



Sherwin Williams

INVESTMENT GRADE TENANT | STABLE INCOME | GROWING TRADE AREA

MOCKSVILLE, NC



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed North Carolina Broker #C32060



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Sherwin Williams

1743 US-601, Mocksville, NC 27028 [↗](#)

\$1,201,846

PRICE

6.50%

CAP RATE

NOI	\$79,120
LEASE TYPE	Corporate NN
LEASE TERM	10 Years
OPTIONS	Five, 5-Year Options
BUILDING SIZE	5,000 SF
LAND AREA	0.78 AC



Well-located property with secure, long-term tenancy

A well-maintained Sherwin-Williams with a **recently extended 10-year corporate NN lease**, leaving approximately 7 years remaining in the primary term. The property is positioned along Mocksville’s primary retail corridor, with direct access to US Highway 601. The site benefits from **strong retail synergy**, located in close proximity to Walmart Supercenter and Lowe’s Home Improvement, two of the area’s dominant traffic drivers.



Strong Corporate Tenancy

- Lease guaranteed by The Sherwin-Williams Company (NYSE: SHW, S&P: BBB)
- Recently executed 10-year extension, now running through March 2032
- Investment backed by a Fortune 200 company with a market cap exceeding \$90 billion

Strong Trade Area Location

- Positioned along US Highway 601, Mocksville's dominant retail corridor
- In close proximity to Walmart Supercenter, Lowe's Home Improvement, and other national retailers
- Corridor serves as the primary shopping destination for both residents and contractors in Davie County

Stable Market Fundamentals

- Located within the Piedmont Triad region, with direct I-40 access to Winston-Salem (~25 miles)
- Average household incomes within 3 miles exceed \$87,000, with steady population growth
- Sherwin-Williams' recession-resistant business model supports consistent demand from residential, commercial, and contractor customers

Price			\$1,201,846
Capitalization Rate			6.50%
Price Per SF:			5,000
Building Size (SF):			\$240.37
Lot Size (AC):			0.78
Stabilized Income		Per Square Foot	
Scheduled Rent		\$16.22	\$81,120
Effective Gross Income		\$16.22	\$81,120
Less		Per Square Foot	
Taxes		NN	(\$2,000.00)
Insurance		NN	(\$1,000.00)
Total Operating Expenses		NN	(\$3,000.00)
Equals Net Operating Income			\$78,120



Tenant Info		Lease Terms		Rent Summary					
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Yearly Rent/Ft	
Sherwin Williams	5,000	9/18/2009	3/31/2022		\$6,500	\$78,000	\$1.30	\$15.60	
		4/1/2022	3/31/2032	\$81,120	\$6,760	\$81,120	\$1.35	\$16.22	
		Option 1	4/1/2032	3/31/2037		\$7,301	\$87,612	\$1.46	\$17.52
		Option 2	4/1/2037	3/31/2042		\$7,885	\$94,620	\$1.58	\$18.92
		Option 3	4/1/2042	3/31/2047		\$8,516	\$102,192	\$1.70	\$20.44
		Option 4	4/1/2047	3/31/2052		\$9,197	\$110,364	\$1.84	\$22.07
		Option 5	4/1/2052	3/31/2057		\$9,933	\$119,196	\$1.99	\$23.84
TOTALS:	5,000			\$81,120	\$6,760	\$81,120	\$1.35	\$16.22	

Premises & Term

TENANT	The Sherwin-Williams Company
LEASE TYPE	NN
LEASE EXPIRATION	March 31, 2032
OPTIONS	Five, 5-year options

Expenses

TAXES
Lessor pays real estate taxes in the first instance; Tenant reimburses amounts in excess of \$2,000 per lease year.

INSURANCE
Lessor pays base fire & extended coverage premiums; Tenant reimburses increases over the base (\$1,000) and maintains public liability insurance; Lessor also maintains liability insurance.

UTILITIES
Tenant pays all utilities.

MAINTENANCE
Lessor: structural (roof, walls, foundation), exterior, parking, and unexposed plumbing/gas/electrical; Tenant: non-structural interior; HVAC—Tenant maintains/repairs with Lessor reimbursing costs over \$1,000 per 12-month period; replacement of HVAC by Lessor.



