



Renderings of actual buildings

O'Reilly & Sherwin Williams

317 US RT-1, York, ME

Price: \$4,403,000 | Rent: \$220,181 | Cap: 5.00%

- Two newly constructed, free-standing buildings with long term leases
- Sherwin Williams | NYSE: SHW | S&P Rating: BBB Investment Grade
- O'Reilly Auto Parts | NASDAQ: ORLY | S&P Rating: BBB Investment Grade
- Daily traffic of 17,000+ cars
- Down the street from Kittery Premium Outlets (Simon Properties)
- A few miles from Portsmouth Naval Shipyards, U.S. Navy's oldest continuously operating shipyard
- 7-miles from Portsmouth, NH / 20-miles from Kennebunkport, ME / 40-miles from Portland, ME



SHERWIN-WILLIAMS.



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OVERVIEW:

HMX Realty Advisors exclusively presents for sale two newly constructed, free standing buildings leased to O'Reilly Auto Parts and Sherwin Williams located in York, ME. Construction for the Sherwin Williams was completed in April 2022 and O'Reilly Auto Part's July 2022. The buildings are situated on a 2.66 acre parcel of land and must be purchased together.

O'Reilly and Sherwin Williams are conveniently located on US-1 the main retail throughfare with traffic counts of 17,000+ cars per day. The property is in close proximity (north) to many retailers including Walgreens and Hannaford Supermarket as well as Kittery Premium Outlets (Simon Properties) to the south.

The property is located a few miles north of the Portsmouth Naval Shipyards (PNS). PNS is the U.S. Navy's oldest continuously operating shipyard. Portsmouth Naval Shipyard is home to approximately 1,000 officer and enlisted personnel and their family members, as well as an estimated 8,000 civilian employees. The shipyard supports, on average, four submarine crews and two U.S. Coast Guard cutters. PNSY also provides services to a large retiree population. Portsmouth Naval Shipyard (PNS) is one of four remaining naval shipyards in the nation.

"Portsmouth Naval Shipyard (PNS) employs a civilian workforce of top-tier professionals to safely overhaul, repair, and modernize the U.S. Navy's nuclear-powered attack submarine fleet, specifically Los Angeles and Virginia-class submarines. We provide quality overhaul work in a safe, timely, and affordable manner. This includes a full spectrum of in-house support-from engineering services and production shops, to unique capabilities and facilities, to off-site support-all of which serves the multifaceted assortment of fleet requirements." [website](#)

York is a town in York County, Maine, near the southern tip of the state. Situated beside the Atlantic Ocean on the Gulf of Maine, York is a well-known summer resort town. It is home to three 18-hole golf clubs, four sandy beaches, and Mount Agamenticus. It includes the villages of York Village, York Harbor, York Beach and Cape Neddick. York is part of the Portland–South Portland–Biddeford, Maine metropolitan statistical area.

York is 7-miles from Portsmouth, NH, 20-miles from Kennebunkport, ME and 40-miles from Portland, ME.

Average household income within 5-miles of the property is over \$118,000.

INVESTMENT SUMMARY



Rent: \$119,000

Bld. Sq Ft: 7,228



SHERWIN-WILLIAMS.

Rent: \$101,181

Bld. Sq Ft: 3,489

Total Rent: \$220,181





O'REILLY AUTO LEASE SUMMARY:

| | |
|------------------------|---|
| Original term: | 15 Years |
| Rent Commencement: | July 2022 (expected) |
| Lease expiration Date: | July 2037 |
| Rent: | \$119,000 |
| Increases: | Rent increases to \$126,140 (6%) on year 10 |
| Options: | Four (5) year renewal options with 6% increases each option |
| Lease Type: | Net Lease* |

*Landlord is responsible for the roof, structure and parking lot replacement which are new and come with warranty's. However, tenant is responsible to reimburse landlord all costs associated with repairs and maintenance of the building and property.

O'Reilly's upgraded building materials feature brick, along with hardie clapboard and shingles siding as well as architectural asphalt roof shingles on all four sides.

TENANT OVERVIEW: O'Reilly Auto Parts | NASDAQ: ORLY | S&P Rating: BBB Investment Grade

O'Reilly Automotive, Inc. is an American auto parts retailer that is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the U.S serving both the professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company operates more than 4,500 stores in 44 states, including Alaska and Hawaii. In 1993, the company completed an initial public offering, and it now trades on the NASDAQ market under the symbol ORLY. In 2008, the company completed the largest acquisition in its history, with the purchase of CSK Auto, which made O'Reilly the third largest auto parts chain in the country after Advance Auto Parts and AutoZone. The company continues to plan for growth and expansion, projecting the addition of many new locations.

