



# SHERWIN-WILLIAMS

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







## Alec Marks

Sales Associate

404.905.2364

Alec@Tri-Oak.com

## Jennifer Chamberlin

Business Development

678.446.3451

Jennifer@Tri-Oak.com



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.**

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Investment Grade Anchor 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.
- **2024 New Roof Installation:** Includes a 20-year transferrable warranty for long-term peace of mind.



## 5 | OFFERING SUMMARY

<b>LIST PRICE:</b>	<b>\$378,814</b>
<b>CAP RATE:</b>	<b>7.00%</b>

<b>TENANT:</b>	<b>SHERWIN-WILLIAMS</b>	<b>LIBERTY TATTOO</b>
<b>LEASE EXPIRATION:</b>	<b>06/30/26</b>	<b>MONTH-TO-MONTH</b>
<b>TERM REMAINING:</b>	<b>1.8 YEARS</b>	<b>0.0 YEARS</b>
<b>RENT:</b>	<b>\$23,400</b>	<b>\$7,200</b>
<b>RPSF:</b>	<b>\$5.20</b>	<b>\$9.00</b>
<b>EXPENSES:</b>	<b>\$4,083</b>	
<b>NOI:</b>	<b>\$26,517</b>	
<b>SF:</b>	<b>4,500 SF</b>	<b>800 SF</b>
<b>STRUCTURE:</b>	<b>MODIFIED GROSS</b>	
<b>LL RESPONSIBILITIES:</b>	<b>ROOF &amp; STRUCTURE / HVAC / PARKING LOT INSURANCE / REAL ESTATE TAXES</b>	
<b>TT RESPONSIBILITIES:</b>	<b>UTILITIES</b>	



<b>TERMS</b>	<b>DATES</b>	<b>RENT</b>
<b>BASE TERM</b>	<b>07/01/1991 - 06/30/1996</b>	<b>\$13,200</b>
<b>BASE TERM</b>	<b>07/01/1996 - 06/30/2001</b>	<b>\$15,600</b>
<b>OPTION 1</b>	<b>07/01/2001 - 06/30/2006</b>	<b>\$17,004</b>
<b>OPTION 2</b>	<b>07/01/2006 - 06/30/2011</b>	<b>\$18,540</b>
<b>OPTION 3</b>	<b>07/01/2011 - 06/30/2016</b>	<b>\$20,196</b>
<b>OPTION 4</b>	<b>07/01/2016 - 06/30/2021</b>	<b>\$22,020</b>
<b>OPTION 5</b>	<b>07/01/2021 - 06/30/2026</b>	<b>\$23,400</b>
<b>AMENDED OPTION</b>	<b>07/01/2026 - 06/30/2031</b>	<b>\$25,200</b>



# 6 | INCOME

## 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**







# SHERWIN-WILLIAMS®

The Sherwin-Williams Company delivers the best in paint and coatings products to the world. Every day, our more than 64,000 employees provide the energy and experience to build on our track record of success – enabling us to innovate and grow in new and exciting ways. With our people as the foundation of our Company, we offer industry-leading innovation, value-added service and expertise, and differentiated distribution to our growing base of professional, industrial, commercial and consumer customers.

Sherwin-Williams has one of the industry's most recognized portfolios of branded and private-label products. The Company's Sherwin-Williams® branded products are sold exclusively through a chain of more than 5,000 company operated stores and facilities in the United States, Canada, the Caribbean and Latin America.

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**Company:** Sherwin-Williams Co (SHW)

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**Year Founded:** 1866

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**Locations:** 5,000+

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**2023 Company Sales:** \$23.05 Billion

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**Website:** [www.sherwin-williams.com](http://www.sherwin-williams.com)

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**Headquarters:** Cleveland, OH

