



59,502 VPD

65

ACXIOM

Casey's

Exxon

HONDA

FedEx

Denny's

MELT DOWN

FIVE GUYS

ROCK N ROLL SUSHI

WALK ON'S

SPORTS BISTROUX

TOMMY'S EXPRESS

ACXIOM

MATTRESS FIRM

AT&T

DISCOUNT TIRE

COURTYARD BY MARRIOTT

THOMAS G WILSON DRIVE

286

DAVE WARD DRIVE

17,201 VPD

CLAYTON SUPER CENTER

ULTRA

ME

petco

ROSS

DRESS FOR LESS

sam's club

ALDI

Academy

SPORTS+OUTDOORS

Michael's

five BEL'W

DOLLAR TREE

SUBWAY

T Mobile

ON THE BORDER

BURNT END

KAY JEWELERS

crumbl

DAVID'S BURGERS

HIDEAWAY PIZZA

CONWAY, AR (LITTLE ROCK MSA)

# Sherwin Williams

PART OF MALY DISTRICT – LARGEST NEW COMMERCIAL DEVELOPMENT IN ARKANSAS

 **CP PARTNERS**  
COMMERCIAL REAL ESTATE

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

 **LITTLE ROCK**  
33.5 MILES



## Surrounding Retail



## Listing Team

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# Sherwin Williams

1355 E DAVE WARD DR, CONWAY, AR 72032 [↗](#)

**\$2,720,000**

PRICE

**6.25%**

CAP RATE

NOI	\$169,980
LEASE TYPE	Corporate NNN
LEASE TERM	10 Years
LEASABLE AREA	4,536 SF
LOT SIZE	0.78 AC



## Brand-new 2024 build-to-suit construction

A 10-year corporate net lease Sherwin Williams featuring 10% rental increases every 5 years throughout the base term and options. Subject property serves as **an outparcel to Conway's new \$130M Maly District mixed-use development project** which includes a Courtyard by Marriott hotel, 480-unit apartment complex, \$7M event center, and \$8M entertainment center (see Page 5).



## The Offering

- 10-year corporate lease featuring 10% rental increases every 5 years throughout the base term and options
- 2024 build-to-suit construction to tenant's latest prototype
- Located in the heart one of Arkansas' largest developments
- Subject property serves as an outparcel to Conway's new \$130M Maly District mixed-use development (see Page 5)

## Strength of the Tenant

- Sherwin Williams 2023 revenue totaled \$23.05B, a 4.1% increase over the previous year
- Ranked #175 on the Fortune 500 list of companies
- Investment grade credit rating – S&P: BBB

## Prominent & Proximal Tenants

- Subject property located directly adjacent to 250,000 SF shopping center anchored by Sam's Club
- Other national tenants driving traffic to the center include ALDI, Academy Sports, Ross, Michaels, Ulta, Petco, and Five Below





# \$130M Development Project Breaks Ground in Conway, AR

## Maly District: Conway's Latest Multi-Million Dollar Development

- The Maly District in Conway, Arkansas, has started construction on its \$130 million, 52-acre commercial development
- The project includes a \$16 million Courtyard by Marriott hotel, a \$40 million, 480-unit apartment complex, a \$7 million event center, and an \$8 million entertainment center
- The development will also feature green spaces, restaurants, storefronts, and shops
- Dr. James Thomas, the owner-developer, aims to create a destination center focused on entertainment and residential spaces

## Maly's Entertainment Center

- Maly's Entertainment Center, a 57,000-square-foot facility, debuted in October 2023, offering a variety of attractions for all ages
- Located on a 54-acre site along Dave Ward Drive, the center features a 24-lane bowling alley, HyperBowling, 10 lanes for axe-throwing, a laser tag arena, an arcade, and a restaurant with a bar serving local craft beer