SHERWIN WILLIAMS LEASE SUMMARY:

| | |
|------------------------|--|
| Original Term: | 10 Years |
| Rent Commencement: | April 16 th 2022 |
| Lease Expiration Date: | April 2032 |
| Rent: | \$101,181 increasing to \$111,299 (10%) Yr 6 |
| Options: | Four (5) year options |
| Options Escalations: | 3% for first option then 10% every 5 years |
| Lease Type: | Net Lease* |

*Landlord is responsible for the roof, structure and parking lot replacement which are new and come with warranty's. However, tenant is responsible to reimburse landlord all costs associated with repairs and maintenance of the building and property. Tenant pays landlord a management fee of 10% on its share of expenses.

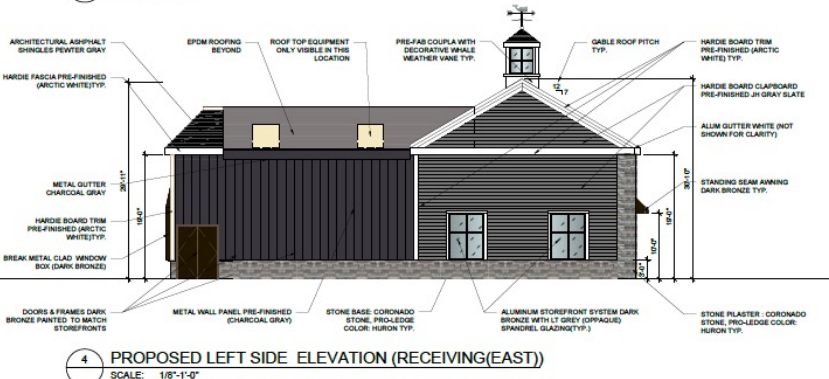
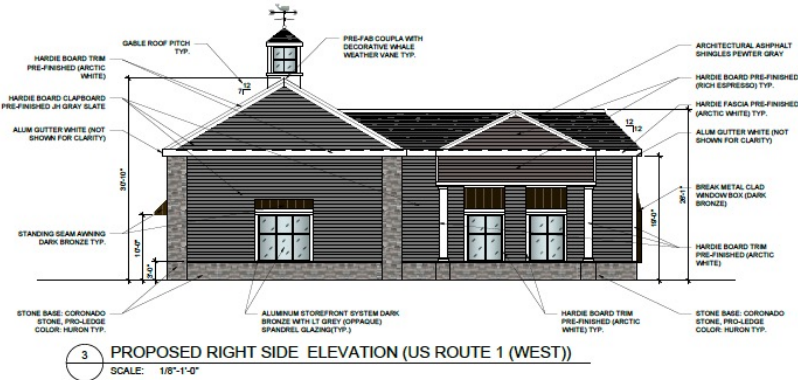
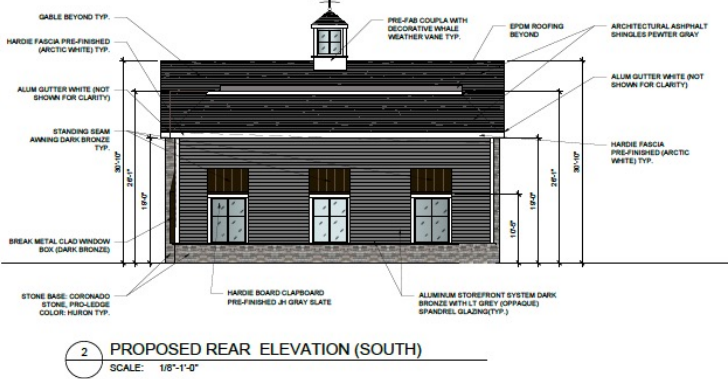
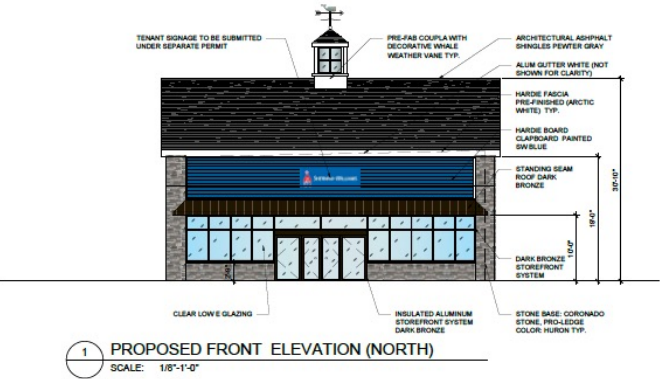
Sherwin's upgraded building materials feature stone, along with hardie clapboard siding as well as architectural asphalt roof shingles on all four sides and a copula with decorative whale weather vane (see next page).

