Sherwin Williams

5833 YORK RD | BALTIMORE, MD

OFFERED FOR SALE
$1,485,000
6.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

SOUTH AERIAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the Sherwin-Williams located at 5833 York Road in Baltimore, Maryland, a single-tenant net lease investment occupied by The Sherwin-Williams Company (NYSE: SHW), one of the nation's leading specialty retailers and an investment-grade (S&P: BBB) credit. The property is leased on a NN basis with approximately 5.9 years of remaining lease term, providing stable cash flow backed by a corporate guaranty from one of the strongest operators in the home improvement sector.

Sherwin-Williams has operated continuously from this location for nearly four decades, demonstrating a long-term commitment to the site and its surrounding trade area. The lease features a scheduled 15% rent increase beginning in April 2027, providing investors with embedded income growth while maintaining an attractive rental basis that supports long-term occupancy.

Strategically positioned along York Road, one of North Baltimore's primary commercial corridors, the property benefits from exceptional infill demographics including more than 500,000 residents within a five-mile radius and average household incomes exceeding $121,000 within one mile. Located just five miles from Downtown Baltimore and surrounded by major employers including Johns Hopkins University and Johns Hopkins Hospital, the offering presents an opportunity to acquire durable cash flow secured by an investment-grade tenant in one of the region's most established retail corridors.

RENT SCHEDULE	TERM	RENT
Current Term	5/1/2022 - 3/31/2027	$80,716
Rent Escalation	4/1/2027 - 3/31/2032	$92,823
Extension Option	4/1/2032 - 3/31/2037	$104,426

NOI	$92,823
CAP	6.25%
PRICE	$1,485,000

ASSET SNAPSHOT

Tenant Name	Sherwin Williams
Address	5833 York Rd, Baltimore, MD 21212
Building Size (GLA)	5,200 SF
Land Size	0.36 Acres
Year Built	1986
Signatory/Guarantor	The Sherwin-Williams Company
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	3/31/2032
Remaining Term	5.9 Years
Rental Increases	15% Increase in 2027 (Seller will Gap Rent)
NOI	$92,823

501,246 PEOPLE IN 5 MILE RADIUS

$121,177 AHHI IN 1 MILE RADIUS

15,444 VPD ON YORK RD

INVESTMENT HIGHLIGHTS

INVESTMENT-GRADE CORPORATE GUARANTY (S&P: BBB)

Lease guaranteed by The Sherwin-Williams Company (NYSE: SHW), an S&P investment-grade rated company, Fortune 500 member, and the nation's largest specialty paint retailer with more than 4,900 locations across North America.

SCHEDULED 15% RENT INCREASE

Built-in 15% rent increase commencing April 2027 provides meaningful NOI growth while maintaining an attractive rental basis that supports long-term occupancy and future lease renewal.

NEARLY 40 YEARS OF CONTINUOUS OPERATIONS

Sherwin-Williams has successfully operated from this location since the building's construction in 1986, demonstrating long-term commitment to the site and its surrounding trade area.

DENSE, HIGH-INCOME INFILL TRADE AREA

Located within one of Baltimore's most densely populated trade areas, the property serves more than 500,000 residents within five miles and benefits from average household incomes exceeding $121,000 within one mile.

ESTABLISHED NORTH BALTIMORE RETAIL CORRIDOR

Positioned along York Road (15,444 VPD), a primary commercial artery connecting Downtown Baltimore with the city's affluent northern neighborhoods and surrounding suburbs.

PROXIMITY TO MAJOR EMPLOYMENT CENTERS

Located just minutes from Downtown Baltimore, Johns Hopkins University, and Johns Hopkins Hospital, one of Maryland's largest employment hubs, supporting sustained commercial activity and long-term real estate fundamentals.

