

Construction Photo
Taken 9/12/2025



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



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COMMERCIAL REAL ESTATE

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



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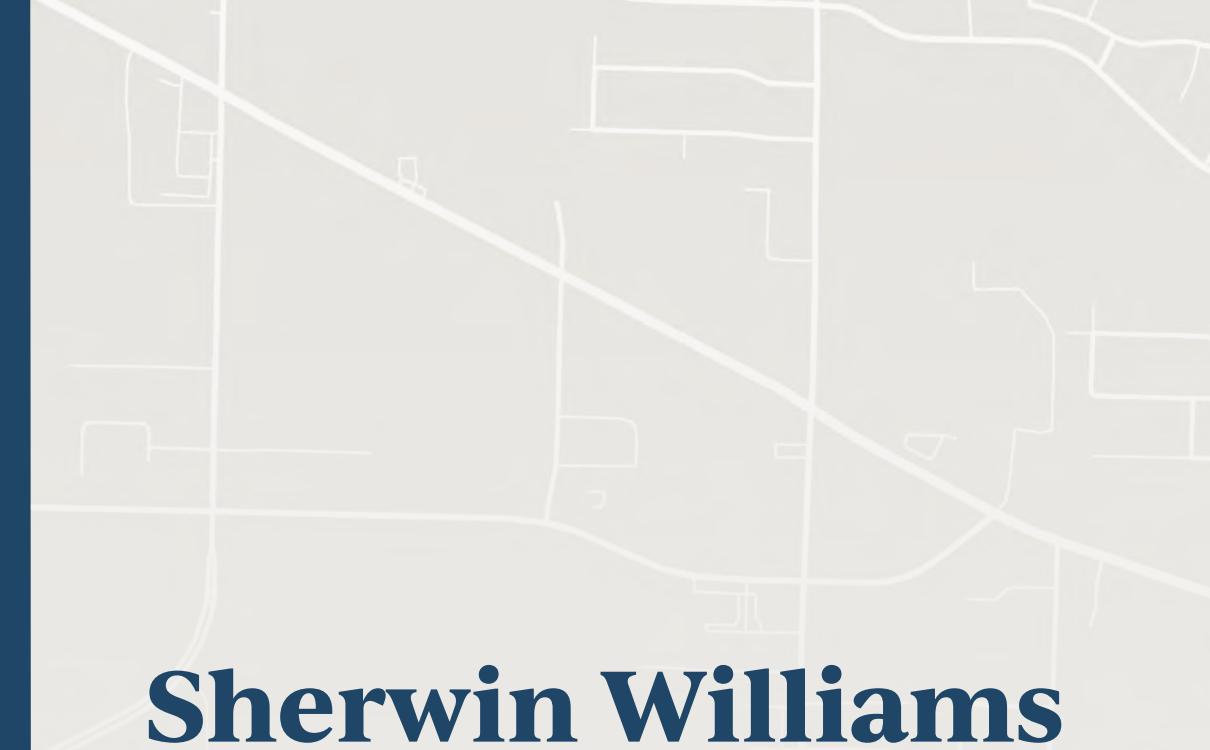
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Sherwin Williams