TENANT OVERVIEW: Sherwin Williams | NYSE: SHW | S&P Rating: BBB Investment Grade

The Sherwin-Williams Company develops, manufactures, distributes, and sells paints, coatings, and related products to professional, industrial, commercial, and retail customers. The company has operations primarily in the North and South America, the Caribbean, Europe, Asia, and Australia. As of February 17, 2022, it operated approximately 5,000 company-operated stores and facilities. The Sherwin-Williams Company was founded in 1866 and is headquartered in Cleveland, Ohio.



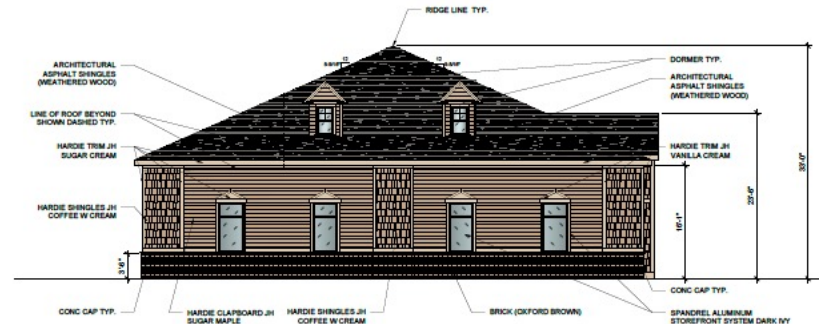
O'Reilly Auto Parts & Sherwin Williams Investment Overview



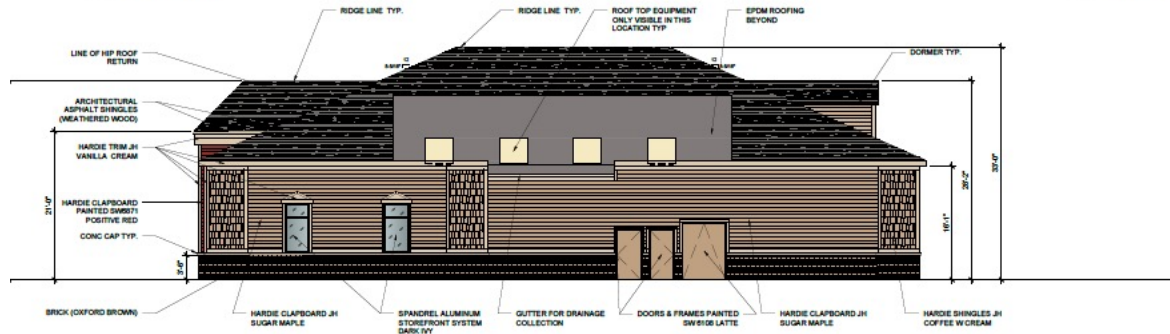
O'Reilly Auto Parts & Sherwin Williams Investment Overview



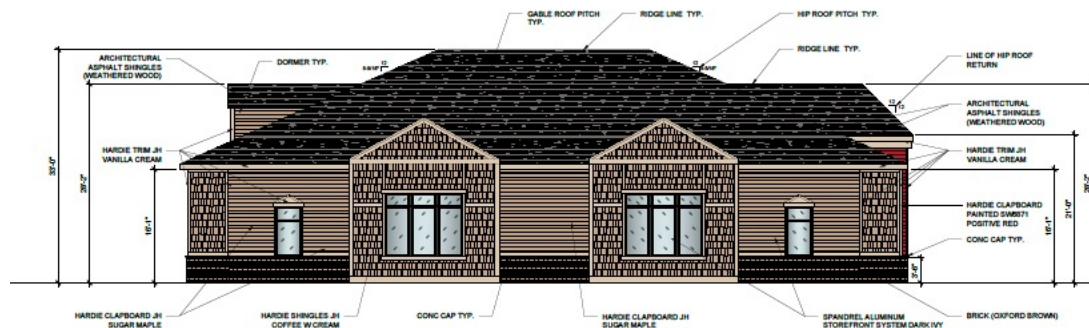
1 PROPOSED FRONT ELEVATION (SOUTH)
SCALE: 1/8"-1'-0"