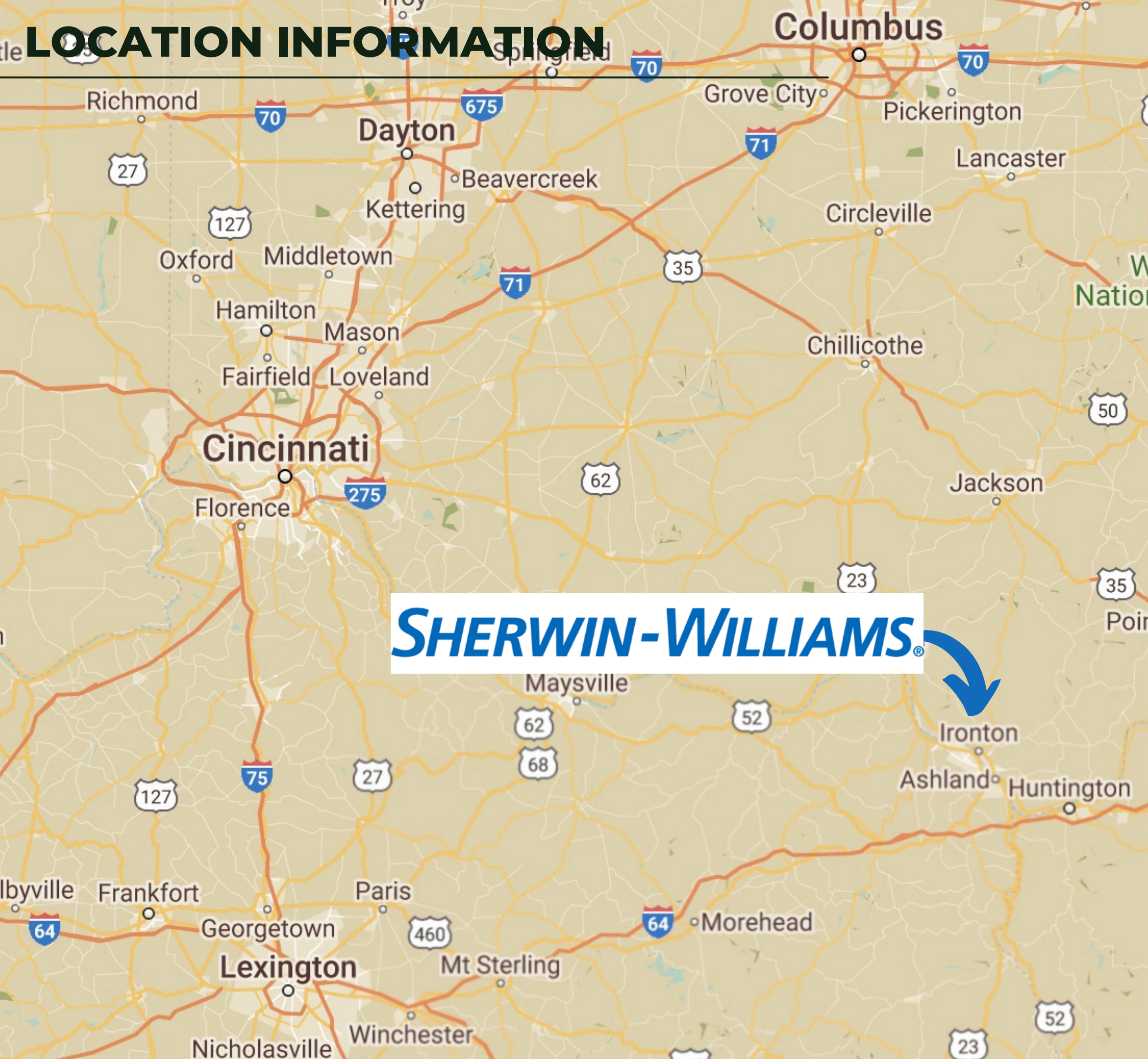
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**Guarantor:** Corporate

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# LOCATION INFORMATION



**SHERWIN-WILLIAMS**



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Population	5,403	26,508	46,087
2029 Projection	5,221	25,752	45,021
Annual Growth 2020-2024	-0.16%	-0.59%	-0.45%
Annual Growth 2024-2029	-0.68%	-0.58%	-0.47%
<b>HOUSEHOLDS</b>			
2024 Households	2,361	11,007	19,036
2029 Projection	2,314	10,827	18,755
<b>INCOME</b>			
AVG. Household Income	\$57,036	\$76,425	\$72,661



**8,400+ VPD**

along 3 S St.





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

Ashland Airport

Northeast Head Start Flatwoods Center

Wendy's

REBEL-OWN

SUBJECT PROPERTY

AutoZone		
MARCO'S PIZZA	DOLLAR GENERAL	CVS pharmacy

Pizza Hut	Little Caesars Pizza
McDonald's	Walgreens
DOLLAR GENERAL	

UNITED STATES POSTAL SERVICE
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Ohio University Southern

Russell Flatwoods Little League

Ironton High School

Russell Primary & Middle School

golden corral	SUN TAN CITY	Wendy's	TSC	SHOE sensation
HOBBY LOBBY	UPS	TACO BELL	DG	SALLY BEAUTY
ANYTIME FITNESS	Kroger	LOWE'S	IHOP	

Dawson Bryant High School



# 10 | LOCATION OVERVIEW - 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.





## Alec Marks

Sales Associate  
404.905.2364  
Alec@Tri-Oak.com

## Jennifer Chamberlin

Business Development  
678.446.3451  
Jennifer@Tri-Oak.com

## Brian Brockman

License #: BRK.2009000214  
Bang Realty, Inc  
[bor@bangrealty.com](mailto:bor@bangrealty.com)  
513-898-1551

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