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND



Property
Boundary

5,000

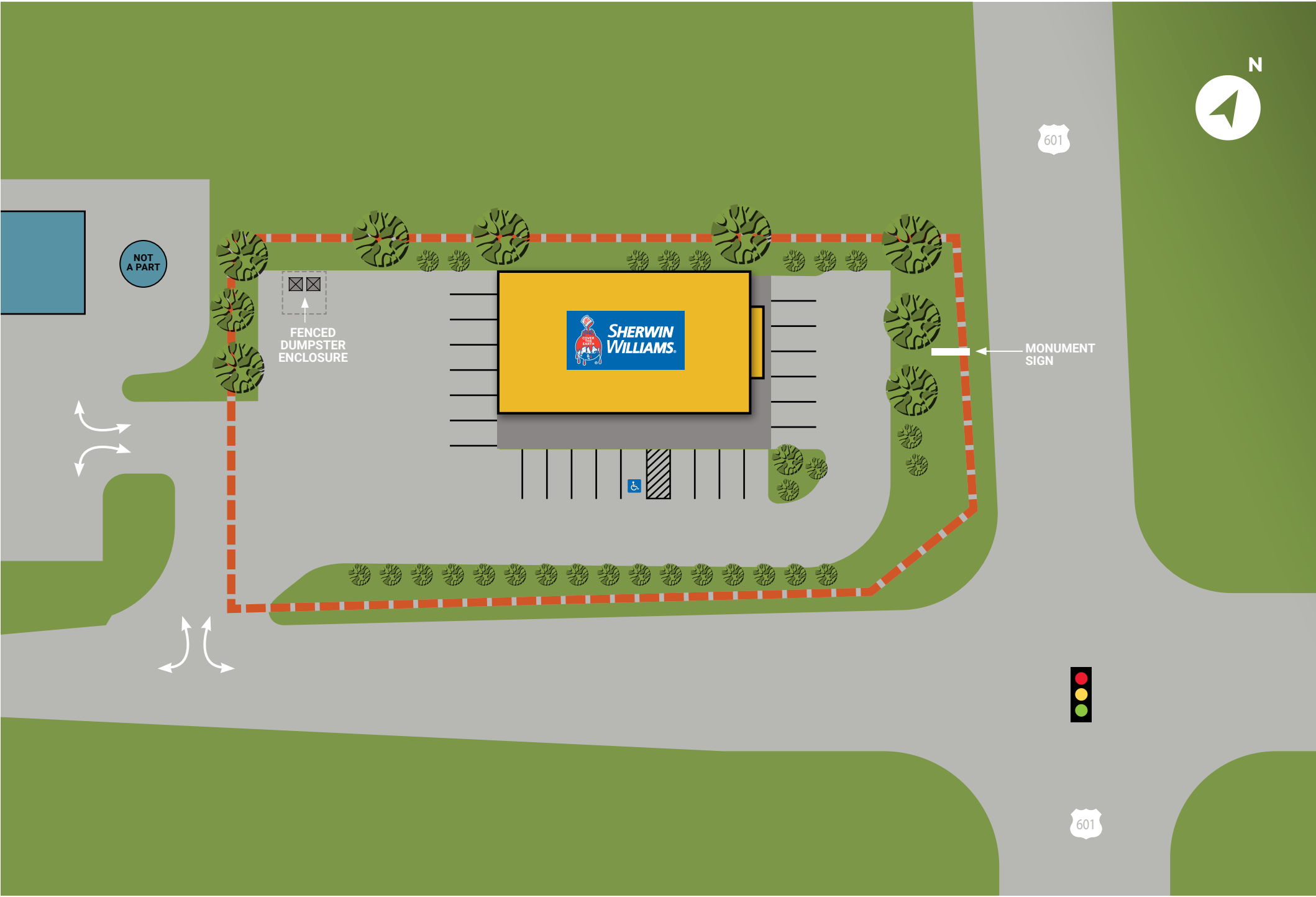
Rentable SF

0.78

Acres



Egress



A Global Leader in Paints & Coatings



4,773+

STORES IN THE U.S., CANADA, &
CARIBBEAN REGION

\$23.1 Billion

CONSOLIDATED NET SALES
IN 2024



SHERWIN-WILLIAMS®

About Sherwin Williams

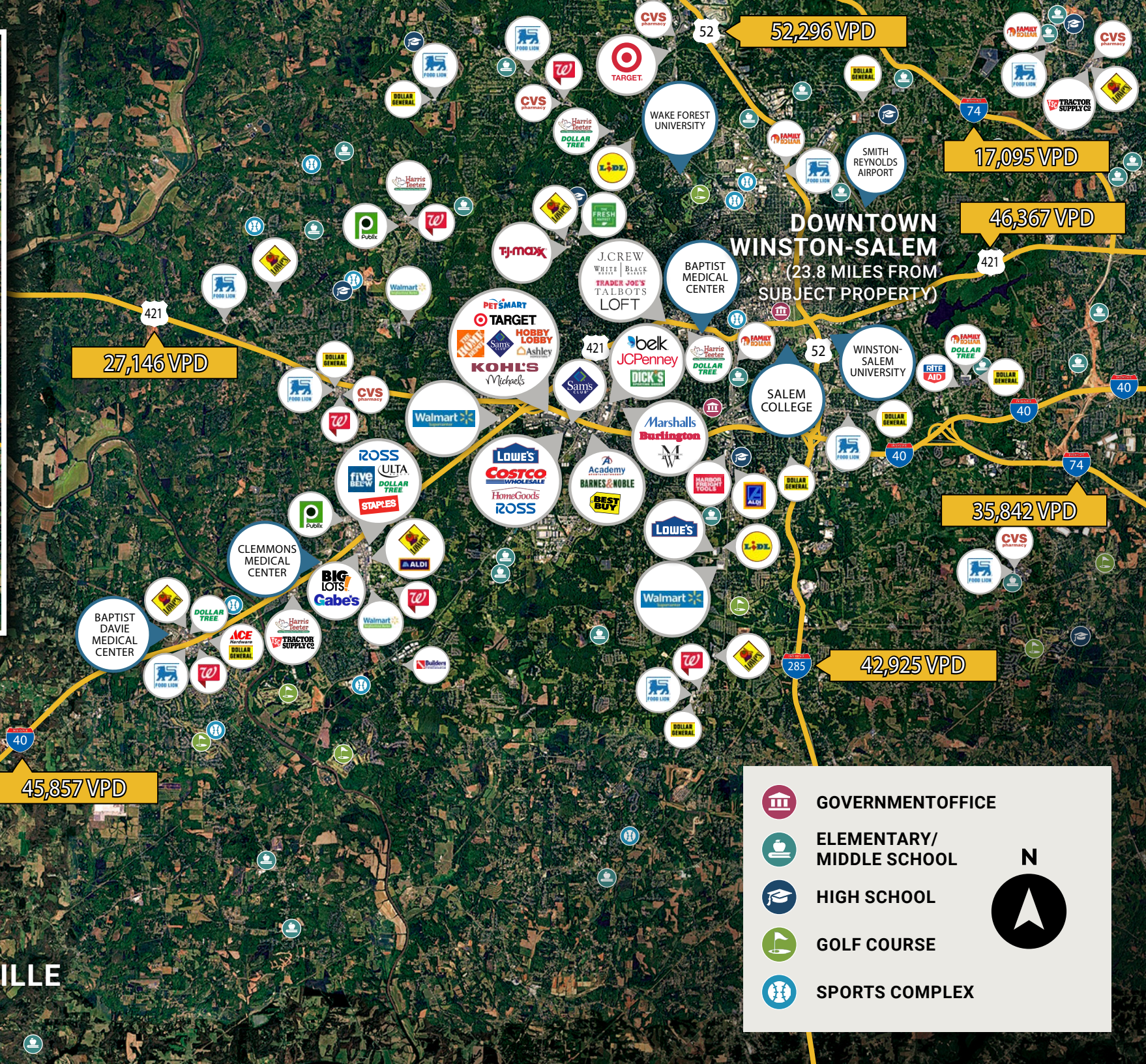
- Founded in 1866, The Sherwin-Williams Company (NYSE: SHW) is a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers
- Sherwin Williams is #175 on the Fortune 500 list
- The company employs over 64,000 employees and has nearly 5,000 retail locations in the U.S., Canada and the Caribbean, and additional company-operated locations in South America, Australia, and New Zealand
- Sherwin Williams also includes a highly efficient global supply chain consisting of 136 manufacturing and distribution centers

