



**SHERWIN
WILLIAMS**

5851 REIDVILLE ROAD

Moore, SC | Greenville MSA

OFFERED FOR SALE
\$2,569,000 | 6.15% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Sherwin Williams in Moore, SC (Greenville, SC MSA). The Premises is leased to Sherwin Williams for an initial 10 year term with six (6) five (5) year extensions. The Asset is well positioned in a high growth commercial and residential node.



**10-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
GREENVILLE, SC
MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-10	\$158,000
1st Option Term	11-15	\$170,640
2nd Option Term	16-20	\$184,291
3rd Option Term	21-25	\$199,034
4th Option Term	26-30	\$214,957
5th Option Term	31-35	\$232,154
6th Option Term	36-40	\$250,726

NOI \$158,000

CAP 6.15%

PRICE \$2,569,000

ASSET SNAPSHOT

Tenant Name	Sherwin Williams
Address	5851 Reidville Road, Moore, SC 29369
Building Size (GLA)	4,000 SF
Land Size	0.9 Acres
Year Built	2025
Signator/Guarantor	The Sherwin-Williams Company (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure, Parking Lot, and HVAC replacement
Rent Commencement Date	7/1/2025
Estimated Lease Expiration	6/30/2035
Remaining Term	10 Years
Rental Increases	8% Rental Increase in Each Option
Current Annual Rent	\$158,000



57,588 PEOPLE
IN 5 MILE RADIUS



\$111,148 AHHI
IN 3 MILE RADIUS



31,400 VPD
ON REIDVILLE RD



STRONG LEASE FUNDAMENTALS WITH BUMPS

NN Lease with minimal Landlord Responsibilities | Six (6) Five (5) year extensions remaining for the tenant with 8% Increases each option



CORPORATE LEASE WITH FORTUNE 500 COMPANY

Sherwin Williams has over 4,900 locations and employs over 61K people | Market cap of \$63.89B (NYSE: SHW) | 2024 EOY sales increased to 11.1% to a record \$22.15B



POSITIONED NEAR MARKET DRIVERS & DEMAND

This Sherwin-Williams is located 1.5 Miles from the 2.0MSF industrial park | Located just 8 miles west of the 8MSF BMW plant which employs over 11,000 people | Over 428 homes and apartment units have been built in the last 4 years pushing total residential supply to over 2K units providing consumer demand



HIGH GROWTH UPSTATE SC AREA

Over 25+ colleges and university in the Upstate region providing ~28K graduates to the workforce each year | Greenville, SC has had \$11B of capital investment in the trailing 3 years | 13.5% population growth since 2014



POSITIONED IN HIGH DEMAND RETAIL TRADE AREA

Over 312K SF of Retail is located in a 1-mile radius, boasting a sub 1% vacancy Rate | Nearby Major retailers include: Publix Super Market, Ingles Market, McDonalds, and AutoZone



NEW CONSTRUCTION WITH LONG TERM LEASE

New Construction built with Sherwin's newest store layout | Transferable warranties to be assigned to new owner | 10 year lease signed with Sherwin Corporate provides stable income throughout the entire term





SPARTANBURG COUNTY



Atlanta
150 Mi. | 3:20 Drive

Greenville
18 Mi. | 0:45 Drive

Moore

Charlotte
72 Mi. | 1:30 Drive

Columbia
84 Mi. | 1:25 Drive

Augusta

Greenville, SC stands as a vibrant suburban community renowned as the cultural hub for upstate SC. Boasting a dynamic economy, steady population growth, and diverse demographics, Greenville attracts residents and businesses alike. With a thriving mix of industries including manufacturing, healthcare, and technology, the city offers stability and resilience. Its strategic position in the upstate region ensures easy accessibility via major highways and an international airport, facilitating a broad customer base.

The presence of small businesses and community-oriented enterprises contributes to Greenville's economic stability and vibrancy. With its proximity to larger metropolitan areas like Atlanta and Charlotte, Greenville residents benefit from both suburban comfort and access to urban opportunities. In terms of real estate development, Greenville has seen measured expansion, with a balance between residential and commercial spaces. Local authorities prioritize maintaining the city's unique character while fostering responsible commercial growth to meet the needs of the community and sustain Greenville's appeal as a dynamic urban center in the upstate region of South Carolina.



TENANT SUMMARY

Founded in 1866, the Sherwin-Williams Company is a global leader in the manufacturing, development, distribution, and sale of paints, coatings, and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams manufactures products under well-known brands such as Sherwin-Williams, Valspar, HGTV Home by Sherwin-Williams, Dutch Boy, Krylon, Minwax, Thompson's Water Seal, Cabot, and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams branded products are sold exclusively through a chain of more than 4,900 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.

SHERWIN WILLIAMS QUICK FACTS

Founded:	1866
Ownership:	Public (NYSE: SHW)
# of Locations:	4,900+
Headquarters:	Cleveland, OH
S&P Credit Rating:	BBB



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Moore, SC | Greenville MSA

Exclusively Offered By



PRIMARY DEAL CONTACTS

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