Atlantic
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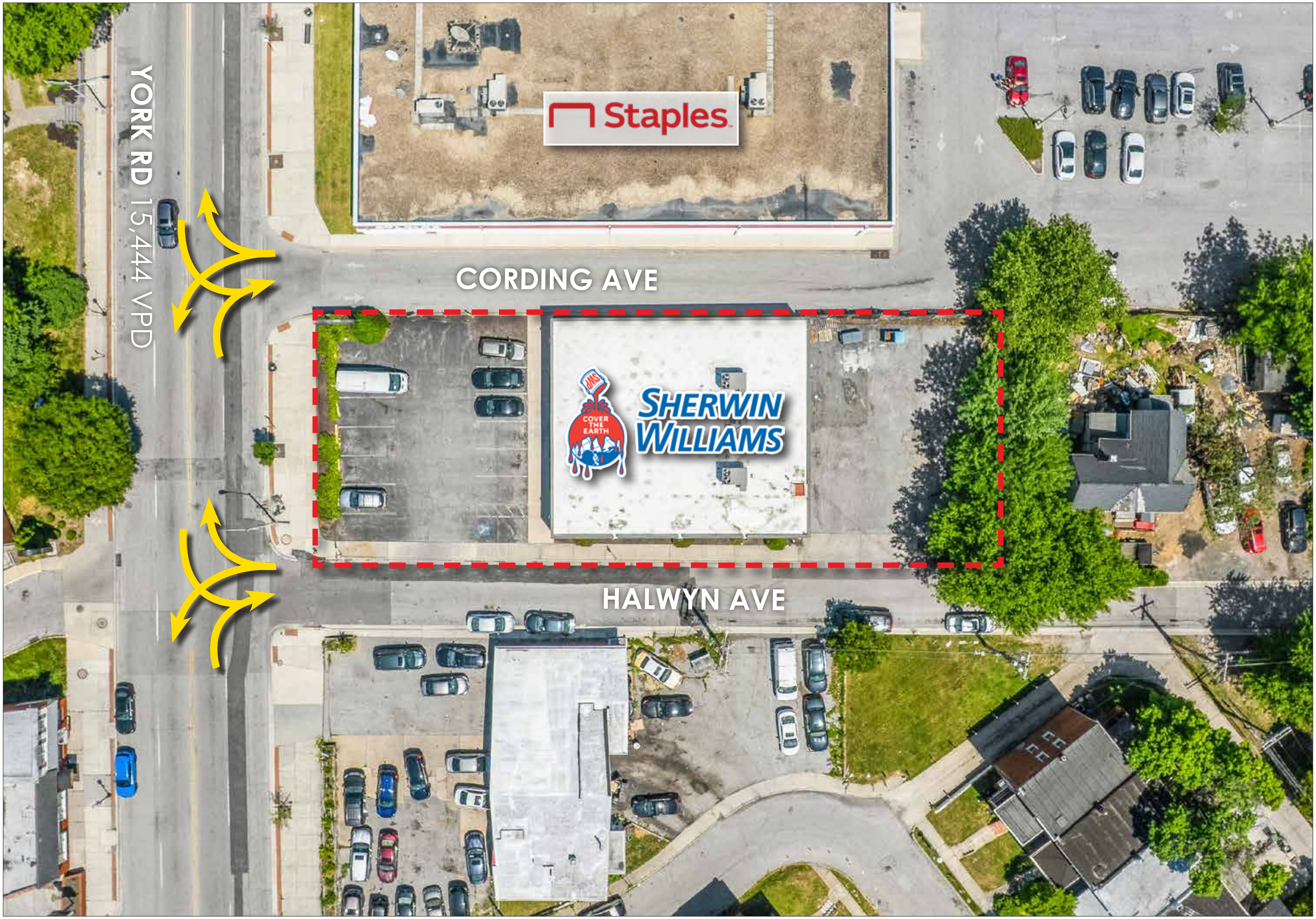
SITE PLAN

