA.....21 MILES

LAKE ALLATOONA.....8 MILES

WOODSTOCK.....7 MILES

ACWORTH.....6 MILES



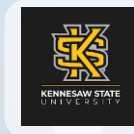


AERIALS









Kennesaw Mountain



Primrose Schools



Residential Development



Publix



37,700 Cars Per Day



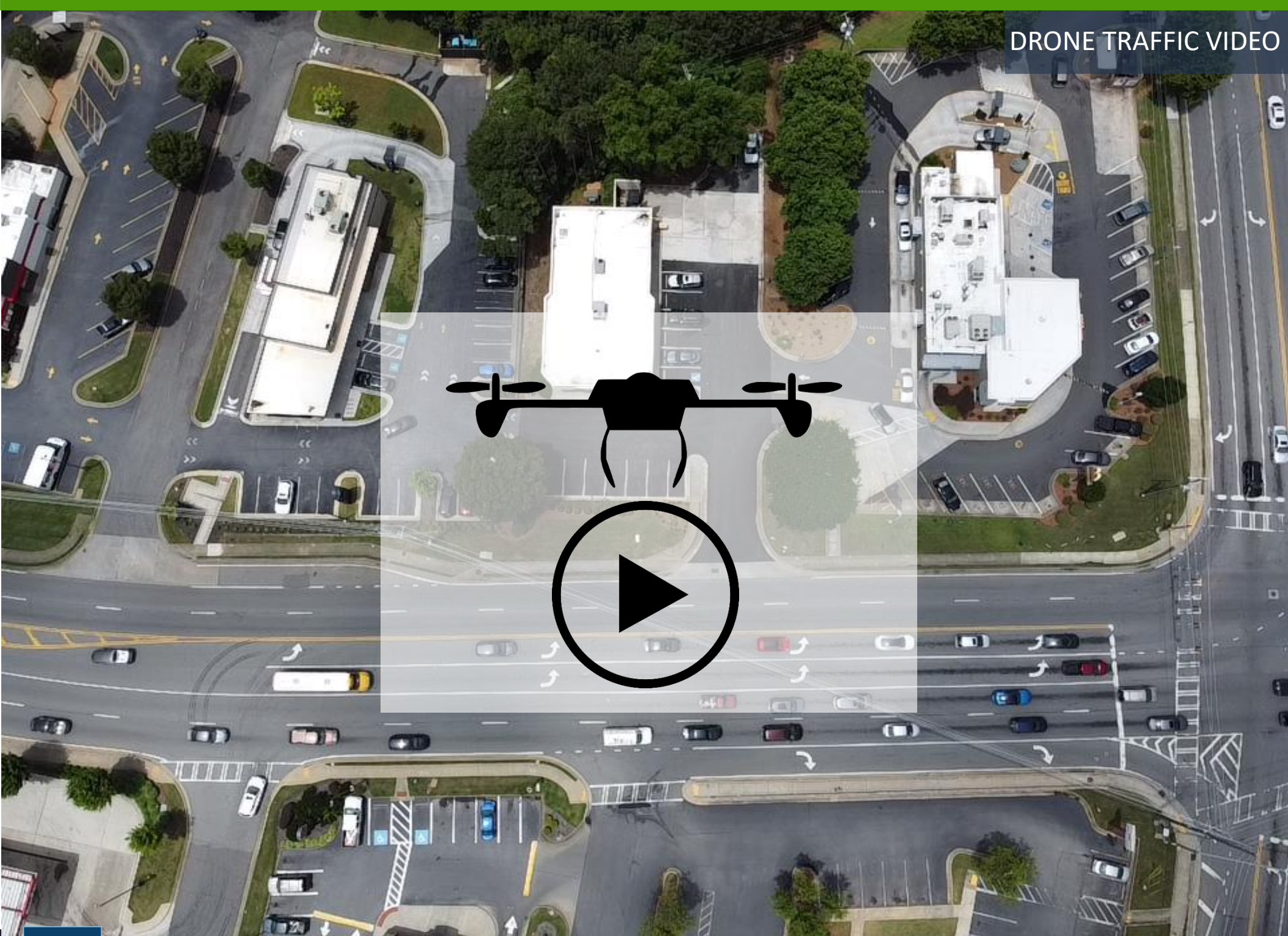




37,700 Cars Per Day