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 |

| 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*

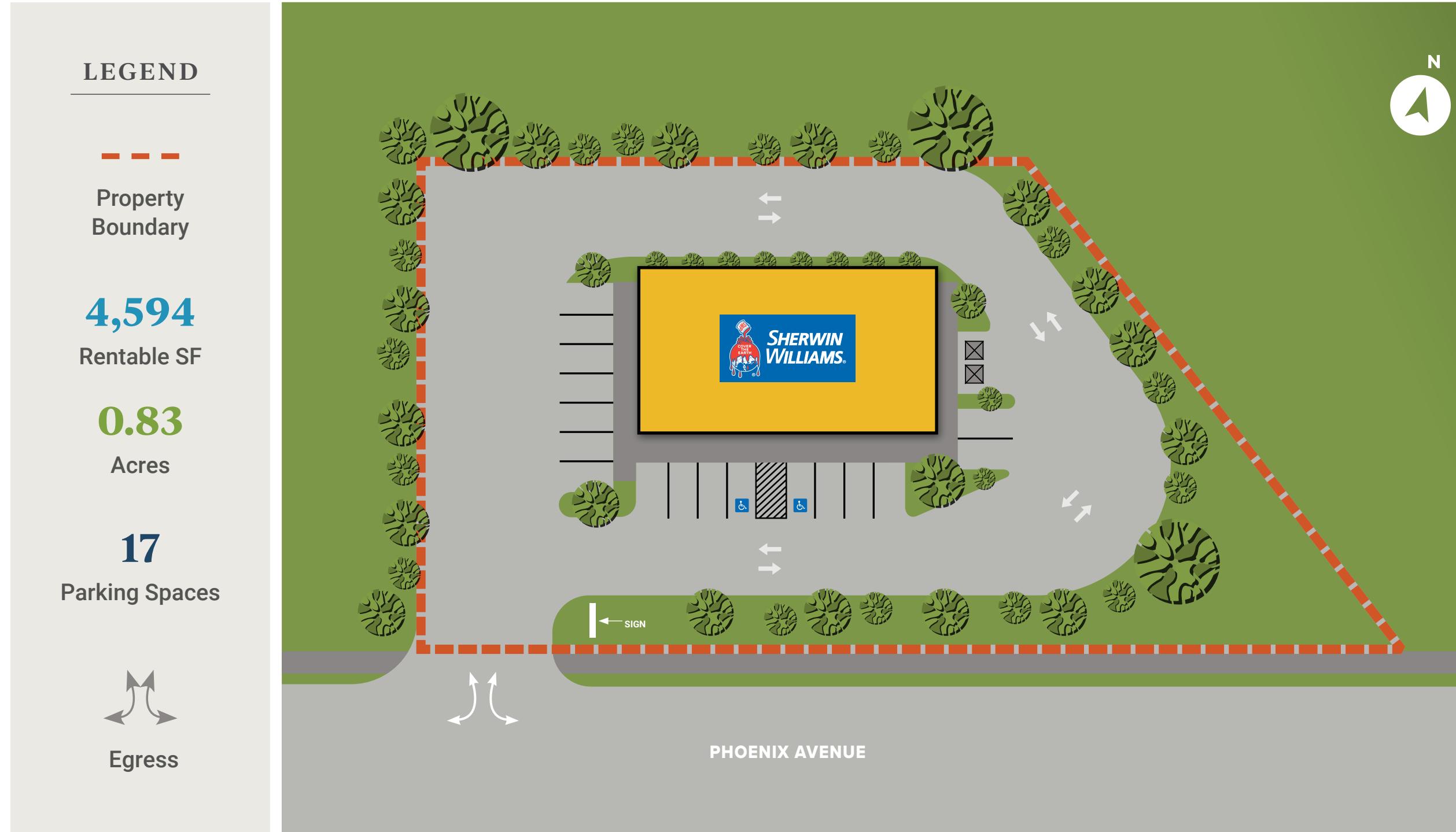
| Expenses | | |
|-----------------------|--|---------------------------|
| CAM | | Tenant's Responsibility |
| Property Taxes | | Tenant's Responsibility |
| Insurance | | Tenant's Responsibility |
| Utilities | | Tenant's Responsibility |
| HVAC | | Tenant's Responsibility |
| Repairs & Maintenance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

