



Sherwin Williams

2025 BUILD-TO-SUIT CONSTRUCTION | INVESTMENT GRADE TENANT – S&P: BBB
ADJACENT TO #1 RANKED SAM'S CLUB IN ARKANSAS

FORT SMITH, AR



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916



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Sherwin Williams

7715 PHOENIX AVENUE, FORT SMITH, AR 72903 [↗](#)

\$3,033,000

PRICE

6.00%

CAP RATE

NOI	\$181,990
LEASE TYPE	Corporate NNN
LEASE TERM	10 Years
LEASABLE AREA	4,594 SF
LAND AREA	0.83 AC

Surrounding Retail



Brand-new 2025 build-to-suit construction adjacent to #1 ranked Sam's Club location in Arkansas

A corporate net leased Sherwin Williams with a 10-year base term lease featuring 10% rental increases every 5 years and four, 5-year extension options with the same escalators. The subject property is located in **Fort Smith – an affluent residential trade area** boasting average household incomes of \$93,500 within a 3-mile radius of the subject property.

The Offering

- 10-year corporate lease featuring 10% rental increases every 5 years throughout the base term and options
- 2025 build-to-suit construction to tenant's latest prototype
- Lease is backed by tenant's parent company – The Sherwin-Williams Company
- Subject property adjacent to the #1 ranked Sam's Club location in Arkansas in terms of annual visits (per Placer.ai)

Strength of the Tenant

- Sherwin Williams 2024 revenue totaled \$23.1B, an increase over the previous year
- Ranked #175 on the Fortune 500 list of companies
- Investment grade credit rating – S&P: BBB

Market Highlights

- Affluent residential trade area boasting average household incomes of \$93,500 within a 3-mile radius of the subject property
- Nearby Fort Smith Regional Airport supports the local healthcare network and regional manufacturing sector by transporting goods
- Prominent & proximal tenants driving traffic to the direct trade area include Kohl's, Lowe's, Ross, ALDI, and T.J. Maxx



CURRENT		
Price		\$3,033,000
Capitalization Rate		6.00%
Building Size (SF)		4,594
Lot Size (AC)		0.83
Stabilized Income		
Scheduled Rent		\$181,990
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$181,990

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).

LEASE ABSTRACT	
Premise & Term	
Tenant	Sherwin Williams
Lease Signed By	The Sherwin-Williams Company
Lease Type	Corporate NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Rent Commencement	11/15/2025*
Options	Four, 5-Year
Year Built	2025

**Estimated Rent Commencement Date*

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Sherwin Williams	4,594	11/15/2025*	11/30/2030	\$181,990	\$15,166	\$181,990
	10% Increase	12/1/2030	11/30/2035		\$16,682	\$200,189
	Option 1	12/1/2035	11/30/2040		\$18,351	\$220,208
	Option 2	12/1/2040	11/30/2045		\$20,186	\$242,229
	Option 3	12/1/2045	11/30/2050		\$22,204	\$266,452
	Option 4	12/1/2050	11/30/2055		\$24,425	\$293,097
TOTALS:	4,594			\$181,990	\$15,166	\$181,990