Rendering



INCOME & EXPENSE			
Price	\$2,720,000		
Capitalization Rate	6.25%		
Building Size (SF)	4,536		
Lot Size (AC)	0.78		
Scheduled Rent	\$169,980		
<b>Less</b>	<b>\$/SF</b>		
CAM	NNN	\$0.00	
Taxes	NNN	\$0.00	
Insurance	NNN	\$0.00	
Total Operating Expenses	NNN	\$0.00	
<b>Net Operating Income</b>	<b>\$169,980</b>		

### 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 Compa-
Lease Type	Corporate NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Rent Commencement	10/5/2024
Options	4, 5-Year
Year Built	2024

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*

\*20-year roof warranty in place



Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
<b>Sherwin Williams</b>	<b>4,536</b>	<b>10/5/2024</b>	10/31/2029	<b>\$169,980</b>	<b>\$14,165</b>	<b>\$169,980</b>
	<i>10% Increase</i>	11/1/2029	<b>10/31/2034</b>		\$15,582	\$186,978
	Option 1	11/1/2034	10/31/2039		\$17,140	\$205,676
	Option 2	11/1/2039	10/31/2044		\$18,854	\$226,243
	Option 3	11/1/2044	10/31/2049		\$20,739	\$248,868
	Option 4	11/1/2049	10/31/2054		\$22,813	\$273,754
<b>TOTALS:</b>	<b>4,536</b>			<b>\$169,980</b>	<b>\$14,165</b>	<b>\$169,980</b>