2024 Year-End Financial Results

- Consolidated net sales increased in the year to a record \$23.10 billion
- Diluted net income per share increased 14.1% to \$10.55 per share in the year compared to \$9.25 per share in the full year 2023
- View the full report [here](#)

Tenant Website [↗](#)





Ring Radius Population Data

	3-MILE	5-MILES	7-MILES
2024	3,984	15,409	24,274
2034 Proj.	4,120	16,001	25,131

Ring Radius Income Data

	3-MILE	5-MILES	7-MILES
Average	\$87,244	\$86,713	\$83,712
Median	\$62,767	\$69,310	\$68,626

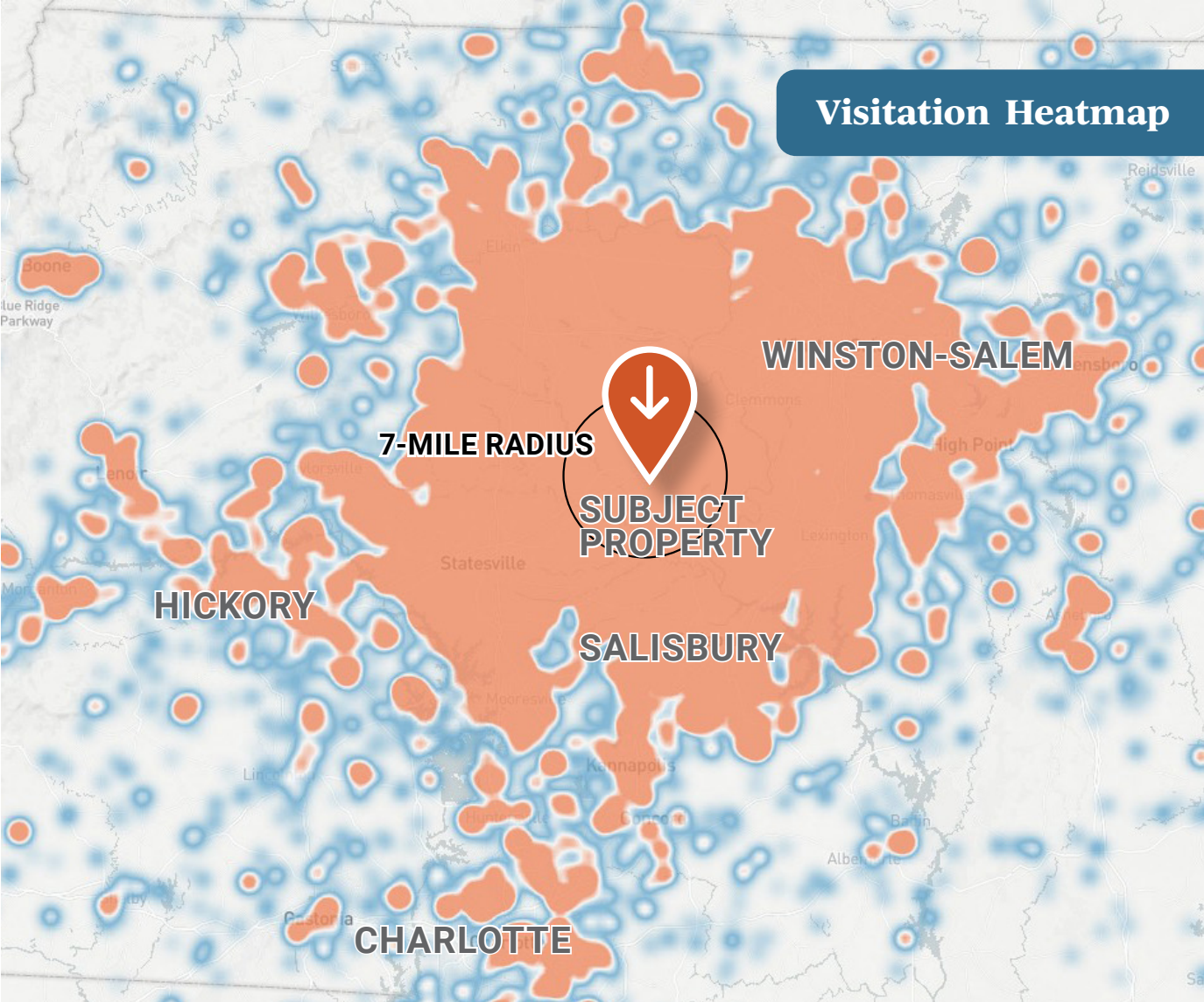
The nearby **Mocksville Town Commons** has a high **visit frequency of 12.78** average number of visits per person over the past 12 months.