*Estimated Rent Commencement Date

LEGEND



Property
Boundary

4,594

Rentable SF

0.83

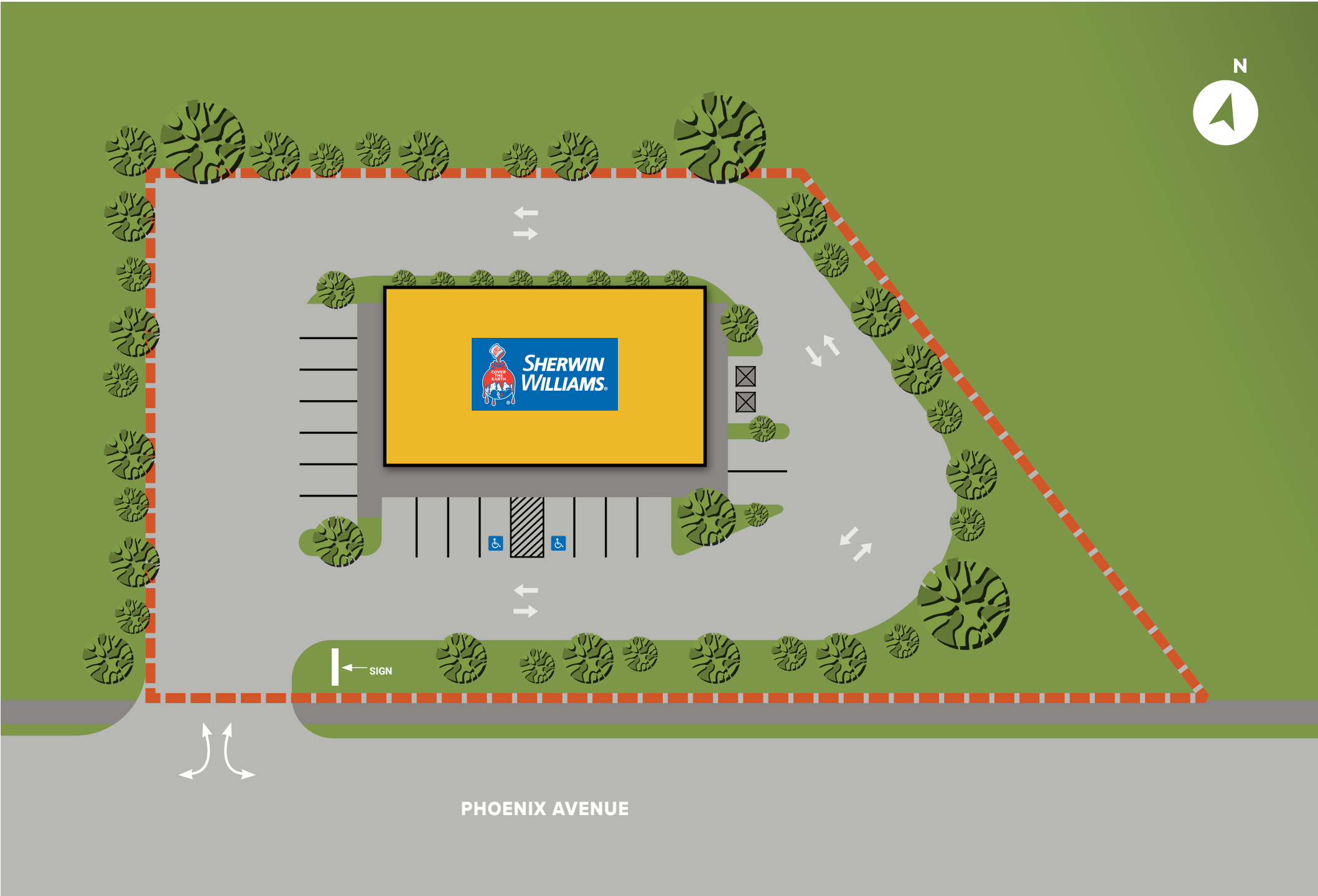
Acres

17

Parking Spaces



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 [↗](#)

 GOVERNMENT OFFICE

 ELEMENTARY/
MIDDLE SCHOOL

 HIGH SCHOOL

 GOLF COURSE

 SPORTS COMPLEX





Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	3,076	33,606	77,475
2029 Projection	3,103	35,667	79,350

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$90,851	\$93,512	\$75,157
Median	\$74,566	\$65,923	\$52,859