LEGEND

Property Boundary

4,536  
Rentable SF

0.78  
Acres

Egress

New Development





LEGEND



Property Boundary

4,536

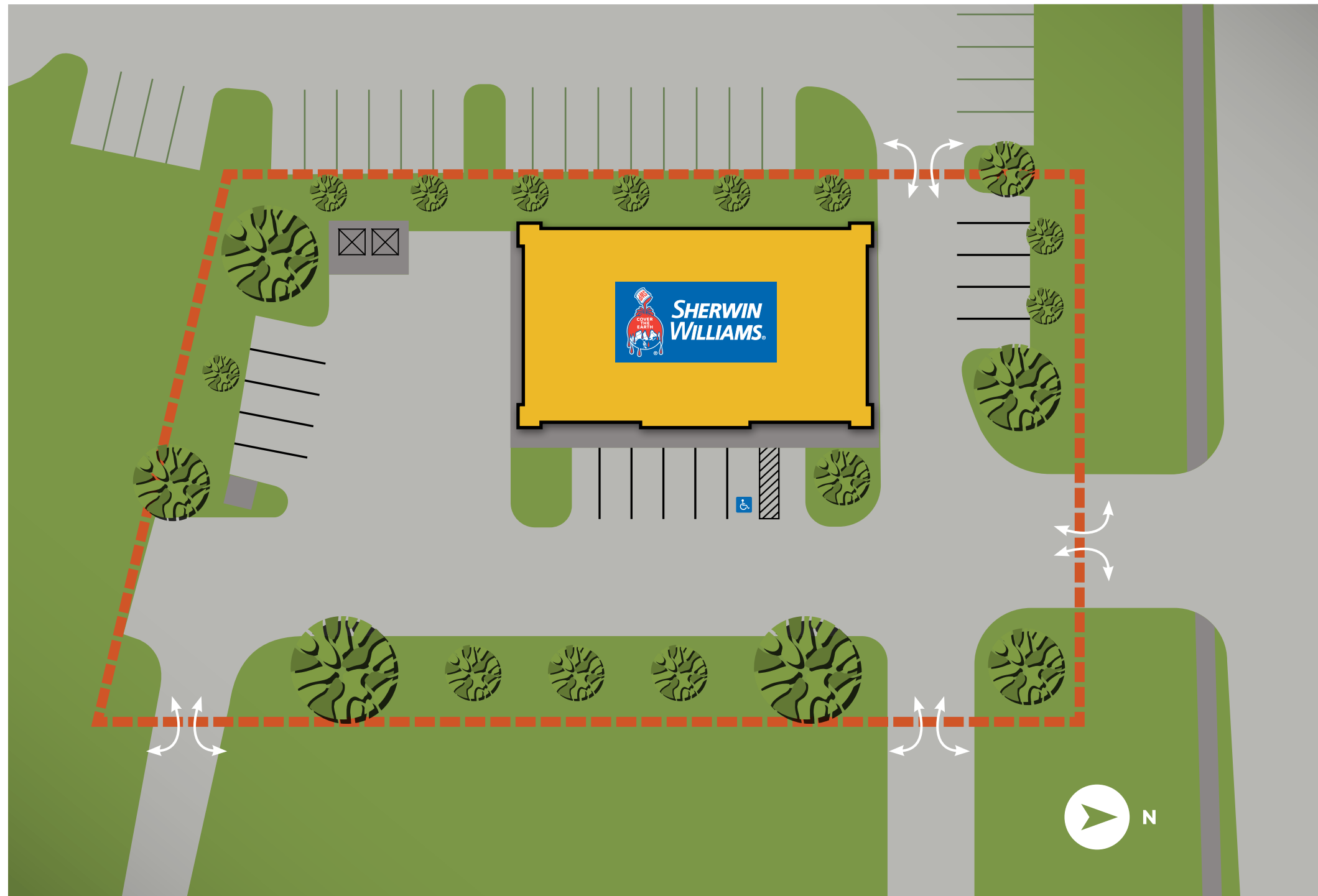
Rentable SF

0.78

Acres



Egress





# A Global Leader in Paints & Coatings



**4,800+**

STORES IN THE WESTERN HEMISPHERE

**\$23.05 Billion**

U.S. SALES IN 2023

**4.1%**

SALES GROWTH IN FY 2023



**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 over 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

## 2023 Year-End Financial Results

- Consolidated net sales increased 4.1% in the year to a record \$23.05 billion
- Diluted net income per share increased 19.8% to \$9.25 per share in the year compared to \$7.72 per share in the full year 2022
- View the full report [here](#)

[Tenant Website](#)

