

SHERWIN-WILLIAMS®

Ironton, OH



418 & 420 S. 2ND ST., IRONTON, OH

Exclusively Listed With Tri-Oak Consulting Group



INVESTMENT HIGHLIGHTS



418 & 420 S. 2nd St., Ironton, OH

- **Investment Grade Tenant:** Corporately backed lease with an investment-grade BBB credit rating (S&P) and over \$20B in annual revenue.
- **Fortune 500 Ranked:** Sherwin-Williams is ranked #178 on the Fortune 500 list.
- **Length of Tenancy:** Sherwin Williams has been a tenant since 1991, executing five lease renewal options. Liberty Tattoo has occupied the space for over 10 years.
- **Prime Location:** Signalized intersection with dual access from Adams St and 2nd.
- **Dense Retail:** The site is surrounded by major retailers including Dollar Tree, Speedway, Long John Silver's, Wendy's, Holiday Inn, and CVS.
- **Limited Competition:** Sole paint supplier for 26,000+ residents with limited local competition.
- **E-Commerce Resistant:** Sherwin-Williams is e-commerce-proof, as paint continues to thrive amid online shopping growth.

PROPERTY INFORMATION

418 & 420 S. 2nd St., Ironton, OH

List Price:	\$378,814
Cap Rate (%):	7.00%

Tenant:	Sherwin-Williams	Liberty Tattoo
Lease Expiration:	06/30/26	Month-to-Month
Term Remaining:	1.8 Years	0.0 Years
Rent:	\$23,400	\$7,200
RPSF:	\$5.20	\$9.00
Expenses:	\$4,083	
NOI:	\$26,517	
SF:	4,500 SF	800 SF
Structure:	Modified Gross	
LL Responsibilities:	Roof & Structure / HVAC / Parking Lot Insurance / Real Estate Taxes	
TT Responsibilities:	Utilities	



Sherwin-Williams Rent Roll

TERM	DATES	RENT
Base Term	07/01/1991 - 06/30/1996	\$13,200
Base Term	07/01/1996 - 06/30/2001	\$15,600
Option 1	07/01/2001 - 06/30/2006	\$17,004
Option 2	07/01/2006 - 06/30/2011	\$18,540
Option 3	07/01/2011 - 06/30/2016	\$20,196
Option 4	07/01/2016 - 06/30/2021	\$22,020
Option 5	07/01/2021 - 06/30/2026	\$23,400
Amended Option	07/01/2026 - 06/30/2031	\$25,200

INCOME

418 & 420 S. 2nd St., Ironton, OH

RENTAL INCOME

Lease Income \$30,600

GROSS ANNUAL INCOME \$30,600

Expenses

Real Estate Taxes \$2,334

Insurance \$1,749

TOTAL ANNUAL EXPENSES \$4,083

NET OPERATING INCOME \$26,517



LOCATION INFORMATION

418 & 420 S. 2nd St., Ironton, OH



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2020:	5,440	27,183	46,975
2024:	5,403	26,508	46,087
% Change 2010-2020:	-0.84%	-0.29%	-0.31%
% Change 2020-2024:	-0.16%	-0.59%	-0.45%
HOUSEHOLDS			
2020:	2,429	11,246	19,355
2024:	2,361	11,007	19,036
INCOME			
2024 Avg. Household Income:	\$57,036	\$76,425	\$72,661

The above information has been secured by sources deemed to be reliable. Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

AERIAL VIEW WITH TENANTS

418 & 420 S. 2nd St., Ironton, OH



Ironton Middle School

BUFFALO WILD WINGS CATO CVS pharmacy
SHOE SHOW MEGA SUBWAY
McDonald's H&R BLOCK TACO BELL

UNITED STATES POSTAL SERVICE FAMILY DOLLAR Save a lot
Citizens Bank
DOLLAR TREE

Little Caesars Pizza Holiday Inn
Marathon AT&T

CSX Russell Locomotive

AutoZone
MARCO'S PIZZA DOLLAR GENERAL CVS pharmacy

SHERWIN WILLIAMS

Pizza Hut Little Caesars Pizza
McDonald's Walgreens
DOLLAR GENERAL

UNITED STATES POSTAL SERVICE

Ironton High School

Ohio University Southern

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LOCATION OVERVIEW - IRONTON, OH



418 & 420 S. 2nd St., Ironton, OH



Ironton, Ohio, located in Lawrence County along the banks of the Ohio River, enjoys strategic connectivity to regional markets via U.S. Route 52 and Ohio State Route 93. This prime location offers easy access to larger cities like Huntington, West Virginia (just 15 miles to the south), and Ashland, Kentucky, fostering economic ties and commercial opportunities across state lines. Ironton is also approximately 140 miles southeast of Columbus, Ohio, a major economic and cultural hub in the region.

The city benefits from its proximity to the Tri-State area, which boosts local economic activity through cross-border trade and tourism. Additionally, Ironton is just a short drive from Marshall University in Huntington, West Virginia, and Ohio University's Southern Campus, both of which contribute to the regional workforce and educational landscape.

Historically, Ironton has been a center for iron production, giving the city its name and shaping its industrial heritage. Today, Ironton celebrates its rich history through events like the annual Ironton-Lawrence County Memorial Day Parade, the longest continuously running Memorial Day parade in the nation. The city's deep-rooted industrial past, combined with its modern-day connectivity and cultural significance, positions Ironton for continued growth and development.



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