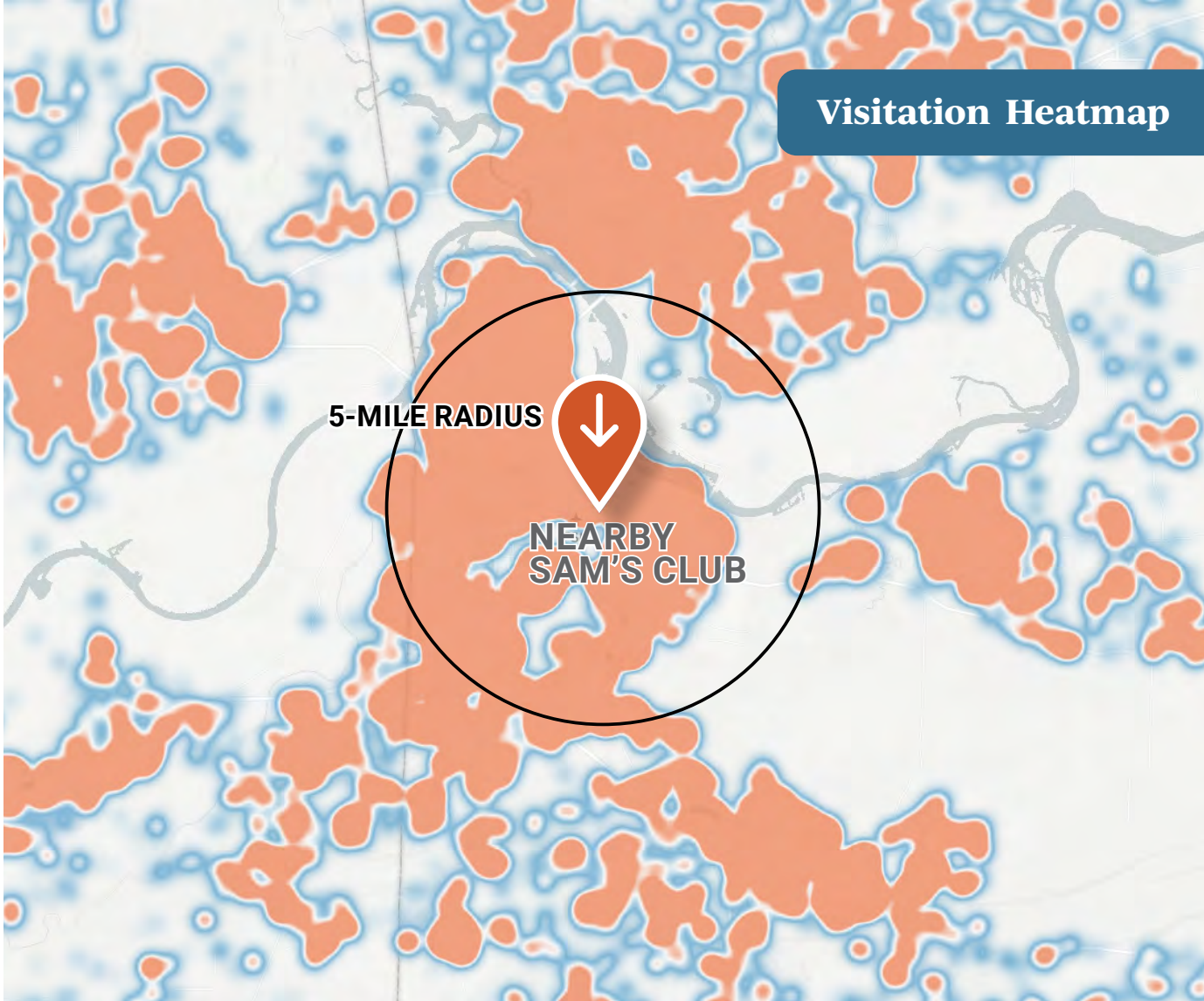
The nearby Sam’s Club is the **#1 ranked Sam’s Club location in Arkansas** based on number of visits in the past 12 months, driving consistent foot traffic near the subject property