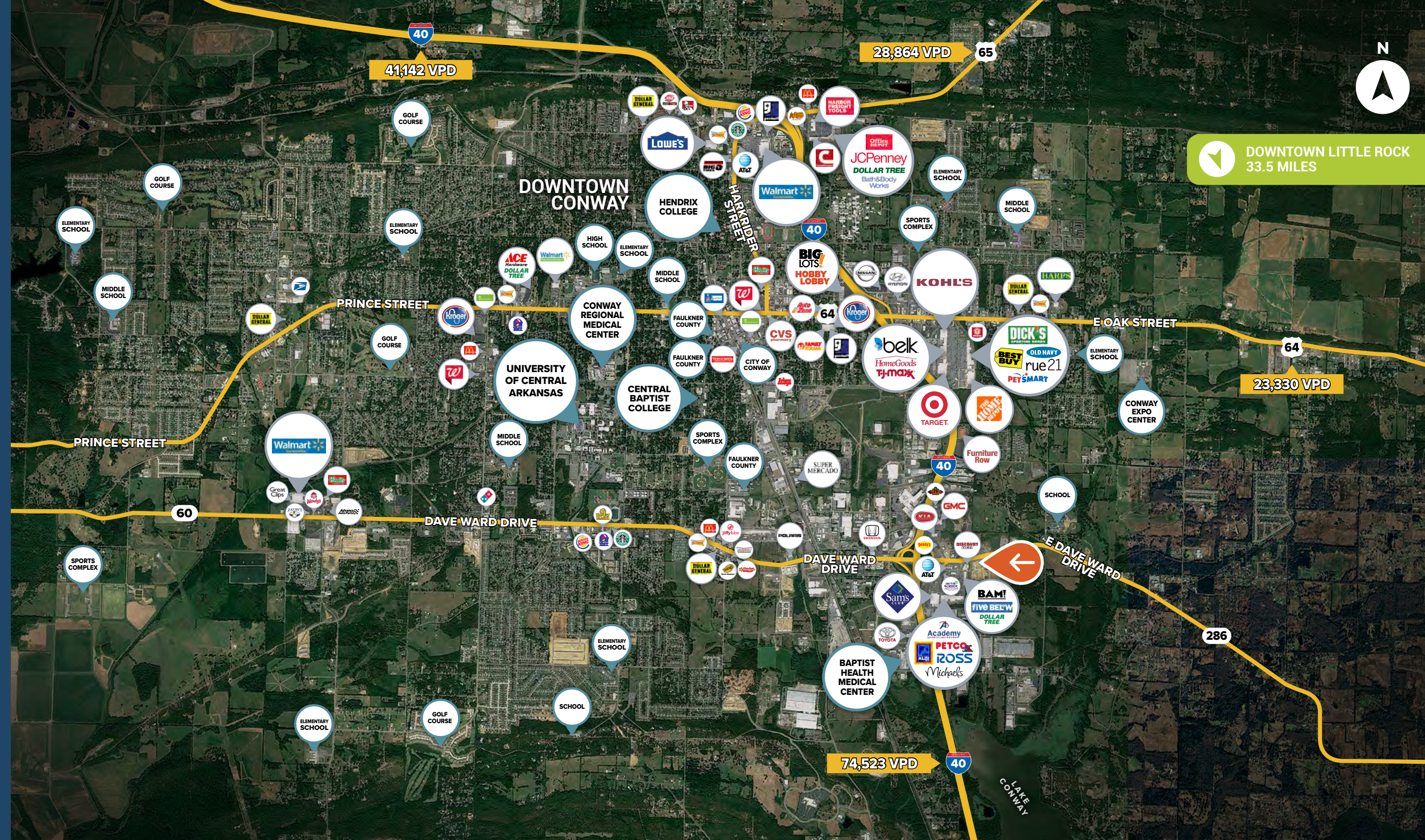








DOWNTOWN LITTLE ROCK  
33.5 MILES



41,142 VPD

28,864 VPD

23,330 VPD

74,523 VPD



### Ring Radius Population Data

	3-MILES	5-MILES	10-MILES
2022	25,320	67,583	99,342

### Ring Radius Income Data

	3-MILES	5-MILES	10-MILES
Average	\$57,452	\$75,808	\$79,632
Median	\$44,489	\$57,171	\$58,842