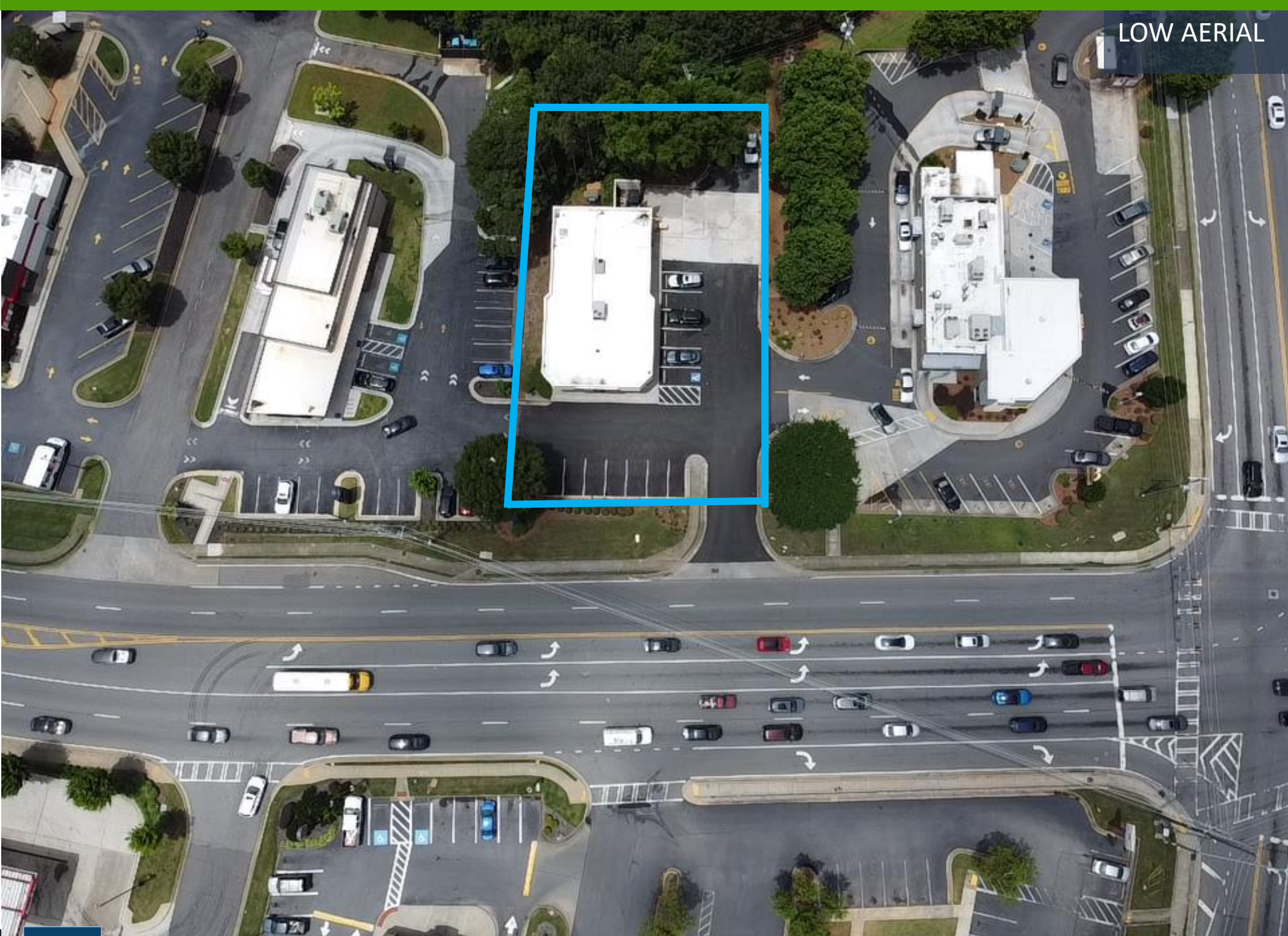


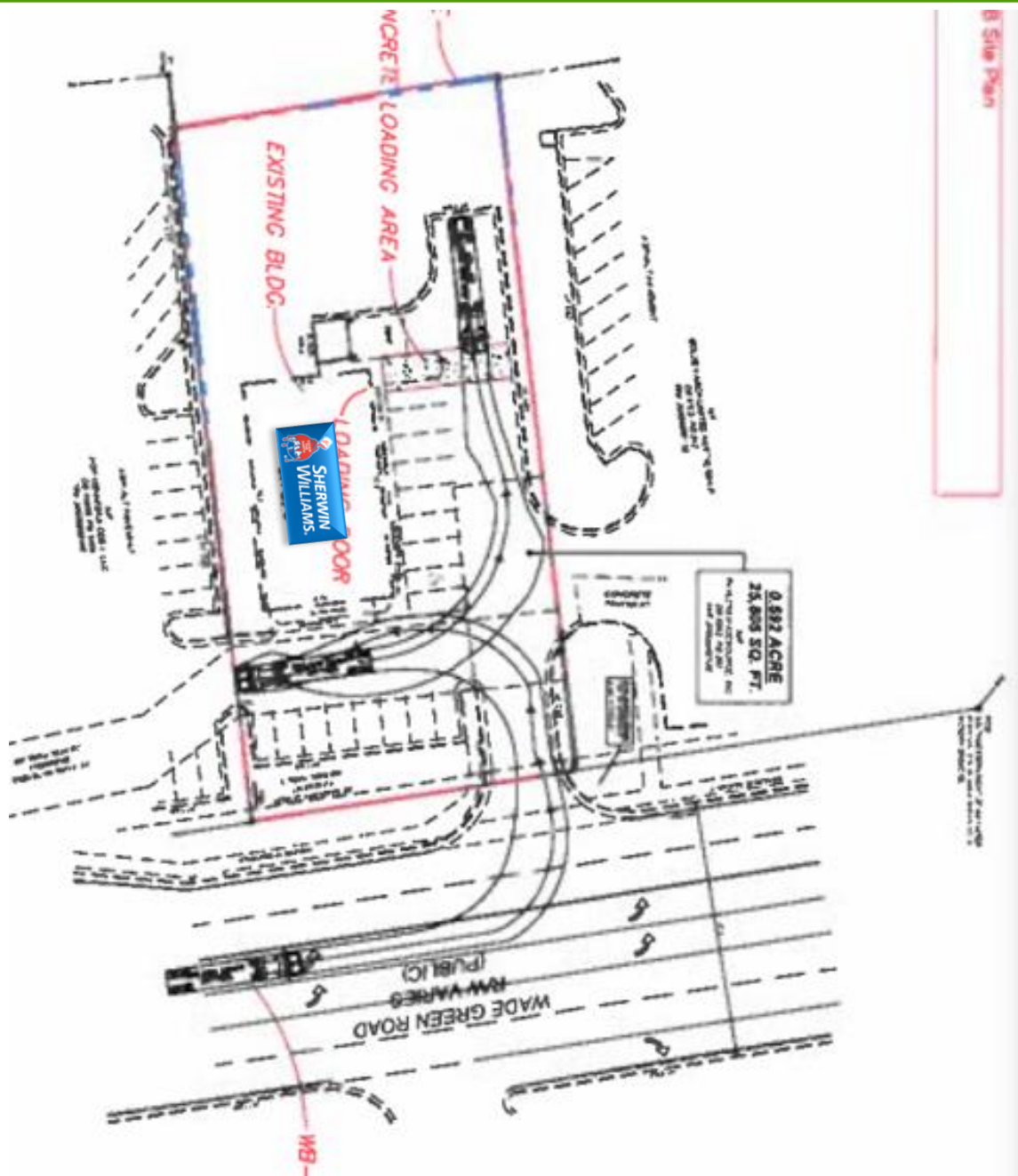












# DEMOGRAPHICS



## KEY FACTS

10,784

Population



Average  
Household Size

34.6

Median Age

\$76,551

Median Household  
Income

## EDUCATION

7%

No High School  
Diploma



17%

High School  
Graduate



34%

Some College



41%

Bachelor's/Grad/Pr  
