Sherwin Williams

2425 17TH ST | SARASOTA, FL

OFFERED FOR SALE
$2,318,000
5.75% CAP

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a single-tenant NN investment at 2425 17th Street in Sarasota, Florida. The offering is 100% leased to Sherwin-Williams under a corporate-guaranteed lease generating $133,303 in annual NOI at a 5.75% cap rate. Landlord responsibilities are limited to roof, structure, parking lot, and HVAC replacement only, creating a low-management, credit-backed income stream in one of Florida's highest-growth coastal markets.

The investment is secured by a direct corporate lease with The Sherwin-Williams Company (NYSE: SHW), the largest coatings company in the world by revenue, generating approximately $23.6 billion in 2025 revenue with a market capitalization in the $75–$85 billion range and nearly 4,900 company-owned stores across North America. The lease features 8% rent increases at each of eight remaining five-year renewal options, growing NOI to more than $246,735 by the final option period. Rent commenced May 31, 2023, with the current term extending through May 31, 2033, and total lease potential of up to 50 years through 2073 should all options be exercised.

Positioned along 17th Street (AADT 17,200) with direct connectivity to N Washington Blvd (AADT 42,500), the property sits within the North Port–Bradenton–Sarasota MSA, one of Florida's fastest-growing metro areas, having posted population growth of 10.7% over the past decade; nearly triple the national average. Average household incomes exceed $92,791 within 3 miles and $130,914 within 5 miles, supported by sustained in-migration and Florida's no state income tax, underpinning strong long-term fundamentals.

RENT SCHEDULE	YEAR	RENT	PSF RENT
Current Term	1-10	$133,303	$13.33
First Option	11-15	$143,967	$14.40
Second Option	16-20	$155,485	$15.55
Third Option	21-25	$167,923	$16.79
Fourth Option	26-30	$181,357	$18.14
Fifth Option	31-35	$195,866	$19.59
Sixth Option	36-40	$211,535	$21.15
Seventh Option	41-45	$228,458	$22.85
Eighth Option	46-50	$246,735	$24.67

NOI	$133,303
CAP RATE	5.75%
LISTING PRICE	$2,318,000

ASSET SNAPSHOT

Tenant Name	Sherwin-Williams
Address	2425 17th St, Sarasota, FL 34234
Building Size (GLA)	10,000 SF
Land Size	1.03 Acres
Year Built	1973 / 2002
Signatory/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot, HVAC Replacement
Rent Commencement Date	5/31/2023
Lease Expiration Date	5/31/2033
Remaining Term	6 Years, 9 Months
Rent Escalations	8% in Option Periods
Current Annual Rent	$133,303

165,362
PEOPLE
IN 5 MILE RADIUS

$130,914
AHHI IN
5 MILE RADIUS

17,200
VPD ON
17TH ST

INVESTMENT HIGHLIGHTS

INVESTMENT-GRADE CORPORATE GUARANTY (S&P: BBB)
Lease guaranteed by The Sherwin-Williams Company (NYSE: SHW), an S&P investment-grade, Fortune 500 member, and the largest specialty paint retailer with 4,900+ locations in North America.

STRONG LEASE FUNDAMENTAL WITH BUMPS
NN Lease with minimal Landlord Responsibilities | Eight (8) Five (5) year extensions remaining for the tenant with 8% increases each option.