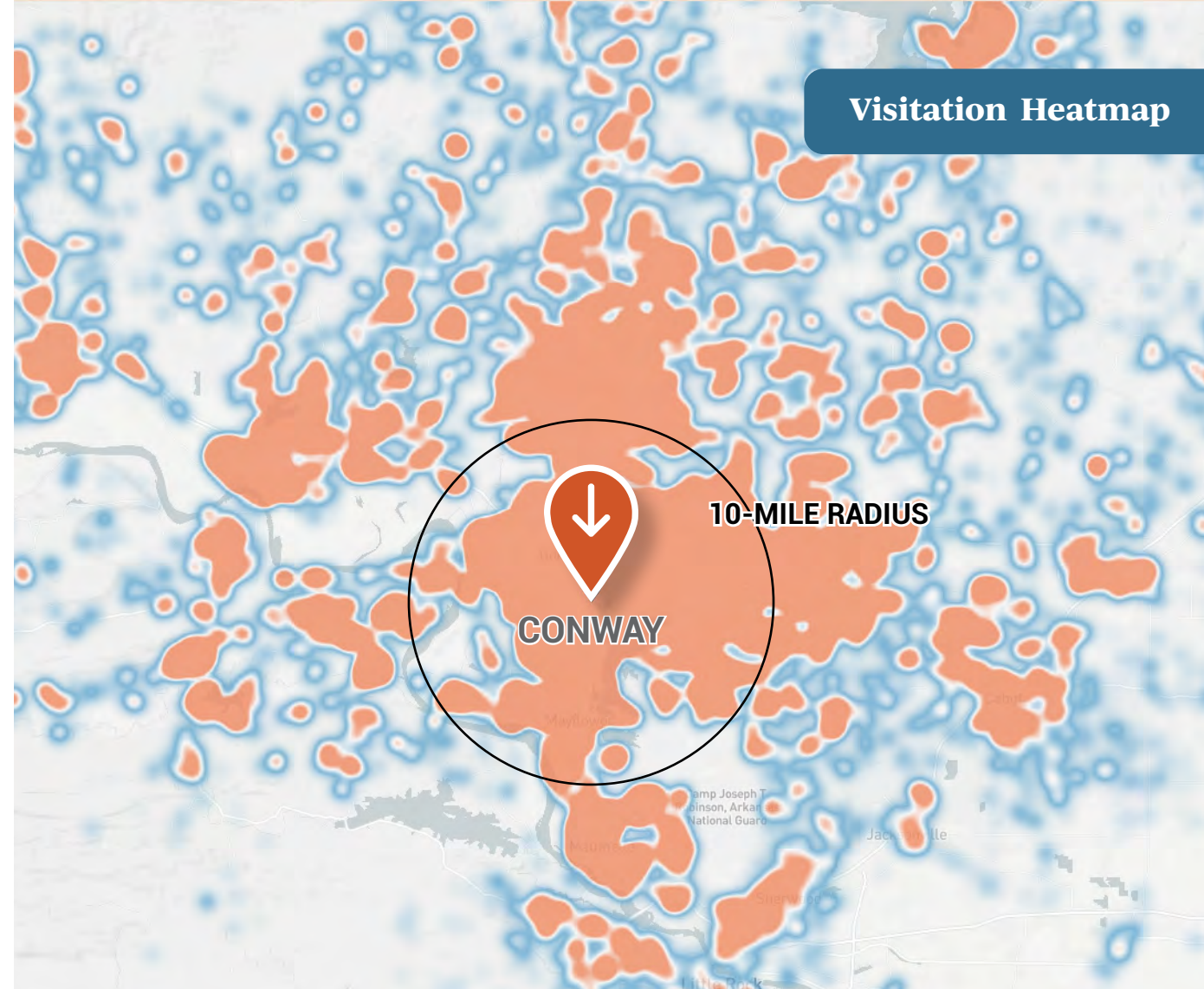
**1.54M (77% percent)** of individuals have visited the nearby Sam's Club at least 5 times

**2M Visits**

OVER PAST 12 MONTHS AT THE NEARBY SAM'S CLUB

**34 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.

# Conway, Arkansas

## Central Region of Arkansas

- Conway is the county seat of Faulkner County and seventh-most populous city in Arkansas, with an estimated population of 64,134 residents
- It is also the principal city of the Little Rock-North Little Rock-Conway MSA, also known as Central Arkansas, which is the largest metro area in the state
- Situated approximately 33 miles northwest of Little Rock along Interstate 40

## Little Rock: The Capital City

- Spanning 123 square miles, Little Rock is the capital and largest city of Arkansas, situated in Pulaski County
- Nestled along the banks of the Arkansas River in the foothills of the Ouachita National Forest, its central location within the state makes it a strategic hub for transportation, commerce, and tourism
- Little Rock anchors the larger Little Rock-North Little Rock-Conway MSA, which has a population of 757,945
- As the state capital, Little Rock is home to numerous government agencies, which is also the top employer in Arkansas

## Business & Industry

- Little Rock is a prominent healthcare hub, with renowned medical facilities such as the University of Arkansas for Medical Sciences (UAMS) and the Arkansas Children's Hospital

