



SHERWIN-WILLIAMS

227 N BROADWAY AVE | SYLACAUGA, AL 35150

ACRE
PARTNERS

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OFFERING SUMMARY

AiCRE Partners is proud to present 227 N Broadway Ave, a fully occupied 6,123 SF retail asset strategically positioned in the commercial core of Sylacauga, Alabama. The property is anchored by **Sherwin-Williams, a nationally recognized paint retailer with an exceptional operating history at this location dating back to 1974**. Their long-term presence demonstrates strong in-market performance and ongoing demand for this corridor. The asset benefits from a high-visibility, signalized corner along N Broadway Ave, one of Sylacauga's primary north-south arteries, seeing 9,000+ vehicles per day. Dual street frontage enhances accessibility and brand exposure for all tenants.

Sherwin-Williams occupies 5,523 SF, while one local service-oriented tenant contributes additional income and foot traffic. The store operates under a NN+ lease with 3.5+ years remaining with multiple renewal options extending well into the future. Sherwin-Williams maintains an investment-grade credit rating (S&P: BBB) and continues to demonstrate performance stability across its portfolio. With over 18,000 residents within a 5-mile radius, consistent employment in the local trade area, and proximity to Coosa Valley Medical Center—a major regional employer—the property is supported by steady, needs-based consumer activity. Updated demographic data show resilient household income and strong spending power in everyday retail categories surrounding the site. Priced at \$306,488 with a 6.75% cap rate, 227 N Broadway offers investors an accessible entry point into a durable, credit-backed retail investment with a half-century operating history and future upside through contractual rent escalations.

LIST PRICE

\$306,488

NOI

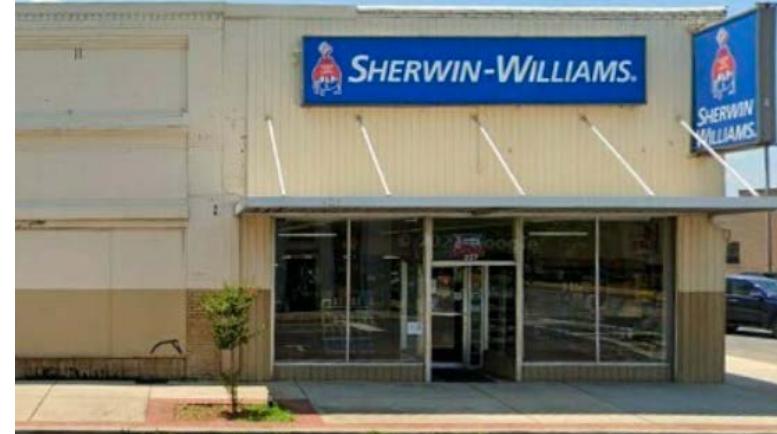
\$20,688

CAP RATE

6.75%

LEASE TYPE

NN+



PROPERTY HIGHLIGHTS



 **LIST PRICE**
\$306,488

 **CAP RATE**
6.75%

 **ADDRESS**
227 N BROADWAY AVE
SYLACAUGA, AL 35150

 **LEASE TYPE**
NN+

 **CONSTRUCTION TYPE**
BRICK

 **YEAR BUILT**
1920

 **BUILDING AREA**
6,123 SF

 **LOT AREA**
0.15 AC

 **TENANTS**
2

 **GUARANTOR**
CORPORATE

 **LEASE TERM REMAINING**
3.5 YEARS +/-

 **LEASE EXPIRATION DATE**
01/31/2028

 **RENEWAL OPTIONS**
(1) 2 YEAR OPTION
(5) 5 YEAR OPTIONS

 **OWNERSHIP**
LEASED FEE INTEREST

 **APN**
27.09.29.3.000.211.000

INVESTMENT HIGHLIGHTS

Long-Term, Credit-Backed Anchor - Sherwin-Williams has operated at this location for 50+ years; S&P BBB credit rating.

Stabilized Retail Asset - 100% leased: Sherwin-Williams plus one service tenant; 6,123 SF total GLA.

Attractive Price Point - \$306K and \$50 PSF, rarely seen for a national-credit tenant. NN+ Lease With minimal responsibilities. Tenant reimburses taxes & insurance; landlord limited to roof/structure, parking lot, and HVAC repairs over \$1,500.00.

Strong Remaining Term - 3.5+ years left on primary term with structured increases and multiple long-term extension options.

High-Visibility Corner Location - Signalized intersection with 65' Broadway frontage and prominent dual-street exposure. Reliable Traffic Counts 9,000-10,000+ VPD along Broadway Ave.