2 PROPOSED REAR ELEVATION (NORTH)
SCALE: 1/8"-1'-0"



3 PROPOSED RIGHT SIDE ELEVATION (RECEIVING/EAST)
SCALE: 1/8"-1'-0"



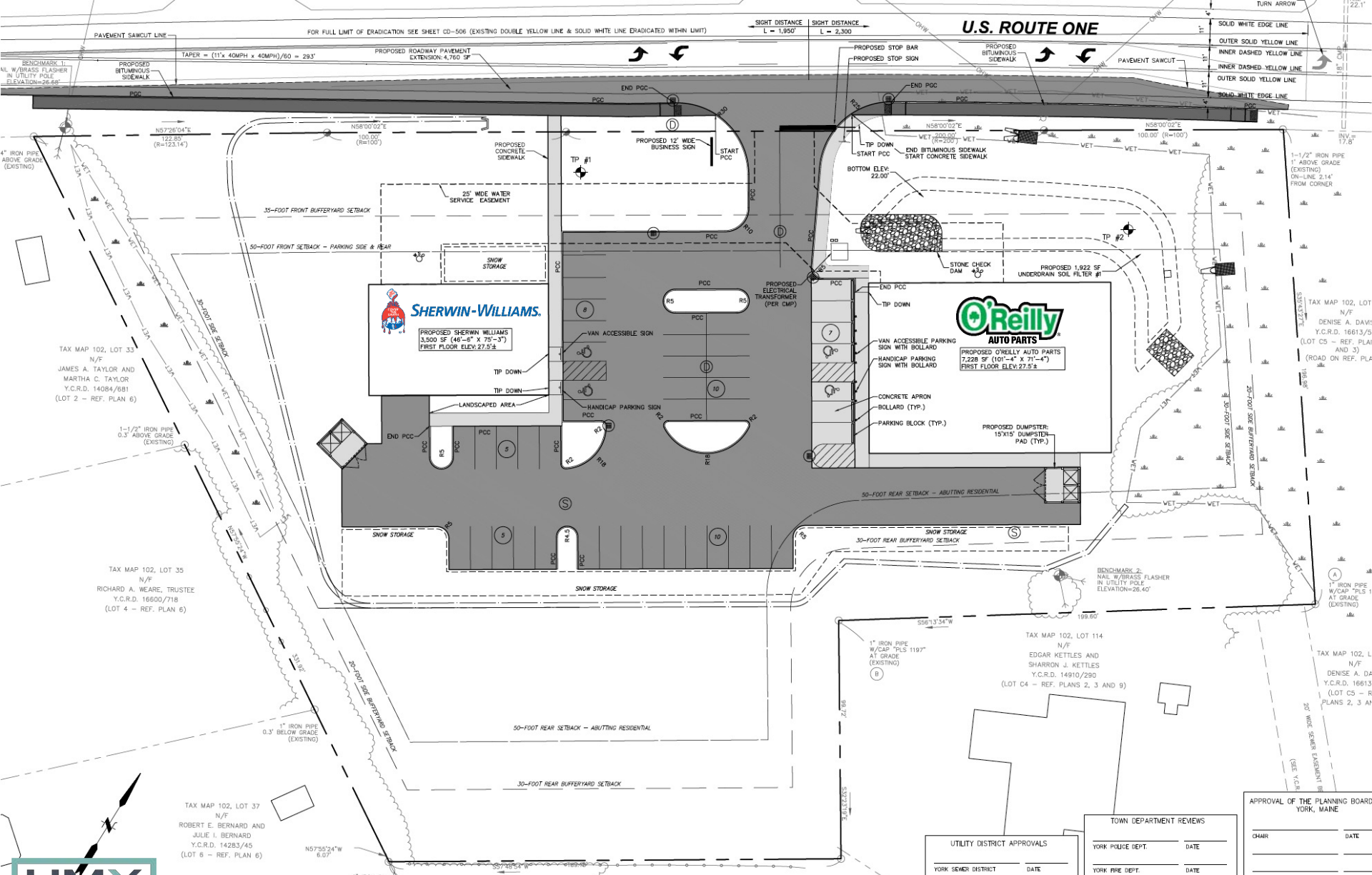
4 PROPOSED LEFT SIDE ELEVATION (US ROUTE 1/WEST)
SCALE: 1/8"-1'-0"