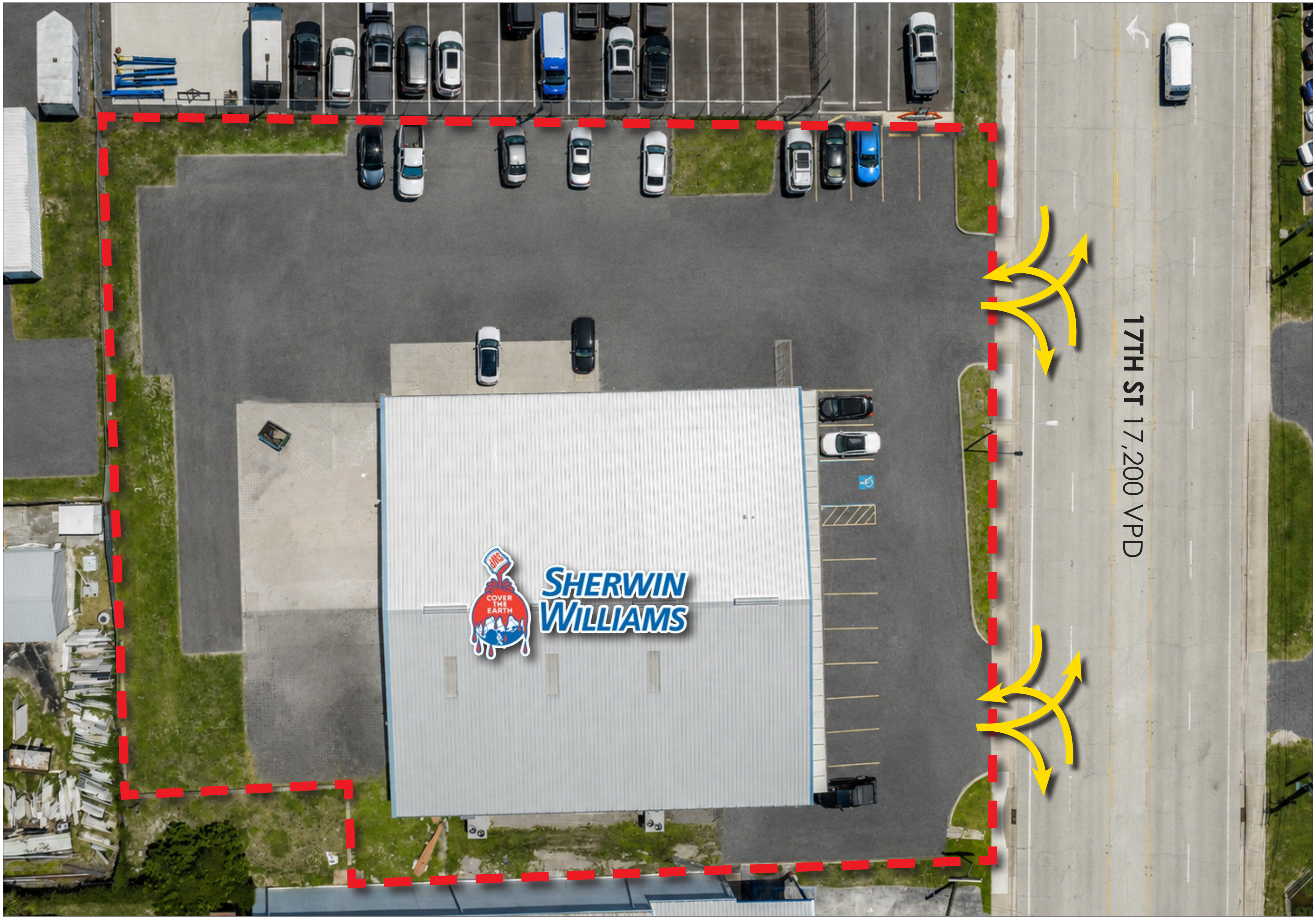
LONG TERM LEASE
10-year lease with Sherwin-Williams Corporate provides stable income throughout the initial term | 50-year total lease potential through eight remaining renewal options.

ROBUST TRADE AREA DEMOGRAPHICS
Surrounded by dense suburban growth with strong household incomes | Population within a 5-mile radius exceeds 165K - AHHI within a 5-mile radius exceeds $130K.

EXPOSURE ON HIGH TRAFFIC ARTERIAL
Strategic 17th Street Location with excellent visibility and direct access to N Washington Blvd, providing strong regional connectivity and traffic exposure.

SARASOTA-MANATEE REGION SHOWS TREMENDOUS GROWTH
10.7% Population Growth over the past decade, nearly 3x the national average, driven by continued in-migration and supporting strong retail demand.

SITE PLAN



SOUTHWEST AERIAL

LOCATION OVERVIEW

Sarasota, FL

Sarasota, Florida, is a vibrant coastal city located on the Gulf of Mexico, renowned for its stunning beaches, cultural attractions, and relaxed lifestyle. With a population of approximately 60,000, it is part of the larger Sarasota-Bradenton metropolitan area.

The city is perhaps best known for Siesta Key Beach, famous for its powdery white quartz sand and clear waters. Sarasota is also a hub for arts and culture, boasting institutions like the John and Mable Ringling Museum of Art, Sarasota Opera, and numerous galleries and theaters. Its historic downtown area offers a mix of boutiques, fine dining, and lively entertainment.