Near Coosa Valley Medical Center - Walkable to this major demand driver, boosting daytime population and service demand.





N BROADWAY AVE | 15,146 VPD



E 3RD ST | 1,912 VPD



HWY 280 | 20,470 VPD



AREA OVERVIEW

SYLACAUGA, ALABAMA

Sylacauga, Alabama, often referred to as the "Marble City," is a growing community located in east-central Alabama along the edge of the Talladega National Forest. Known for its world-class white marble deposits, the city has a long history of natural resource-driven industry and remains an important manufacturing hub within Talladega County. Sylacauga benefits from its strategic location along U.S. Highway 280, providing convenient regional connectivity to Birmingham, Auburn, Montgomery, and other major economic centers across Alabama.

The city features a balanced and resilient economic base supported by manufacturing, healthcare, education, and small business activity. Major employers in the region include manufacturing plants, specialty materials producers, and a strong healthcare presence anchored by Coosa Valley Medical Center. Sylacauga also serves as a commercial hub for surrounding rural communities, drawing consistent daily traffic to its retail corridors, service businesses, and professional offices. The local school system, parks, and public amenities contribute to steady residential demand and a stable workforce population.

Sylacauga continues to experience incremental growth driven by infrastructure investments, business expansion, and ongoing downtown revitalization initiatives. Its attractive cost of living, proximity to outdoor recreation, and reputation as a friendly, community-oriented city make it an appealing place for residents and businesses alike. With excellent access to regional transportation routes and a supportive economic environment, Sylacauga remains well-positioned to sustain long-term commercial and residential development.



12K

TRADE AREA POP.

