



SHERWIN WILLIAMS

11120 MOUNT HOLLY RD
Charlotte, NC

OFFERED FOR SALE
\$3,172,000 | 5.80% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Sherwin Williams in Charlotte, NC. The Premises is leased to Sherwin Williams for an initial 10 year term with six (6) five (5) year extensions. The Asset is well positioned in a high growth Charlotte, NC suburb with robust trade demographics along the busy Hwy 27 corridor.



**10-YR
LEASE**



**HIGH GROWTH
CHARLOTTE MSA**



**LOCATED IN
RETAIL NODE**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$184,000
Current Term	6-10	\$198,720
1st Extension	11-15	\$214,618
2nd Extension	16-20	\$231,787
3rd Extension	21-25	\$250,330
4th Extension	26-30	\$270,356
5th Extension	31-35	\$291,985
6th Extension	36-40	\$315,344

NOI	\$184,000
CAP	5.80%
PRICE	\$3,172,000

ASSET SNAPSHOT

Tenant Name	Sherwin Williams
Address	11120 Mount Holly Rd, Charlotte, NC 28214
Building Size (GLA)	4,000 SF
Land Size	1.49 Acres
Year Built/Renovated	2025
Signator/Guarantor	The Sherwin-Williams Company
Rent Type	NN
Landlord Responsibilities	Roof & Structure, Parking Lot, HVAC replacement
Rent Commencement Date	8/1/2025
Estimated Lease Expiration	7/31/2035
Remaining Term	10 Years
Rental Increases	8% Every 5 Years and in Options
Current Annual Rent	\$184,000



95,708 PEOPLE
IN 5 MILE RADIUS



\$109,460 AHFI
IN 1 MILE RADIUS



20,500 VPD
ON MT HOLLY RD



INVESTMENT HIGHLIGHTS

SHERWIN WILLIAMS CHARLOTTE, NC

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STRONG LEASE FUNDAMENTALS WITH BUMPS

NN Lease with minimal Landlord Responsibilities | Six (6) Five (5) year extensions remaining for the tenant with 8% Increases each option



CORPORATE LEASE WITH FORTUNE 500 COMPANY

Sherwin Williams has over 4,900 locations and employs over 61K people | Market cap of \$63.89B (NYSE: SHW) | 2022 EOY sales increased to 11.1% to a record \$22.15B



ROBUST TRADE AREA DEMOGRAPHICS

Surrounded by dense suburban growth with strong household incomes | Population within a 5-mile radius exceeds 95K - AHHI within a 1-mile radius exceeds \$105K | Mt. Holly / NC 27 corridor has seen an ~18% population increase since 2010 and 70% since 2000



NEW CONSTRUCTION WITH LONG TERM LEASE

New Construction built with Sherwin's newest store layout | Roof and Structure warranties will transfer to new owner | 10 year lease signed with Sherwin Corporate provides stable income throughout the entire tenancy | 40 year lease potential with options



CORNER EXPOSURE ON HIGH-TRAFFIC ARTERIAL

Positioned along Mt Holly Rd (NC-27) with excellent visibility and access | Direct connectivity to I-485 and I-77 provides seamless regional access across the Charlotte MSA | High traffic exposure from both commuter and retail-driven corridors supporting long-term tenant performance