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).

| 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



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

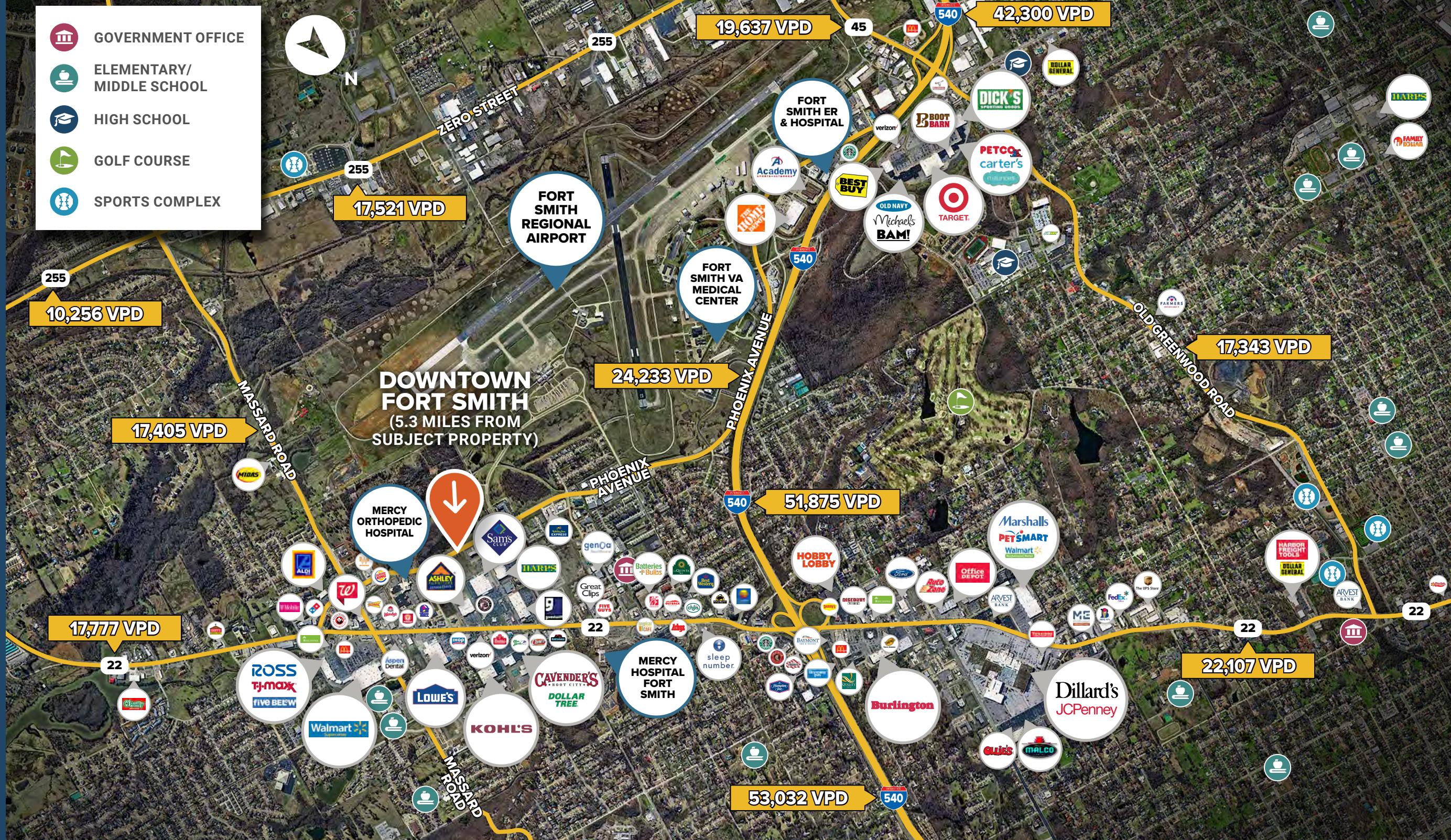
- Consolidated net sales increased in the year to a record \$23.10 billion
- Diluted net income per share increased 14.1% to \$10.55 per share in the year compared to \$9.25 per share in the full year 2023
- View the full report [here](#)

