



For Sale



Sherwin-Williams - Net Lease Investment Opportunity

3685 S. CLYDE MORRIS BOULEVARD, PORT ORANGE, FL 32129

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$2,490,000
LOT SIZE:	0.84+/- Acres
BUILDING SIZE:	3,995 SF
NOI:	\$143,820
CAP RATE:	5.75%
YEAR BUILT:	2024
ZONING:	CC, Community Commercial

PROPERTY DESCRIPTION

Sherwin-Williams (NYSE: SHW) built 2024. Corporate-guaranteed, single-tenant net lease investment featuring. Freestanding 3,995 SF building. The 10-year initial term backed by six 5-year renewal options for up to 40 years of income potential. 10% rent bumps every five years, providing a growing, passive income stream. The asset sits on Clyde Morris Blvd in Port Orange, a 24,000 AADT corridor through the fast-growing Daytona Beach MSA, alongside national tenants including Walmart Neighborhood Market, Cumberland Farms Gas/Conv, Mister Car Wash, Dunkin', Jimmy John's, SouthState Bank, McDonalds, Conviva Care Center, 7-Eleven, Surterra, and Surgery Center of Volusia - with new residential and multifamily development continuing to feed the trade area.

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Financial Summary

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PROPERTY DETAILS

LISTING PRICE	\$2,490,000
PRICE PER SF	\$623.28
CAP RATE	5.75%
LOT SIZE	0.84+/- Acres
RENTABLE SF	3,995 SF
YEAR BUILT	2024

LEASE OVERVIEW

LEASE COMMENCEMENT	December 2024
LEASE TYPE	NN (Landlord responsible for roof, structure, parking lot, HVAC in YR10).
LEASE TERM	10-year initial term
RENEWAL OPTIONS	Six 5-year options

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
1-5	\$143,820
6-10	\$158,202
OPTION LEASE YEARS	
11-15	\$174,022
16-20	\$191,425
21-25	\$210,567
26-30	\$231,624
31-35	\$254,786
36-40	\$280,264

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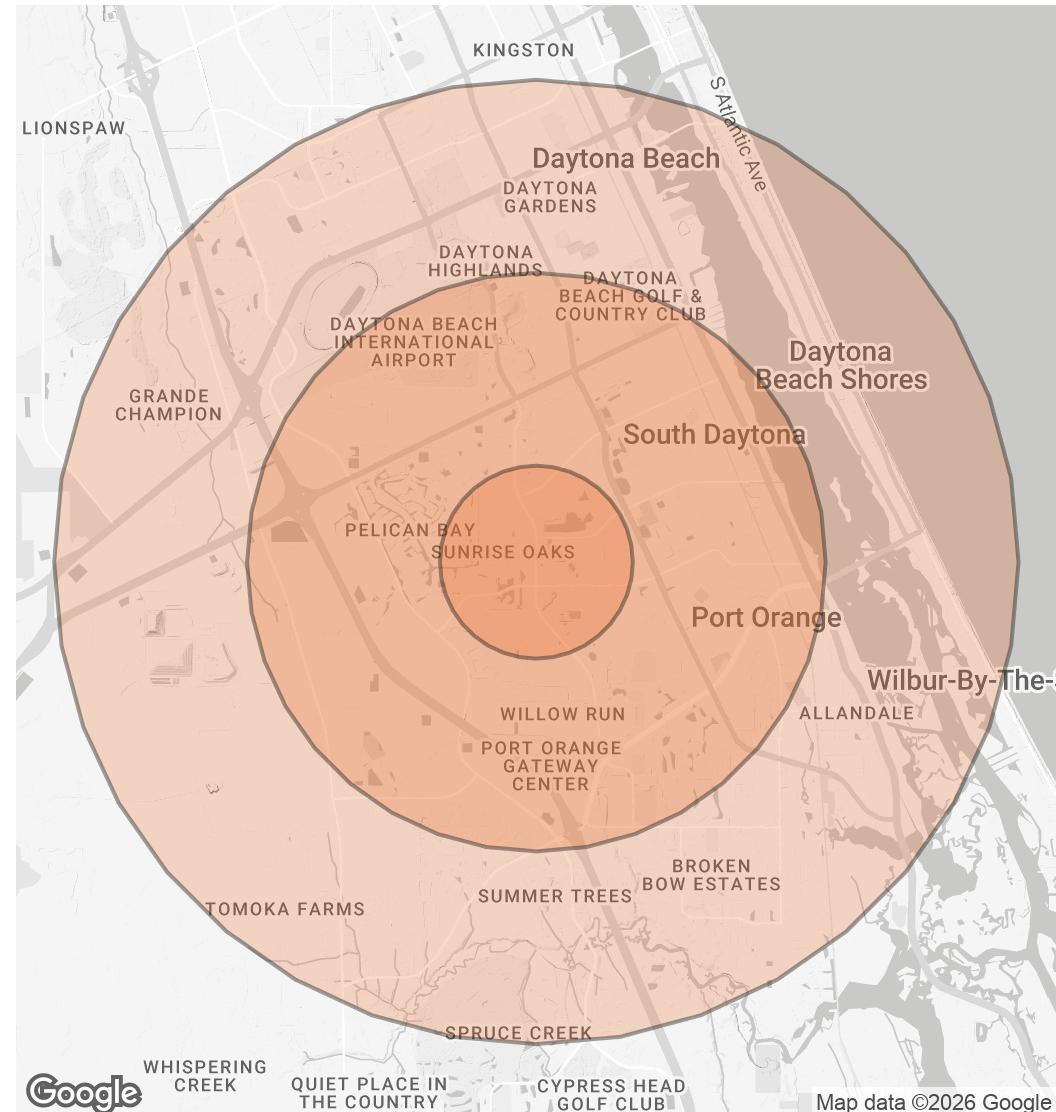
Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,092	60,645	126,580
AVERAGE AGE	49.9	44.2	44.6
AVERAGE AGE (MALE)	44	41.6	42.6
AVERAGE AGE (FEMALE)	53.1	46.8	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,453	27,696	56,618
# OF PERSONS PER HH	2	2.2	2.2
AVERAGE HH INCOME	\$73,501	\$74,734	\$74,235
AVERAGE HOUSE VALUE	\$164,825	\$229,416	\$275,700

2023 American Community Survey (ACS)



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