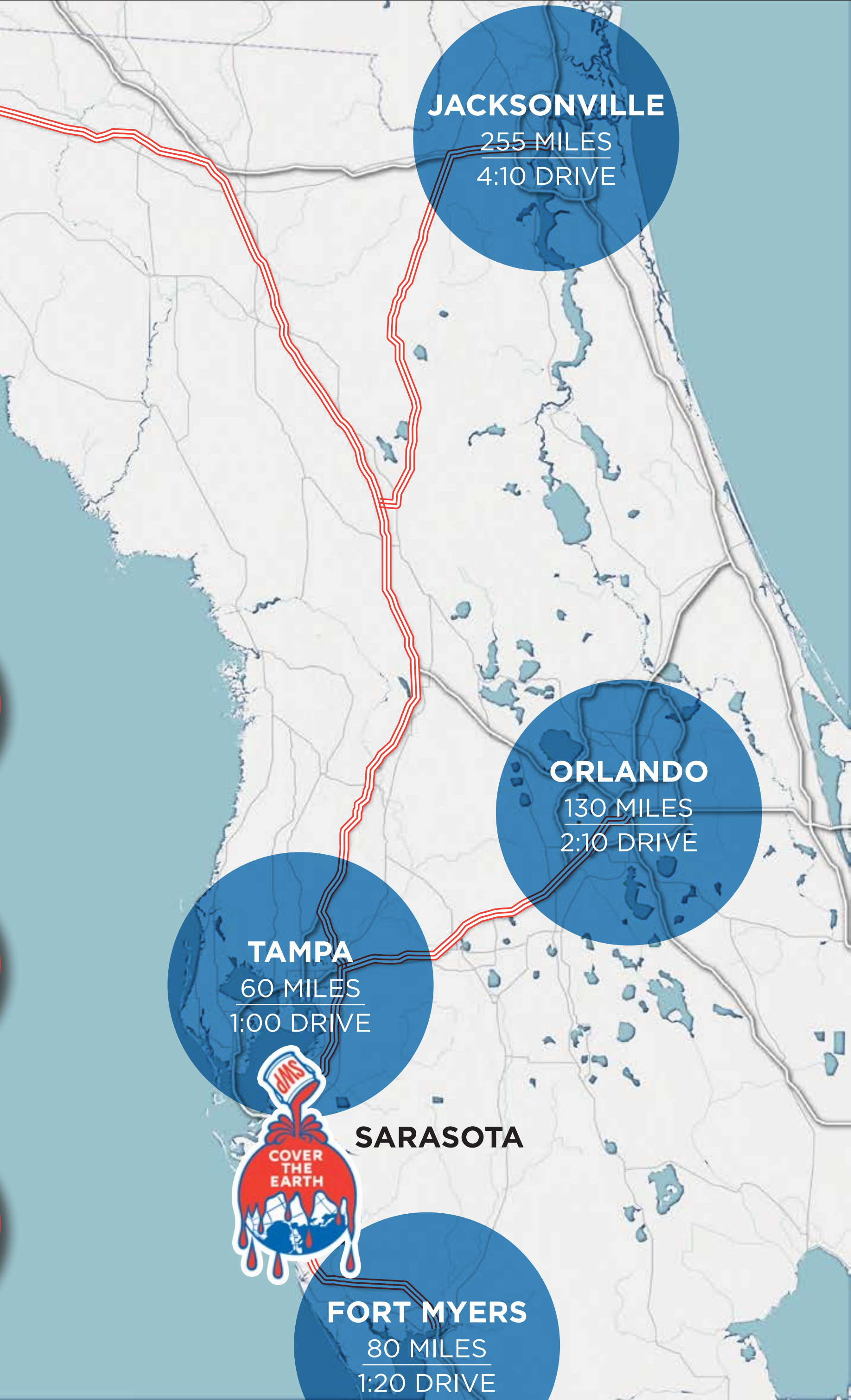
Sarasota is a haven for outdoor enthusiasts, offering activities such as kayaking through mangroves, birdwatching, and boating. Its year-round warm climate and natural beauty attract retirees, families, and visitors alike. Additionally, the area has a rich history tied to the circus, as it served as the winter quarters for the Ringling Bros. and Barnum & Bailey Circus for many years.

With a blend of natural beauty, culture, and recreational opportunities, Sarasota is a desirable destination for residents and tourists.