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Proposed Elevation

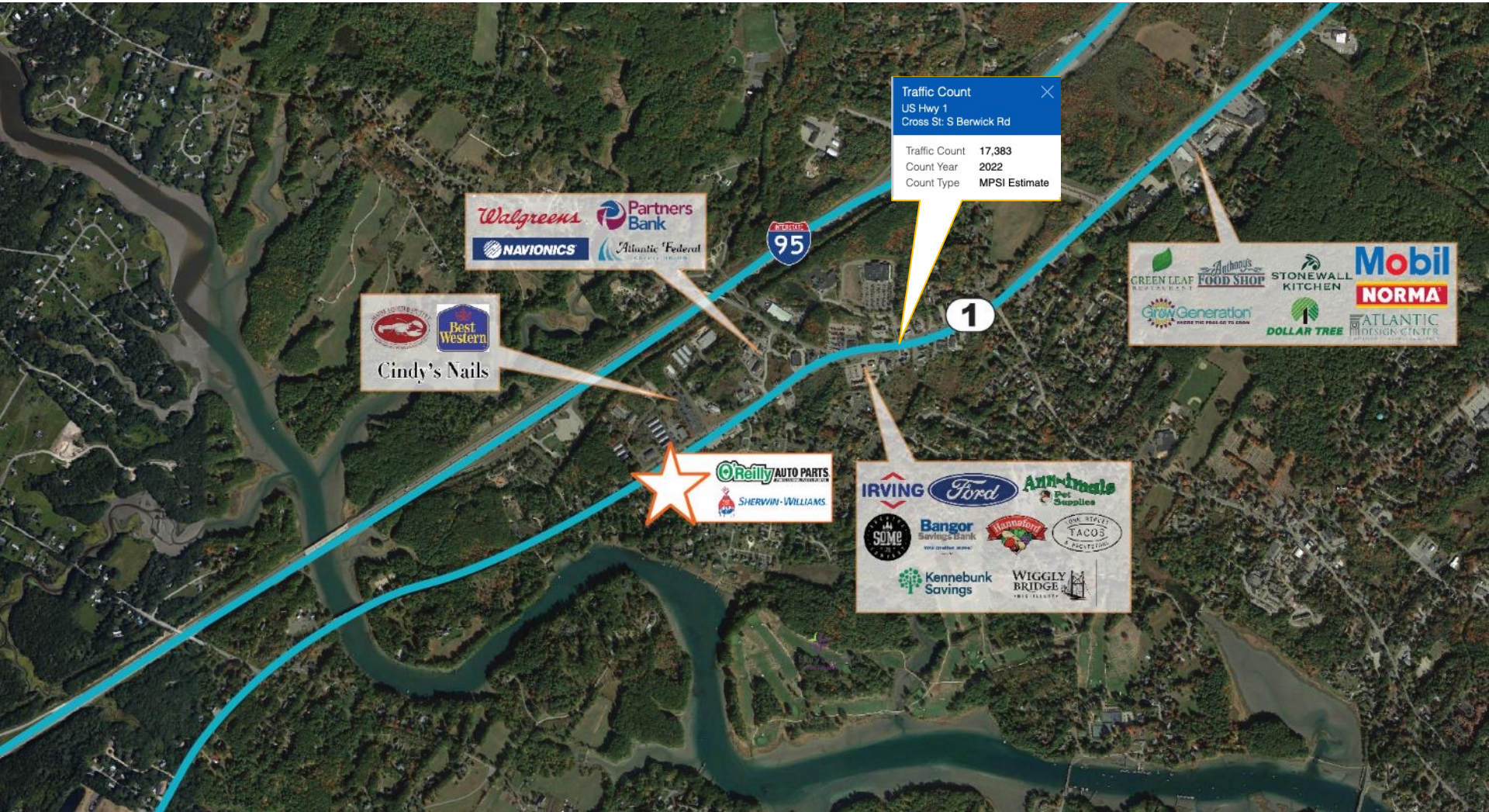
INVESTMENT OVERVIEW

O'Reilly Auto Parts & Sherwin Williams Investment Overview



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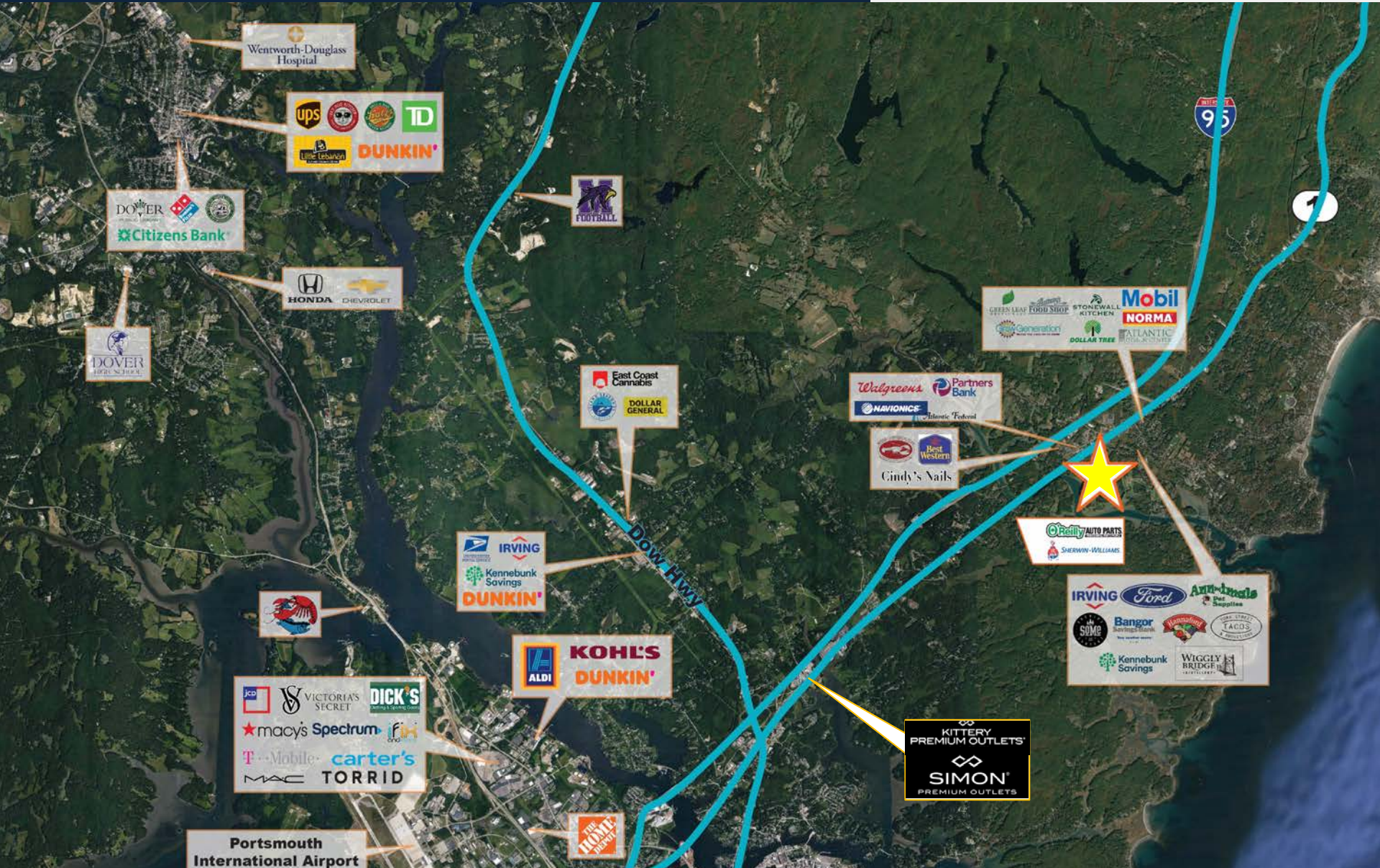
| UTILITY DISTRICT APPROVALS | | TOWN DEPARTMENT REVIEWS | | APPROVAL OF THE PLANNING BOARD | |
|----------------------------|------|-------------------------|------|--------------------------------|------|
| YORK SEWER DISTRICT | DATE | YORK POLICE DEPT. | DATE | CHAIR | DATE |
| | | YORK FIRE DEPT. | DATE | | |