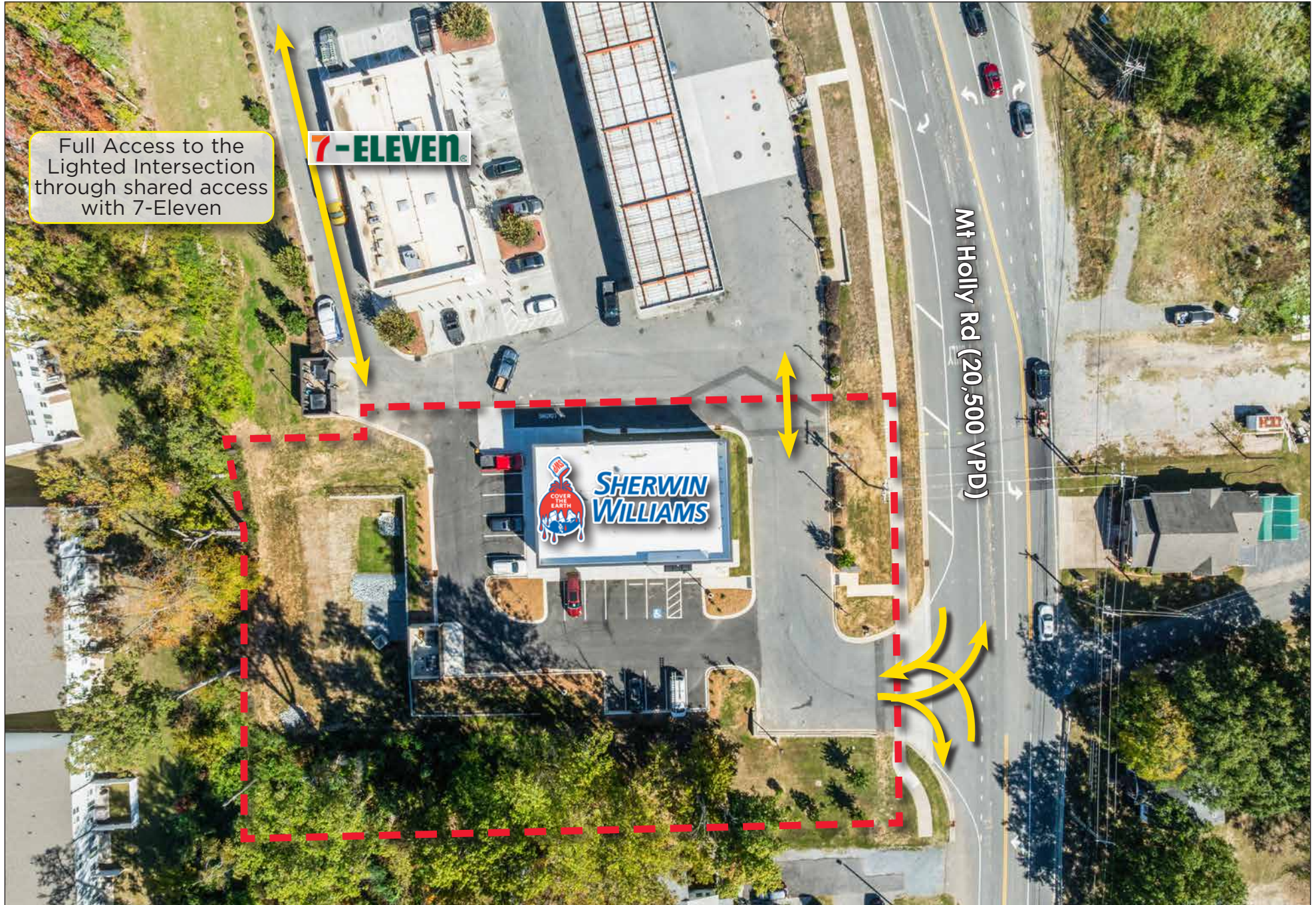


CHARLOTTE, NC - A TOP PERFORMING MARKET NATIONALLY

Charlotte, NC is now the 14th largest city in the U.S., with a population exceeding 943,000. | From 2020 to 2024, Charlotte recorded the 4th largest population increase in the nation, adding more than 69,000 residents. | Ranked among the top 10 hottest housing markets, Charlotte placed 7th nationally. | Over the past decade, the Charlotte region has experienced 24% employment growth, with an additional 8% job expansion projected between 2024 and 2030



SITE PLAN





GREENSBORO85 MILES
1:35 DRIVE**ASHEVILLE**90 MILES
1:55 DRIVE**GREENVILLE**85 MILES
1:35 DRIVE**CHARLOTTE****1 MILES**4,730
PEOPLE
\$109,460
AHHI
1,027
TOTAL
EMPLOYEES**3 MILES**42,316
PEOPLE
\$109,133
AHHI
12,203
TOTAL
EMPLOYEES**5 MILES**95,708
PEOPLE
\$106,384
AHHI
29,496
TOTAL
EMPLOYEES**Charlotte MSA**

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



TENANT OVERVIEW

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.

SHERWIN WILLIAMS QUICK FACTS

Founded:	1866
Ownership:	Public (NYSE: SHW)
# of Locations:	4,900+
Headquarters:	Cleveland, OH
S&P Credit Rating:	BBB



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Exclusively Offered By



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