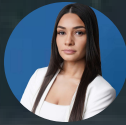




LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc.
| A Licensed Oklahoma Broker #183645



JENNIFER GUAJARDO
Associate Advisor
248.728.4898
jenniferg@legacycrea.com



TYLER TOLLEFSON
Senior Director
248.450.3248
Tyler@legacycrea.com



SCOTT REID | PARASELL, INC.
ParaSell, Inc. - Broker
949.942.6585
broker@parasellinc.com



619 SE WASHINGTON BLVD, BARTLESVILLE, OK 74006

SHERWIN-WILLIAMS

FOR SALE \$667,014 | 7% CAP

LEGACYCREA.COM

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BARTLESVILLE, OK

- AdSingle Tenant Freestanding Sherwin-Williams Located in Bartlesville, OK - Tulsa, OK MSA - Top 55 - Ranked (#54) in the U.S.A
- Dense Demographics - 36,000+ People Reside within 3 Miles Radius of Site
- Projected +5.11% Population Growth Through Years - '24 - '29 within 3 Miles Radius of Site
- Additional Income From Billboard on Site with 18% Rental Increase in March of 2026
- Daytime Employees Exceed 16,700+ People within 3 Miles Radius of Site
- Affluent Area Surrounding - Average Household Income Exceeds \$76,000+ within 3 Miles Radius of Site
- Strategically Situated Directly Along SE Washington Blvd Also Known As U.S Route 75 - A Major Multi State North - South Route Spanning Over 1,200+ Miles Experiencing Over 21,000+ Vehicles Passing Site Daily
- Property Situated within Dense Retail Corridor Surrounded by Many Well Known Nationally Recognized Big Box and Mid Box Tenants Including Hobby Lobby, Walmart, Dollar Tree, Lowe's + Many More

PROPERTY DETAILS

Building Area:	5,381 SF
Land Area:	2.09 Acres
Price:	\$667,014
Price (PSF):	\$123.96

LEASE OVERVIEW

Remaining Lease Term:	5+ Years
Lease Expiration Date:	2/28/2030
NOI:	\$46,691 (As of 3/1/2025) Seller to Credit the Difference of Sherwin Williams Base Rent at COE.
Lease Type:	NN
Options & Increases:	Sherwin Williams (None) Billboard (1) 5 Year
Scheduled Rental Increases:	See Page 4
Insurance:	Landlord
Parking Lot Maintenance:	Landlord (Tenant Maintains Groundskeeping)
Property Taxes:	Landlord (Tenant Reimburses 2K)
Roof & Structure:	Landlord
HVAC:	Landlord

RENT ROLL

TENANT	ANNUAL BASE RENT	EXPIRATION DATE	OPTIONS/INCREASES
Sherwin-Williams	\$50,220	2/28/2030	None
Keleher Outdoor Advertising (Billboard)	\$6,600	5/31/2031	(1) 5 Year Option
TOTALS			