of Degree

## BUSINESS



350

Total Businesses



3,555

Total Employees

## EMPLOYMENT



71%

White Collar



17%

Blue Collar



12%

Services

1.8%

Unemployment  
Rate

## INCOME



\$76,551



\$34,367



\$133,183

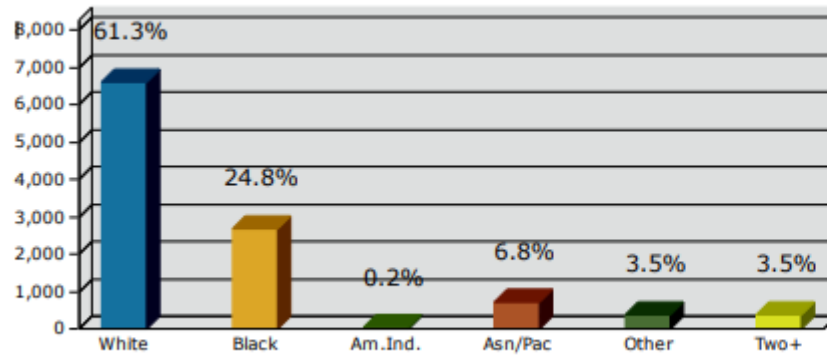
## Households By Income

The largest group: \$100,000 - \$149,999 (21.8%)