2.6 M Visits

OVER PAST 12 MONTHS AT THE NEARBY MOCKSVILLE TOWN COMMONS

41 Minutes

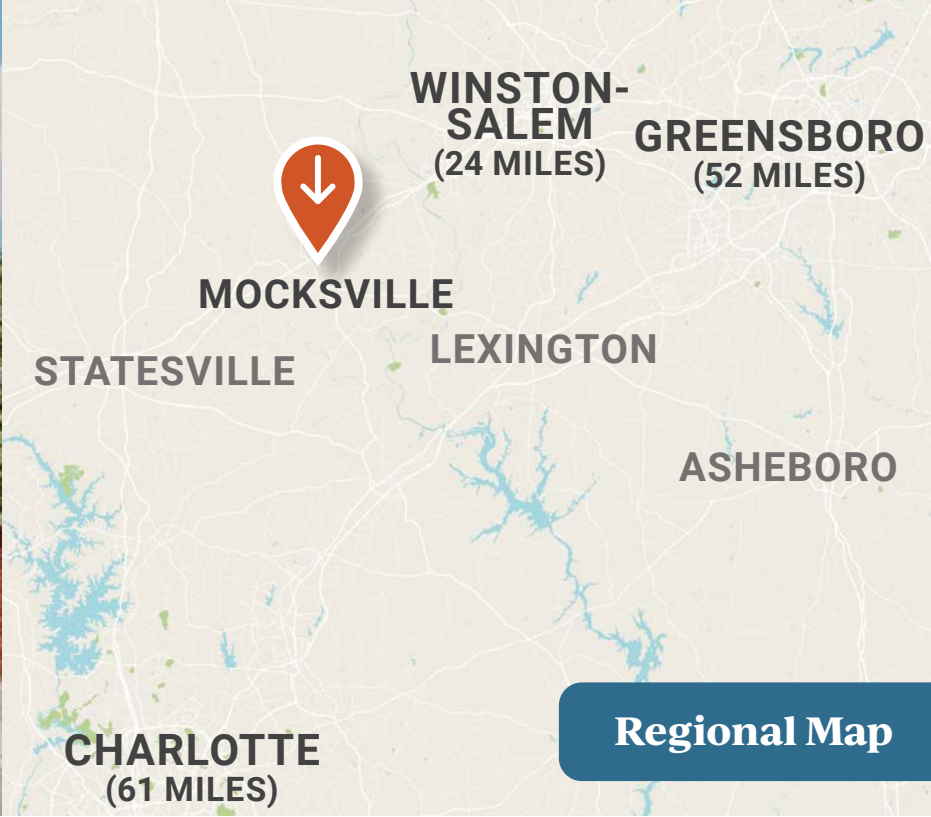
AVERAGE DWELL TIME AT THE NEARBY MOCKSVILLE TOWN COMMONS



The shading on the map above shows the **home location of people who visited the nearby Mocksville Town Commons over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Historic Downtown Mocksville



Mocksville, NC

A SMALL TOWN BIG ON CHARACTER



1.7 Million

PIEDMONT REGION ESTIMATED
POPULATION (2024)

\$90B

PIEDMONT REGION
ESTIMATED GDP (2024)

An Outdoor Haven

- Nestled in the heart of the Piedmont region of North Carolina, approximately 30 minutes outside of Winston-Salem, Mocksville is an inviting blend of small-town charm and urban amenities
- Interstate 40 runs through the northern end of town, providing easy access to Winston-Salem and Western North Carolina
- Home to over 5,000 residents and three historic districts, Mocksville brims with small town pride

The Piedmont Region

- The Piedmont Triad is a region of Central North Carolina, consisting of a 12 county region with 1.7 million residents, halfway between New York and Florida
- The region boasts excellent transportation and educational facilities, making the region a hub for commerce along the mid Atlantic region
- Rich in higher education institutions, the Piedmont is home to 13 colleges and universities and 9 technical and community colleges serving over 110,000 students



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