INCOME SUMMARY

Base Annual Rent	\$56,820
Tax Reimbursement	\$2,000
GROSS INCOME	\$58,820

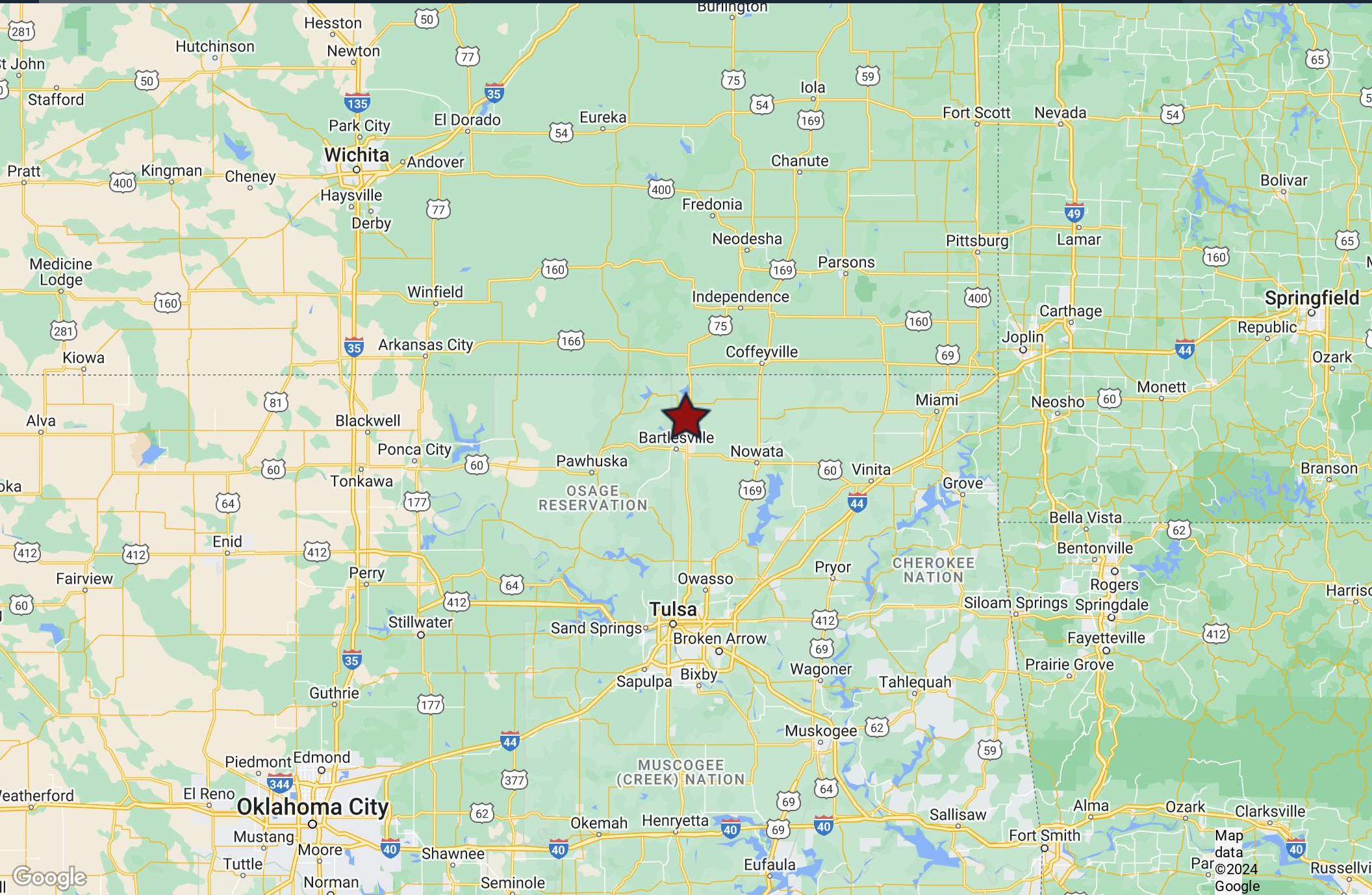
EXPENSES SUMMARY

RE Taxes	\$8,429
Insurance	\$3,700
OPERATING EXPENSES	\$12,129
NET OPERATING INCOME	\$46,691

ANNUALIZED OPERATING DATA	
SHERWIN WILLIAMS	
	Base Annual Rent
Current - 2/28/2025	\$45,648
*3/1/2025-2/28/2030	\$50,220
BILLBOARD	
Lease Years	Base Annual Rent
Current - 5/31/2026	\$6,600
6/1/2026 - 5/31/2036	\$8,400
Options:	
6/1/2036 - 5/31/2046	\$8,400
NET OPERATING INCOME	\$46,691