2.3M Visits

OVER PAST 12 MONTHS AT
THE NEARBY SAM’S CLUB

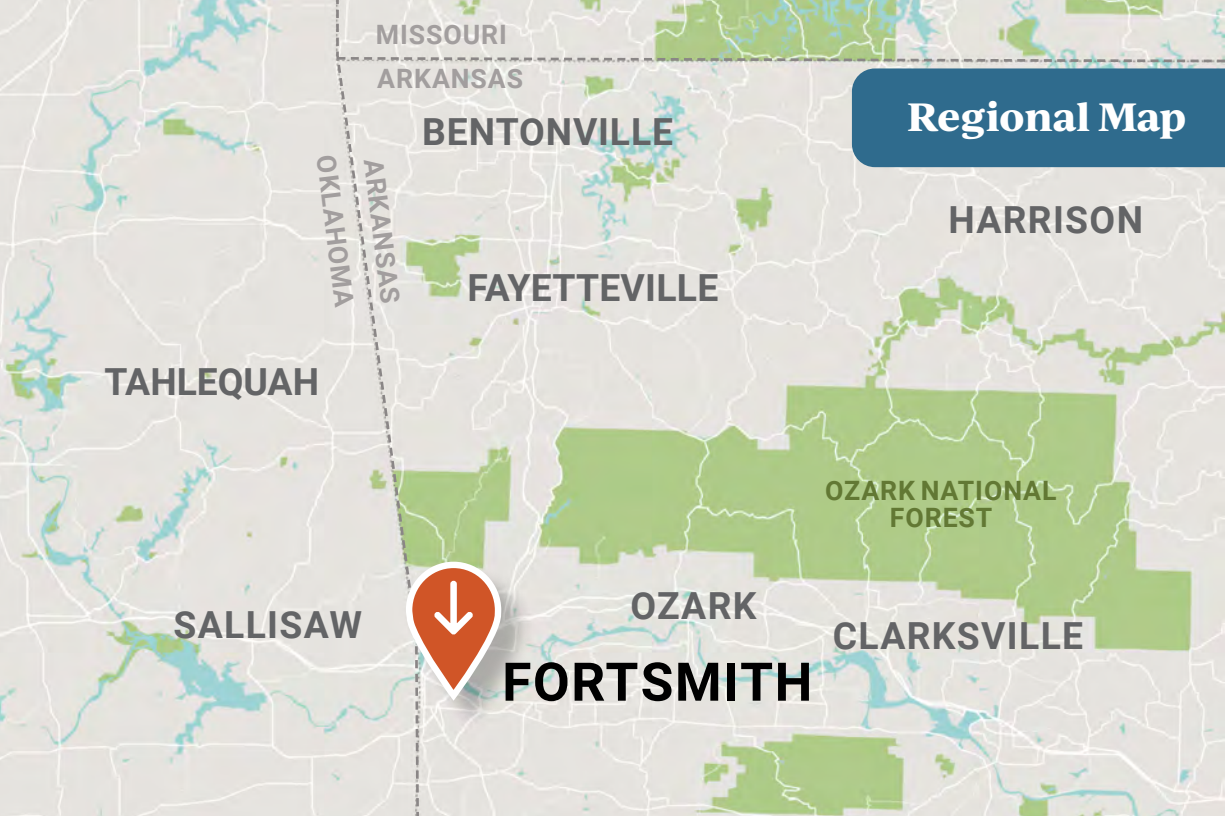
35 Minutes

AVERAGE DWELL TIME AT
THE NEARBY SAM’S CLUB



The shading on the map above shows the **home location of people who visited the nearby Sam’s Club 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.



Fort Smith, AR

THE ORIGINAL GATEWAY TO THE WEST



231,280

FORT SMITH
MSA ESTIMATED
POPULATION

Historic Charm in the Heart of the Arkansas River Valley

- Located in Sebastian County along the Arkansas-Oklahoma border, Fort Smith is the third-largest city in Arkansas, with a population of approximately 90,507 residents
- Established in 1817 as a frontier military post and major supply depot for westward expansion, the city now carries its rich history through the Fort Smith National Historic Site
- Today, Fort Smith continues its strong military presence, home to Fort Chaffee and the Arkansas Air National Guard's 188th Wing at Ebbing Air National Guard Base
- The 64,000-acre Arkansas National Guard's Fort Chaffee Joint Maneuver Training Center ("FCJMTC") operates as a premier training site for the Department of Defense, also serving local, state, and federal agencies
- Downtown Fort Smith blends modern elements with historic landmarks, featuring charming boutiques, restaurants, cafes, live music festivals, and the beautiful galleries at the Fort Smith Regional Art Museum
- Spanning 170 acres, University of Arkansas at Fort Smith (UAFS) is one of the seven universities under the University of Arkansas system and welcomes nearly 6,000 students each semester



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