Traffic Count

US Hwy 1
Cross St: S Berwick Rd

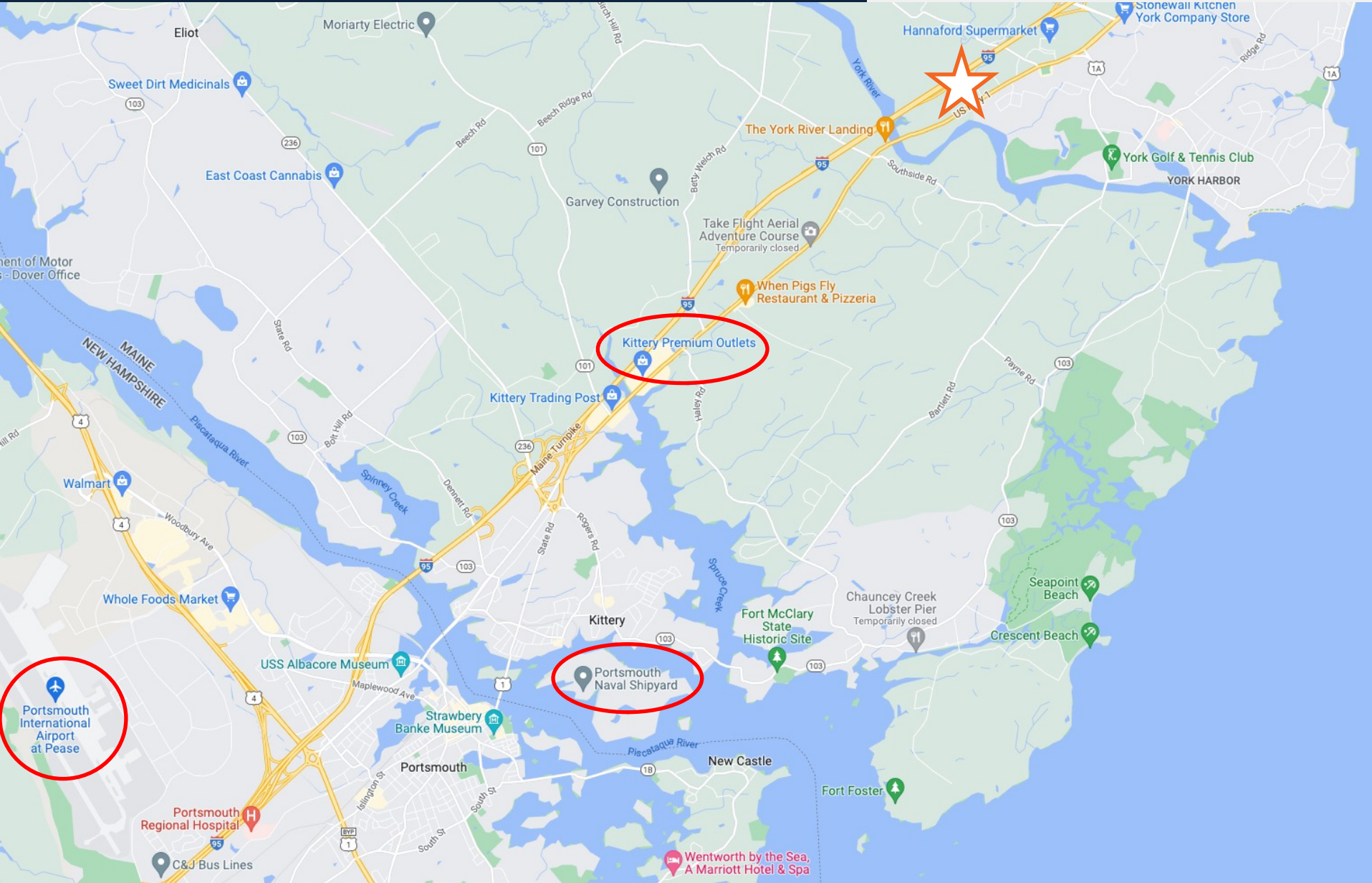
| | |
|---------------|---------------|
| Traffic Count | 17,383 |
| Count Year | 2022 |
| Count Type | MPSI Estimate |



O'Reilly & Sherwin Williams – York, ME Location Map



SHERWIN-WILLIAMS.