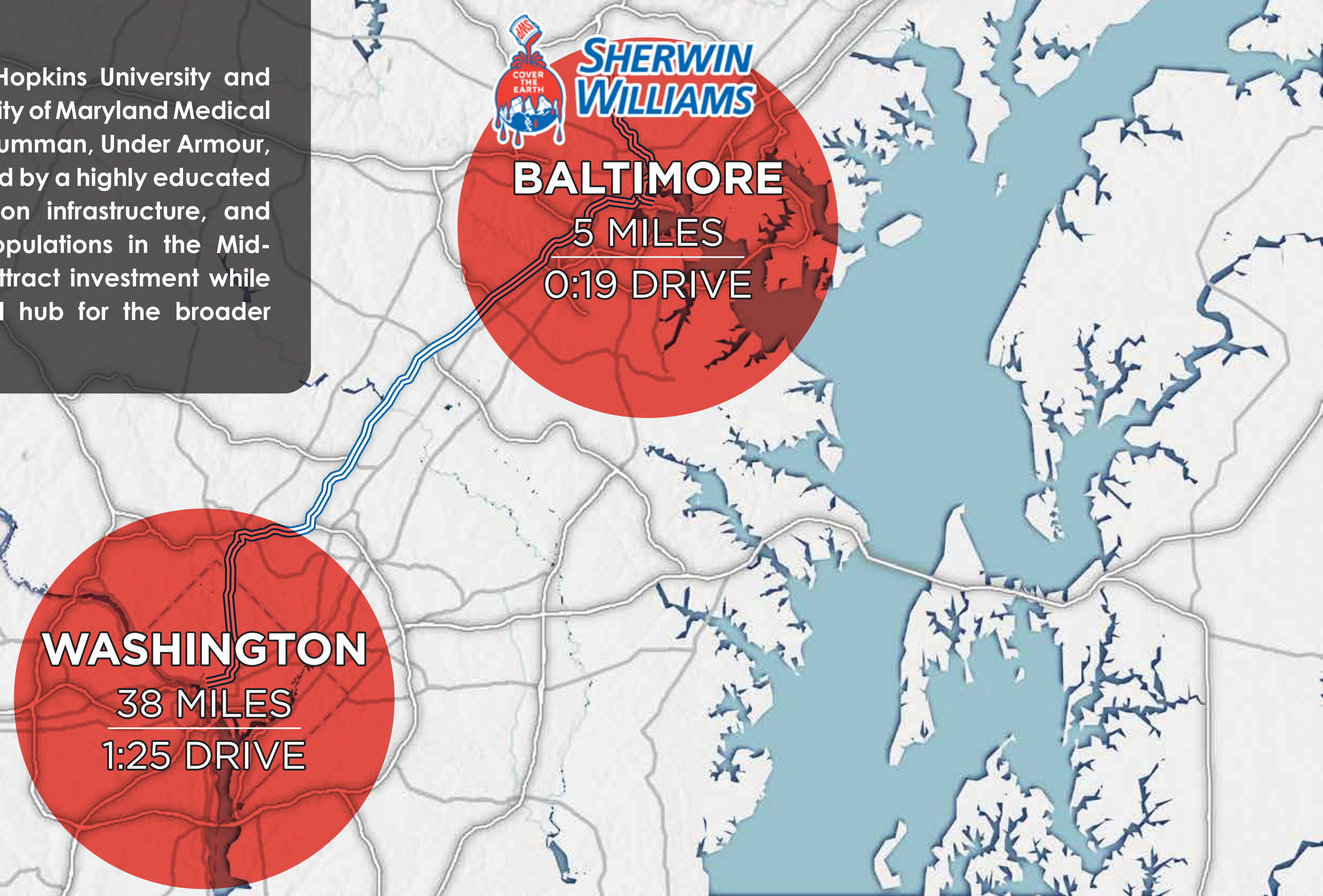

Staples
YORK RD 15,444 VPD
CORDING AVE
SHERWIN WILLIAMS
COVER THE EARTH
HALWYN AVE

LOCATION OVERVIEW

Baltimore serves as the economic and cultural center of Maryland and anchors a metropolitan area of more than 2.8 million residents. Strategically positioned along the Interstate 95 corridor between Washington, D.C. and Philadelphia, the city benefits from one of the nation's most important transportation networks and a diversified economy anchored by healthcare, education, government, logistics, technology, and port-related commerce.

Major employers include Johns Hopkins University and Johns Hopkins Hospital, the University of Maryland Medical System, T. Rowe Price, Northrop Grumman, Under Armour, and the Port of Baltimore. Supported by a highly educated workforce, extensive transportation infrastructure, and one of the largest consumer populations in the Mid-Atlantic, Baltimore continues to attract investment while serving as a critical commercial hub for the broader Northeast corridor.

	1 MILES	3 MILES	5 MILES
PEOPLE	24,043	184,743	501,246
AHHI	$121,177	$112,047	$95,909
TOTAL EMPLOYEES	5,300	84,349	243,572



TENANT SUMMARY

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. The Sherwin-Williams Performance Coatings Group supplies a broad range of highly-engineered solutions for the construction, industrial, packaging, and transportation markets in more than 120 countries around the world. Sherwin-Williams shares are traded on the New York Stock Exchange (symbol: SHW).

SHERWIN WILLIAMS QUICK FACTS	
Founded	1866
Ownership	Public (NYSE: SHW)
Credit Rating	S&P: BBB
# of Locations	4900+
Headquarters	Cleveland, OH
Guaranty	Corporate

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6.25% CAP

Exclusively Offered By

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