## Educational Institutions

- University of Arkansas at Little Rock is a public university with more than 9,500 full- and part-time students enrolled in more than 130 programs of study in five colleges
- University of Central Arkansas (UCA), has more than 8,000 students and over \$1.01 billion annual economic impact

### 757,945

LITTLE ROCK MSA  
ESTIMATED POPULATION

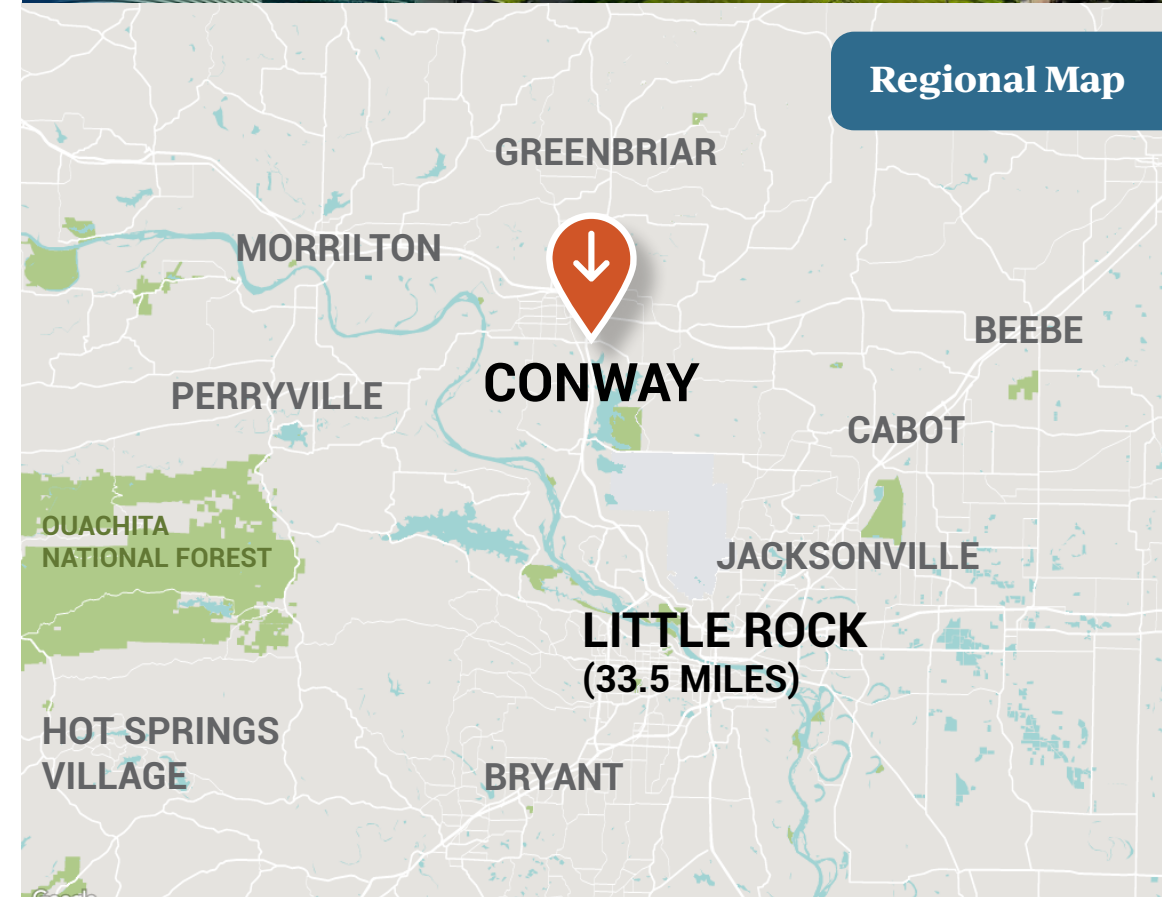
### \$39.7 B

LITTLE ROCK MSA GDP

## Downtown Little Rock



## Regional Map







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