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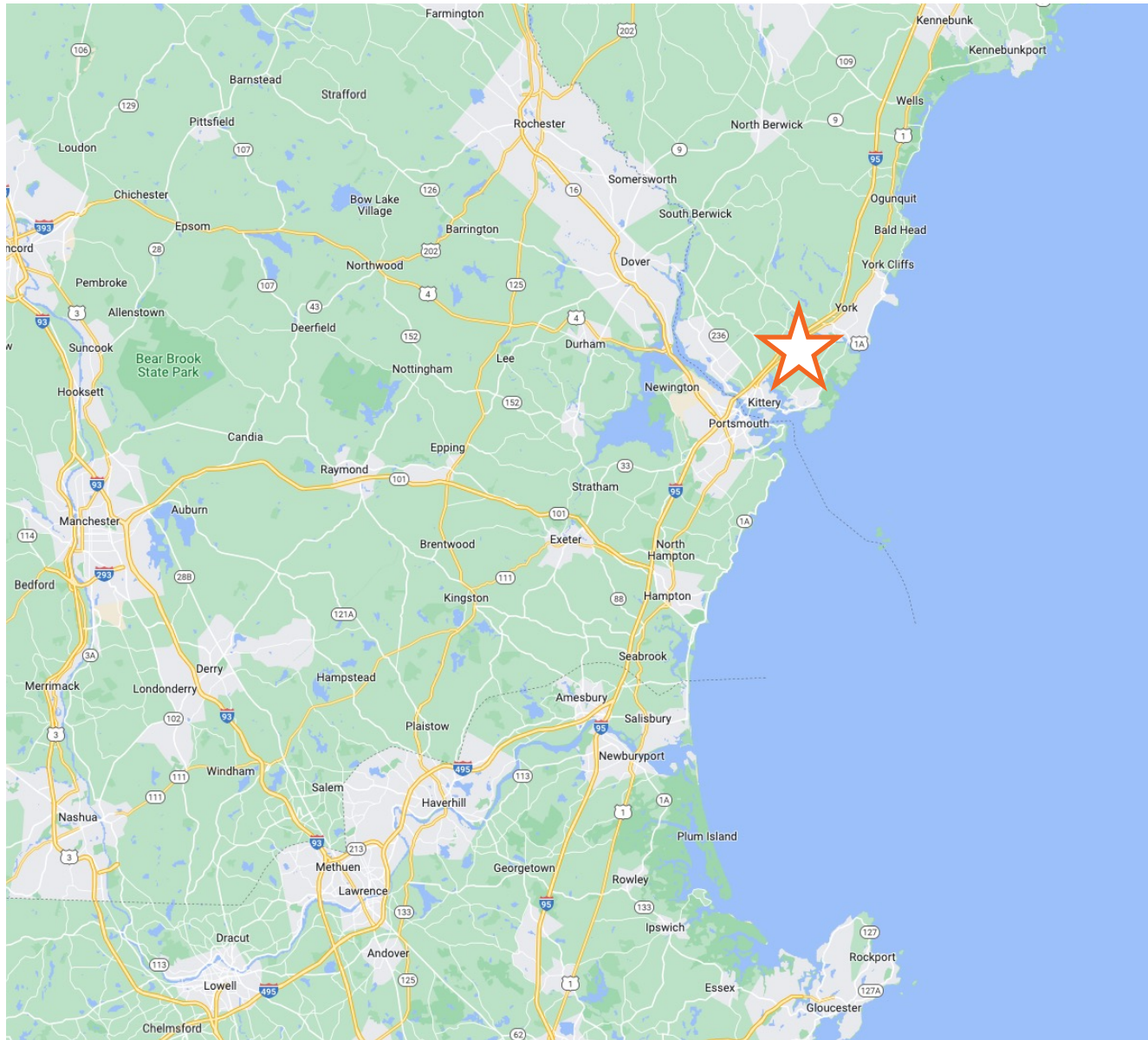
LOCATION MAP

O'Reilly & Sherwin Williams – York, ME

Location Map



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LOCATION MAP

| 2020 Summary | 3 Mile | 5 Miles | 7 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 10,266 | 21,359 | 41,978 |
| Households | 4,492 | 9,467 | 19,326 |
| Families | 2,858 | 5,915 | 10,717 |
| Average Household Size | 2.26 | 2.24 | 2.14 |
| Owner Occupied Housing Units | 3,426 | 6,978 | 12,685 |
| Renter Occupied Housing Units | 1,065 | 2,489 | 6,641 |
| Median Age | 52.0 | 50.4 | 48.2 |
| Median Household Income | \$81,001 | \$80,767 | \$81,492 |
| Average Household Income | \$104,378 | \$106,413 | \$111,155 |

| 2025 Summary | 3 Mile | 5 Miles | 7 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 10,746 | 22,240 | 43,698 |
| Households | 4,730 | 9,918 | 20,224 |
| Families | 2,984 | 6,146 | 11,119 |
| Average Household Size | 2.25 | 2.23 | 2.13 |
| Owner Occupied Housing Units | 3,647 | 7,413 | 13,345 |
| Renter Occupied Housing Units | 1,084 | 2,505 | 6,879 |
| Median Age | 52.7 | 51.0 | 48.5 |
| Median Household Income | \$88,528 | \$88,277 | \$89,696 |
| Average Household Income | \$117,244 | \$118,909 | \$123,318 |

Contact Us

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