Tenant Website

Immediate Aerial



Regional Aerial



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

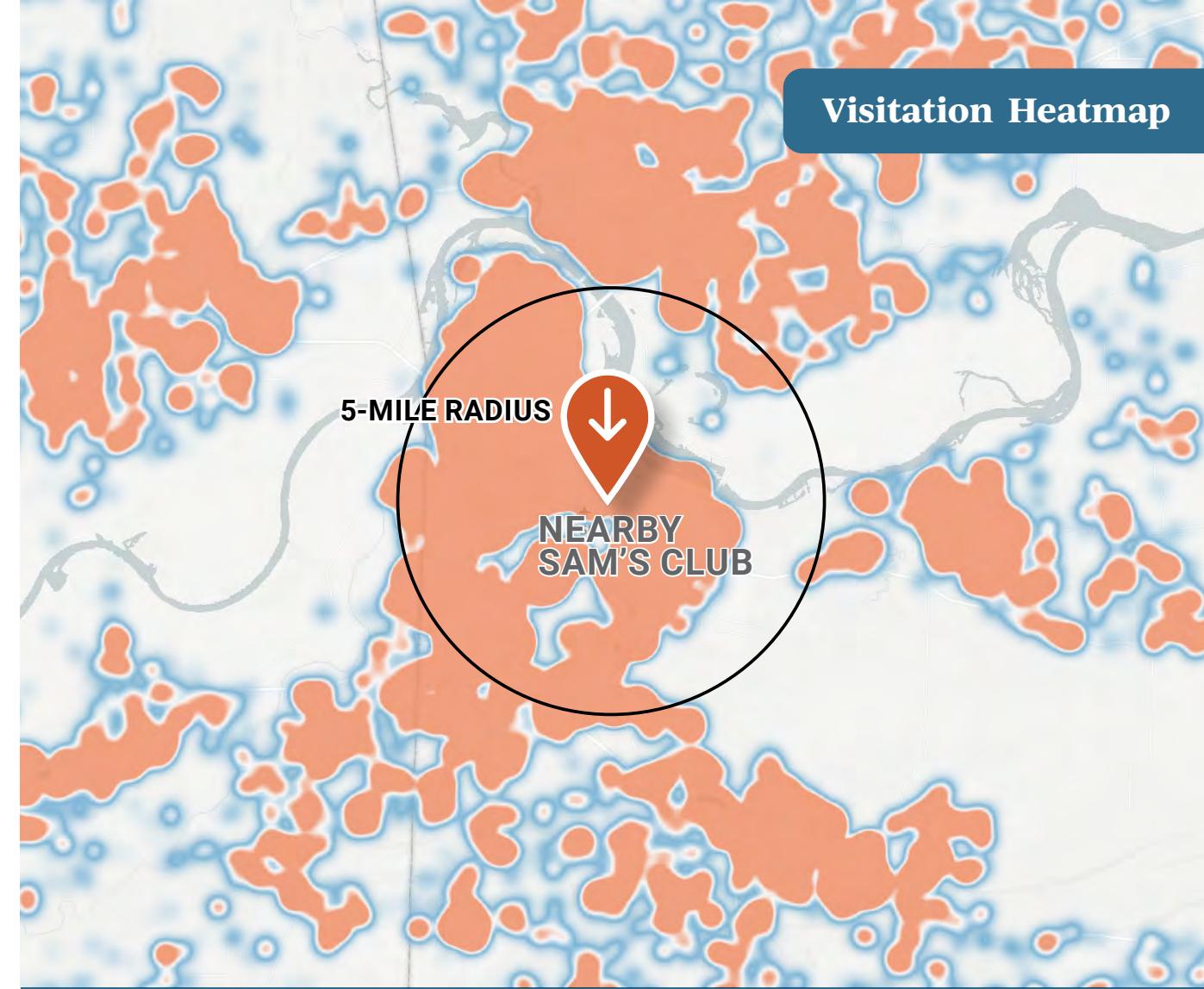
2.3M Visits

OVER PAST 12 MONTHS AT
THE NEARBY SAM'S CLUB

35 Minutes

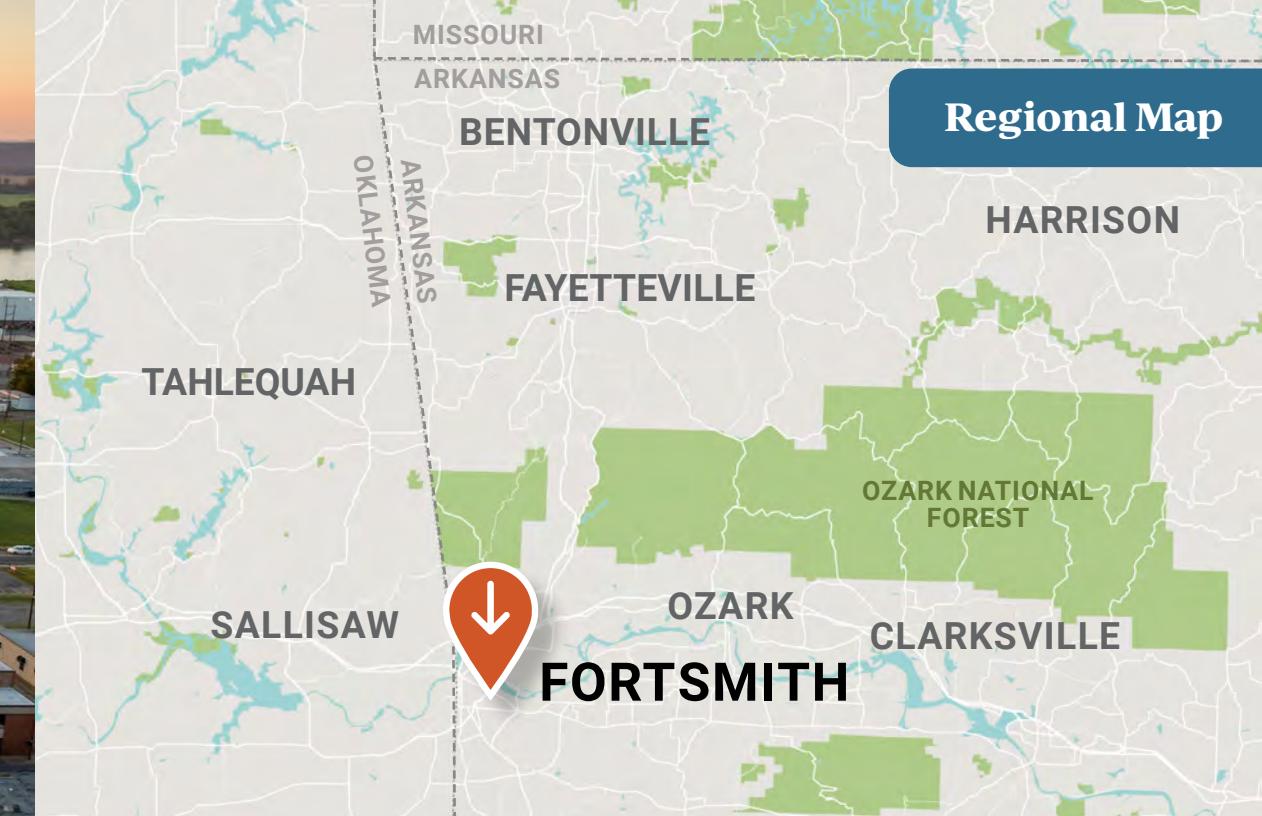
AVERAGE DWELL TIME AT
THE NEARBY SAM'S CLUB

Visitation Heatmap



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.



Regional Map

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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