

# SHERWIN-WILLIAMS

475 East Broadway Blvd., Jefferson City, TN



Representative Photo



**NEW 10-YEAR  
CORPORATE LEASE**



**LOW RENT  
PROJECTED SALES RATIO**



**DOMINATE PAINT BRAND  
Sherwin-Williams (S&P: BBB)**



**EXCELLENT VISIBILITY  
±26K CAR PER DAY**



**NEW CONSTRUCTION  
ONLY JEFFERSON CITY LOCATION**



**INCOME TAX FREE STATE  
TENNESSEE**



**ASKING PRICE:  
\$2,750,000**



**CAP RATE:  
6.15%**

**VIEW OFFERING  
MEMORANDUM**



**OFFERED EXCLUSIVELY BY:**



**Billy Benedict, CCIM**  
*Vice President*  
bbenedict@northmarq.com  
404.354.1590

**Brian Lane**  
*Senior Associate*  
blane@northmarq.com  
404.663.3412  
TN Lic. #317400

**Northmarq**

3414 Peachtree Rd NE, Suite 900  
Atlanta, GA 30326  
770.481.1960  
northmarq.com