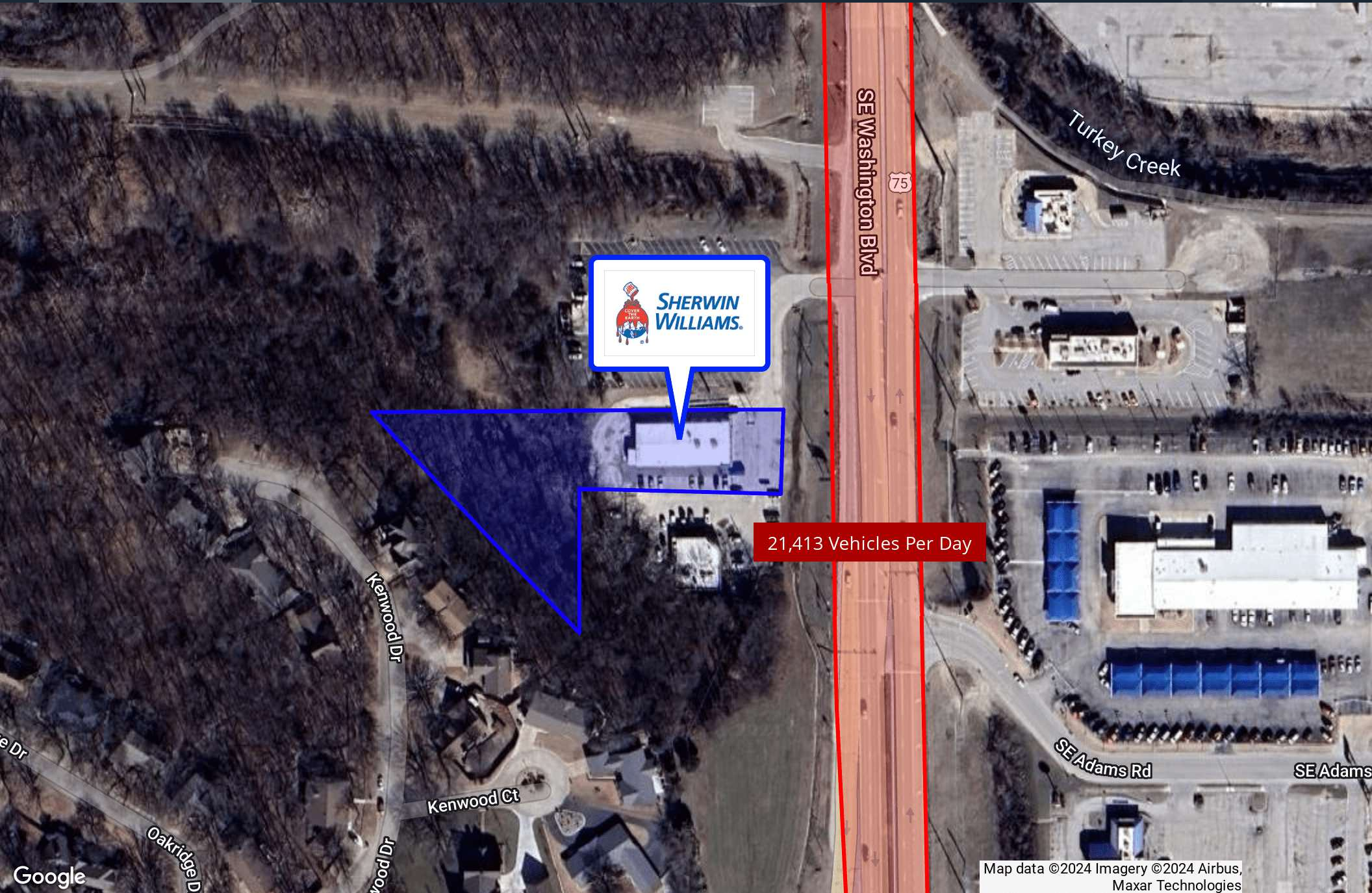






Google

Map data ©2024 Imagery ©2024 Airbus
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 **SHERWIN WILLIAMS.**