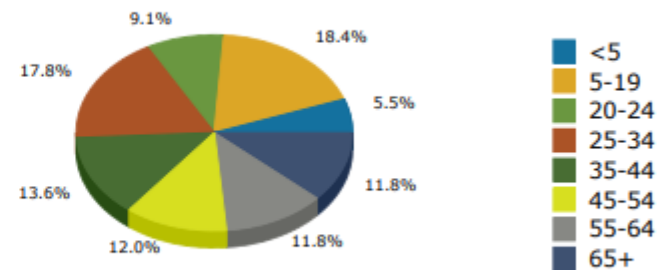
The smallest group: \$15,000 - \$24,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	5.6%	-0.3%	
\$15,000 - \$24,999	5.2%	+0.7%	
\$25,000 - \$34,999	5.4%	-1.9%	
\$35,000 - \$49,999	11.9%	+0.6%	
\$50,000 - \$74,999	20.5%	+3.0%	
\$75,000 - \$99,999	15.9%	+1.6%	
\$100,000 - \$149,999	21.8%	+4.7%	
\$150,000 - \$199,999	8.4%	-1.7%	

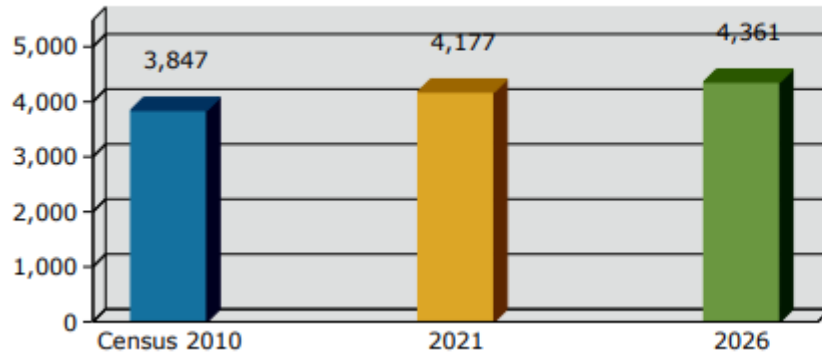
2021 Population by Race



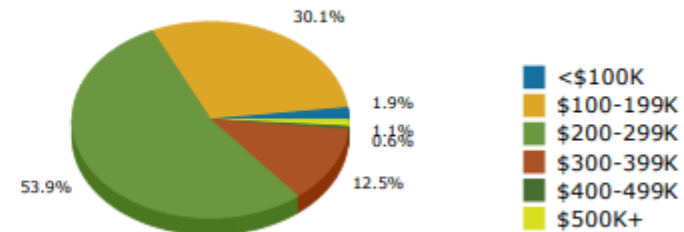
2021 Population by Age



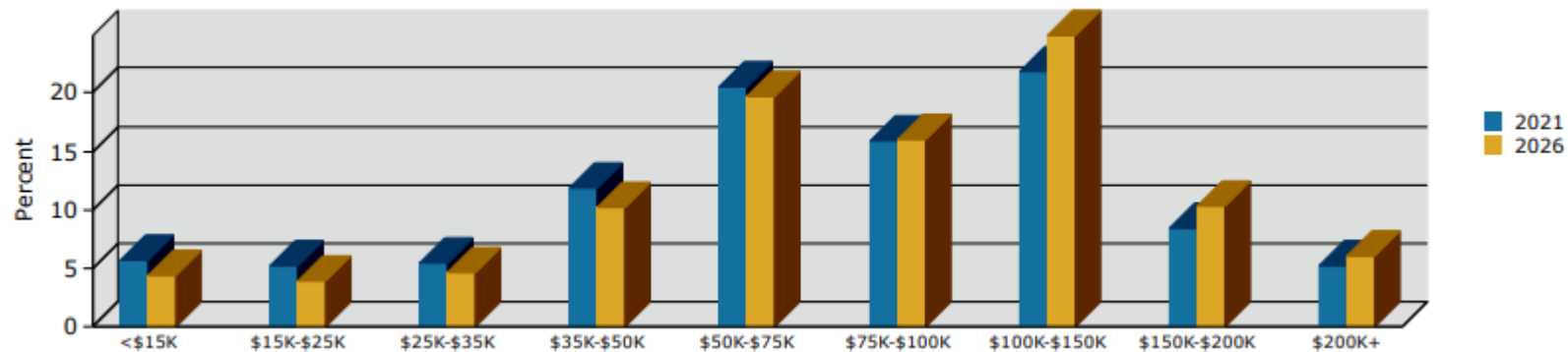
Households



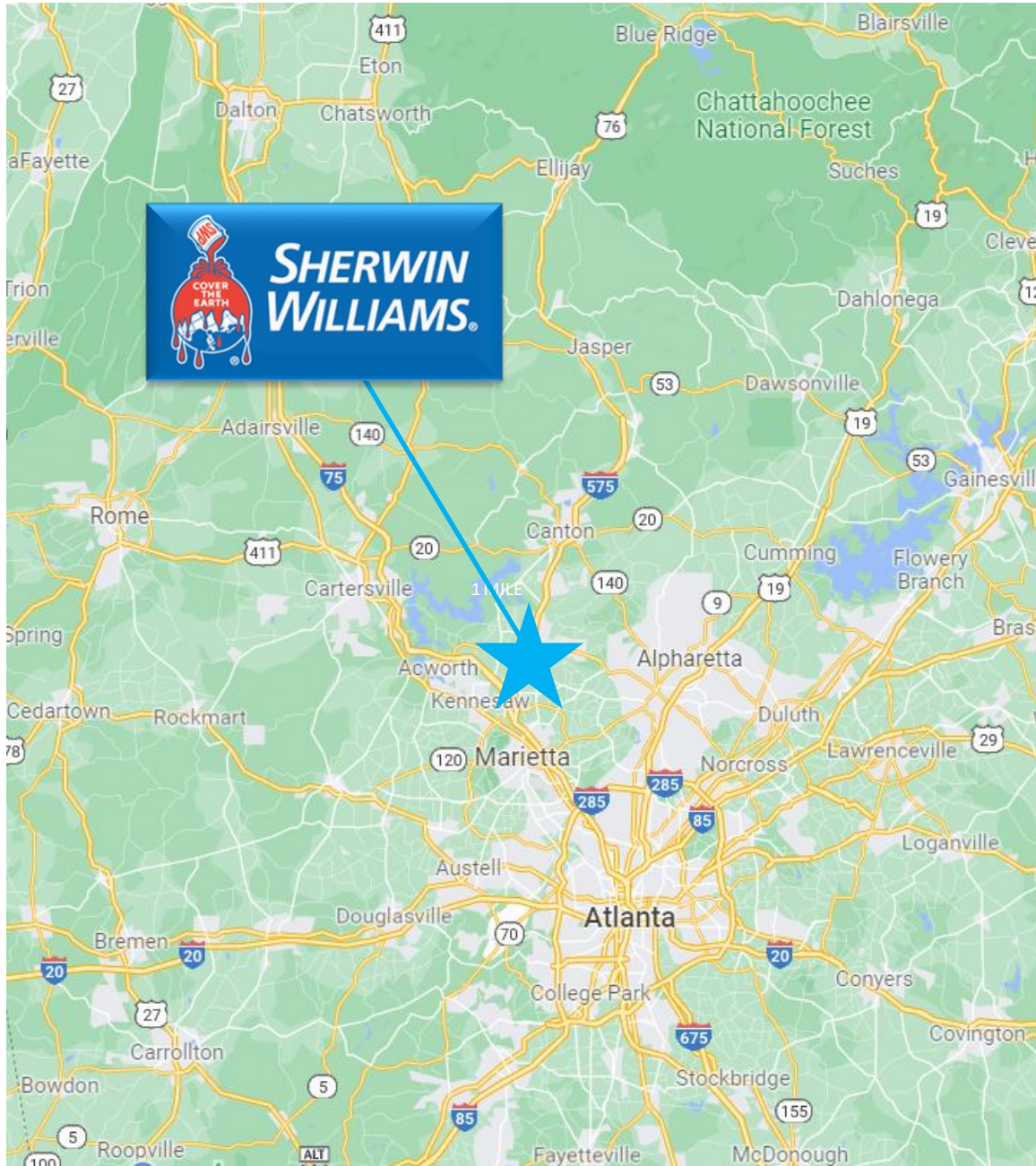
2021 Home Value



Household Income



# DEMOGRAPHIC SUMMARY



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2021	10,784	83,838	188,127
Median Age	34	33.7	35.3

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2021	4,177	29,192	68,702
Average Household Size	2.57	2.76	2.69

INCOME	1-MILE	3-MILE	5-MILE
2021	\$91,156	\$92,171	\$92,838
2021-2026 Annual Rate	2.35%	2.50%	2.47%



**SHERWIN-WILLIAMS®**





## PROFILE

TENANT	Sherwin Williams Co (NYSE: SHW)
S&P CREDIT RATING	BBB
HEADQUARTERS	Cleveland, OH
2021 NET INCOME (BIL)	\$2.65
U. S. LOCATIONS (2021)	5,000 +
EMPLOYEES (2021)	60,000 +

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.





4395



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