1 MILES
12,389 PEOPLE
$83,640 AHHI
7,281 TOTAL EMPLOYEES

3 MILES
80,259 PEOPLE
$120,871 AHHI
56,857 TOTAL EMPLOYEES

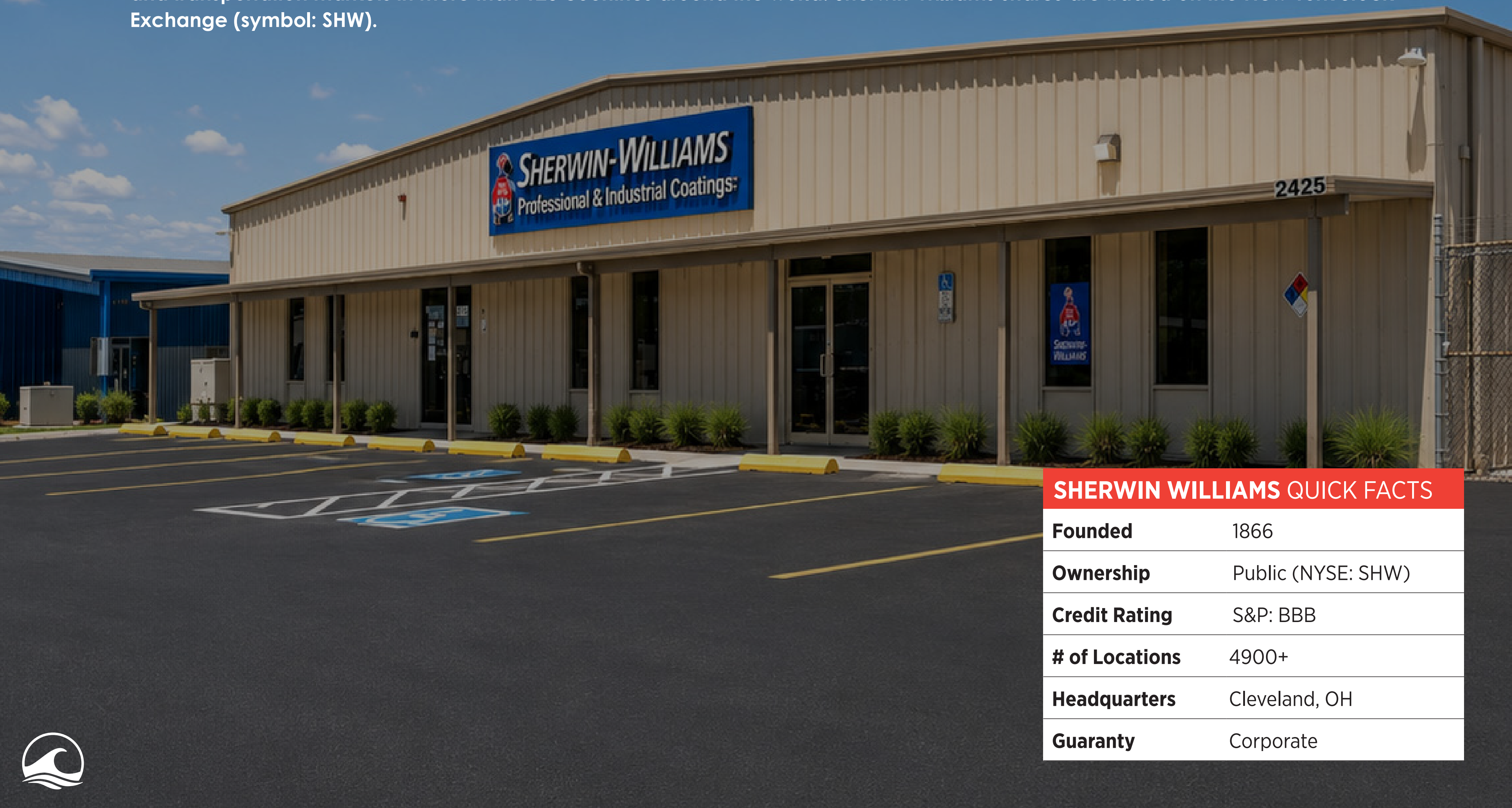
5 MILES
165,362 PEOPLE
$130,914 AHHI
102,845 TOTAL EMPLOYEES



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. The Sherwin-Williams Performance Coatings Group supplies a broad range of highly-engineered solutions for the construction, industrial, packaging, and transportation markets in more than 120 countries around the world. Sherwin-Williams shares are traded on the New York Stock Exchange (symbol: SHW).



SHERWIN WILLIAMS QUICK FACTS	
Founded	1866
Ownership	Public (NYSE: SHW)
Credit Rating	S&P: BBB
# of Locations	4900+
Headquarters	Cleveland, OH
Guaranty	Corporate

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Exclusively Offered By

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