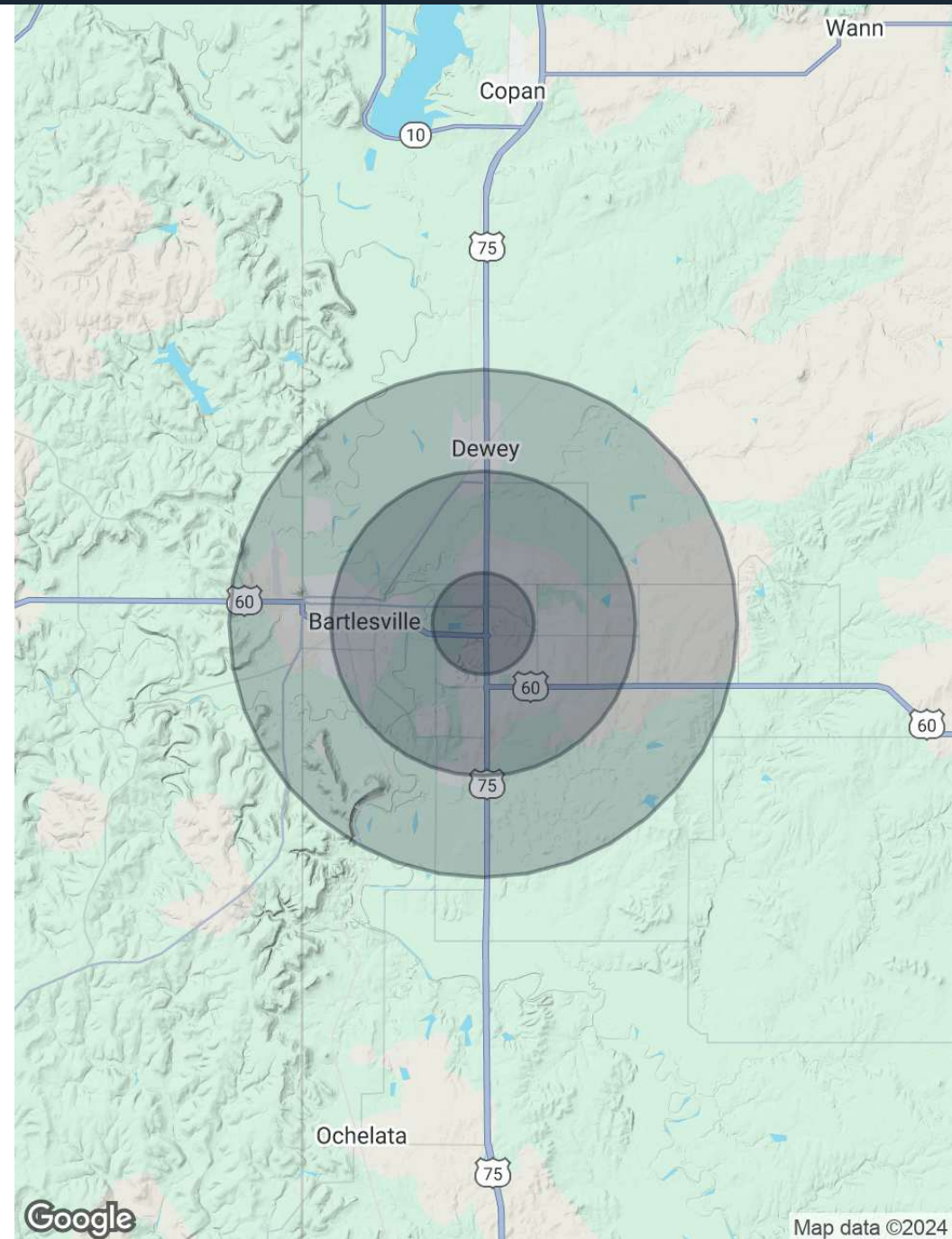
21,413 Vehicles Per Day

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,607	36,110	44,880
Population Growth - '24 - '29	+4.48%	+5.11%	+5.15%
Average Age	40.0	40.1	40.4
Average Age (Male)	34.8	37.3	37.9
Average Age (Female)	45.5	42.9	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,148	14,809	18,194
Household Growth - '24 - '29	+4.42%	+5.07%	+5.11%
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$67,917	\$76,687	\$74,613
Average House Value	\$112,388	\$134,893	\$132,820

* Demographic data derived from 2020 ACS - US Census





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29777 Telegraph Rd Suite 4526
Southfield, MI 48034