7.9%

UNEMPLOYMENT RATE

\$46,384

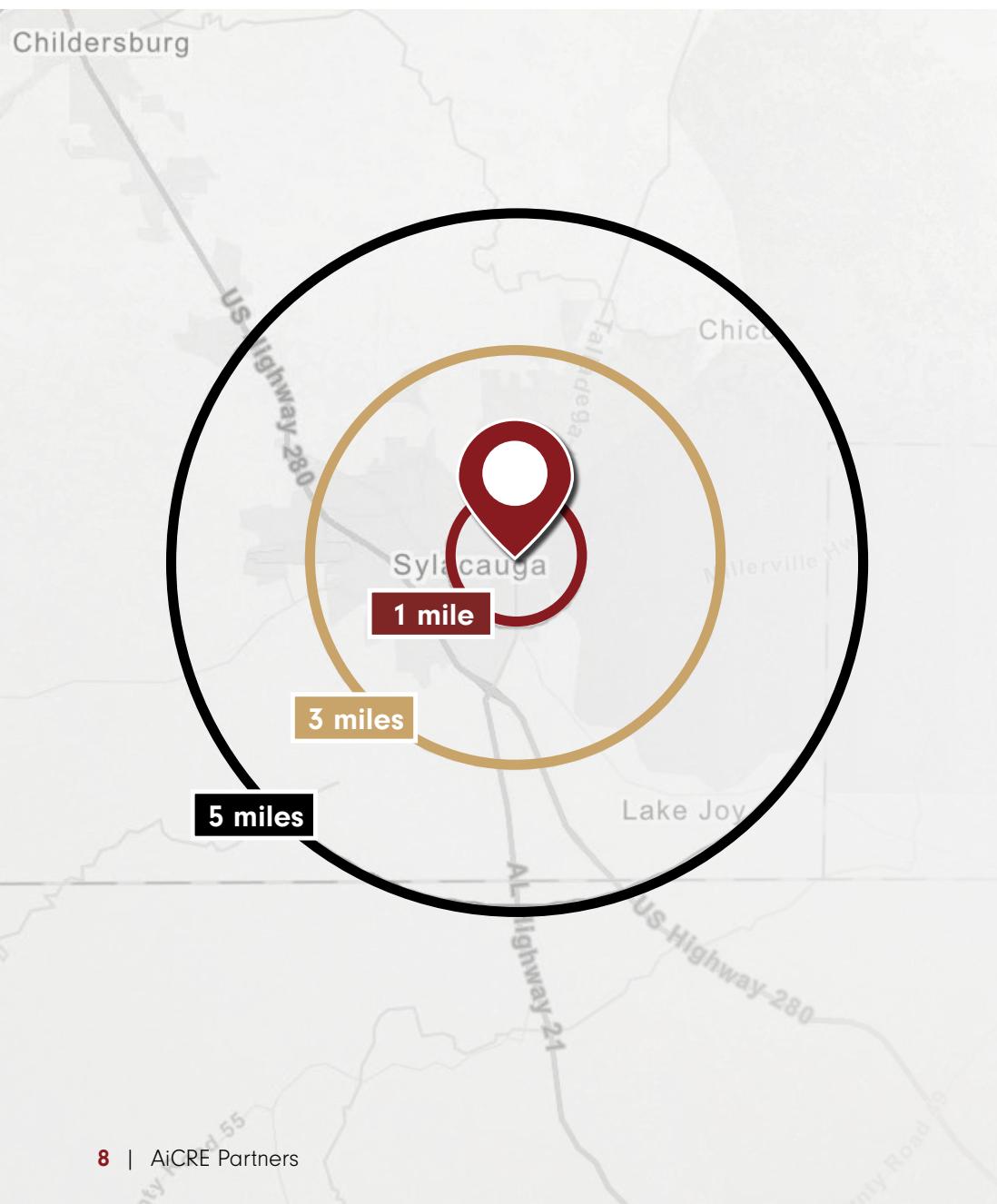
MEDIAN HOUSEHOLD INCOME

18,309

5-MILE POP.



DEMOGRAPHICS




18,309
5-MILE POPULATION



\$67,868
5-MILE AVG. HH INCOME



±10,000 VPD
N BROADWAY AVE

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,484	13,045	18,309
Households	2,082	5,891	8,166
Average Household Size	2.12	2.18	2.22
Median Age	42.3	42.4	43.1
Median Household Income	\$45,040	\$51,123	\$53,901
Average Household Income	\$51,997	\$63,139	\$67,868

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,382	12,761	17,944
Households	2,072	5,880	8,167
Average Household Size	2.08	2.14	2.17
Median Age	43.6	43.5	44.1
Median Household Income	\$49,616	\$54,643	\$58,105
Average Household Income	\$54,533	\$67,336	\$72,453

TRAFFIC COUNTS

N Broadway Ave

10,000± VPD

SHERWIN-WILLIAMS RENT SCHEDULE



LEASE YEARS	MONTHLY	ANNUAL
2/1/2025-1/31/2028	\$1,399.00	\$16,788.00
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OPTIONS	MONTHLY	ANNUAL
2/1/2028-1/31/2030	\$1,450.00	\$17,400.00
2/1/2030-1/31/2035	\$1,595.00	\$19,140.00
2/1/2035-1/31/2040	\$1,754.00	\$21,048.00
2/1/2040-1/31/2045	\$1,929.00	\$23,148.00
2/1/2045-1/31/2050	\$2,122.00	\$25,464.00
2/1/2050-1/31/2055	\$2,335.00	\$28,020.00

TENANT RENT ROLL

TENANTS	SQ FT	LEASE EXPIRATION	ANNUAL RENT	OPTIONS
Sherwin-Williams	5,523	1/31/28	\$16,788.00	1 (2) Year Option & 5 (5) Year Options
Dustin's Barbershop	600	MTM	\$3,900.00	
TOTAL	6,123	—	\$20,688.00	

TENANT OVERVIEW

The Sherwin-Williams Company, founded in 1866 and headquartered in Cleveland, Ohio, is the world's largest paint and coatings company. With over 5,000 company-operated stores across North America, the company sells its flagship Sherwin-Williams® branded products exclusively through its own retail outlets, while managing a portfolio of well-known brands (e.g., Valspar®, Krylon®, Minwax®) that reach consumers via other channels. Its business is organized across three main segments: the Paint Stores Group (retail), the Consumer Brands Group (branded products sold through various retail partners), and the Performance Coatings Group (industrial and specialty coatings in over 120 countries).

As a tenant at 227 N Broadway Ave, Sherwin-Williams brings strong credit quality and a stable, national retail presence. Its long-standing history (over 150 years), consistent cash flow, and demand from both professional and DIY markets make it an attractive and reliable occupant. The company's established footprint and "essentials" business – supplying paints, coatings, and professional-grade materials – help drive consistent customer traffic. Moreover, Sherwin-Williams' commitment to innovation, sustainability, and its deep distribution network further underscores its strength as a cornerstone

PRIVATE
COMPANY TYPE

1946
YEAR FOUNDED

CLEVELAND, OH
HEADQUARTERS

\$18.4B
ANNUAL REVENUE

5,000+
LOCATIONS

63,000+
EMPLOYEES



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