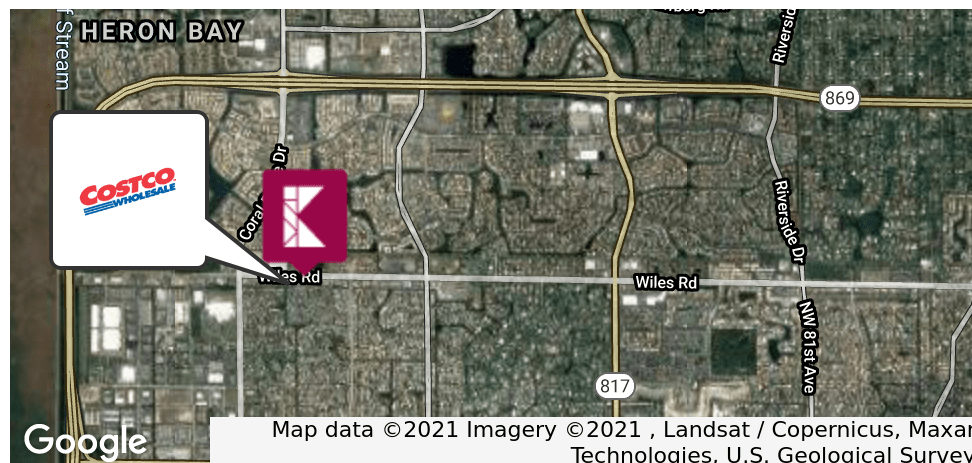


Sherwin-Williams NNN

11300 Wiles Road, Coral Springs, FL 33076



SALE PRICE

\$2,550,000

PROPERTY OVERVIEW

COVID-19 UPDATE: Sherwin-Williams stock was upgraded 3/30/20! Read their affirmation to honor rents here: <https://finance.yahoo.com/news/sherwin-williams-sees-higher-q1-142102308.html>

The investment consists of an "almost absolute" NNN Sherwin-Williams with 6+ years on first term remaining plus 3 x 5-year options, PLUS contiguous modified gross leased F45 franchise fitness studio, both in a single tax parcel end-cap in the Wiles Business Center Condominium. It is located in affluent suburban Coral Springs, Florida across from a new Costco in the Wiles Road commercial and business-to-business corridor.

LOCATION OVERVIEW

Affluent Suburban Coral Springs - Parkland area, across from new Costco in the Wiles Road commercial corridor - Wiles Business Center Condominium endcap.

PROPERTY HIGHLIGHTS

- This is a NNN Sherwin-Williams with 6+ years on original term plus 3 x 5 year options. SW pays CapX!
- Affluent suburban Coral Springs and Parkland residential center with Costco across the street.
- PLUS an F45 Training fitness franchise in an area of heavy fitness activity, with a personal guarantee.

OFFERING SUMMARY

Building Size:	7,315 SF
Available SF:	
Lot Size:	
Number Of Units:	2
Price / SF:	\$348.60
Cap Rate:	5.45%
NOI:	\$139,049
Year Built:	1990
Renovated:	2006
Zoning:	B-3

FOR MORE INFORMATION, PLEASE CONTACT:

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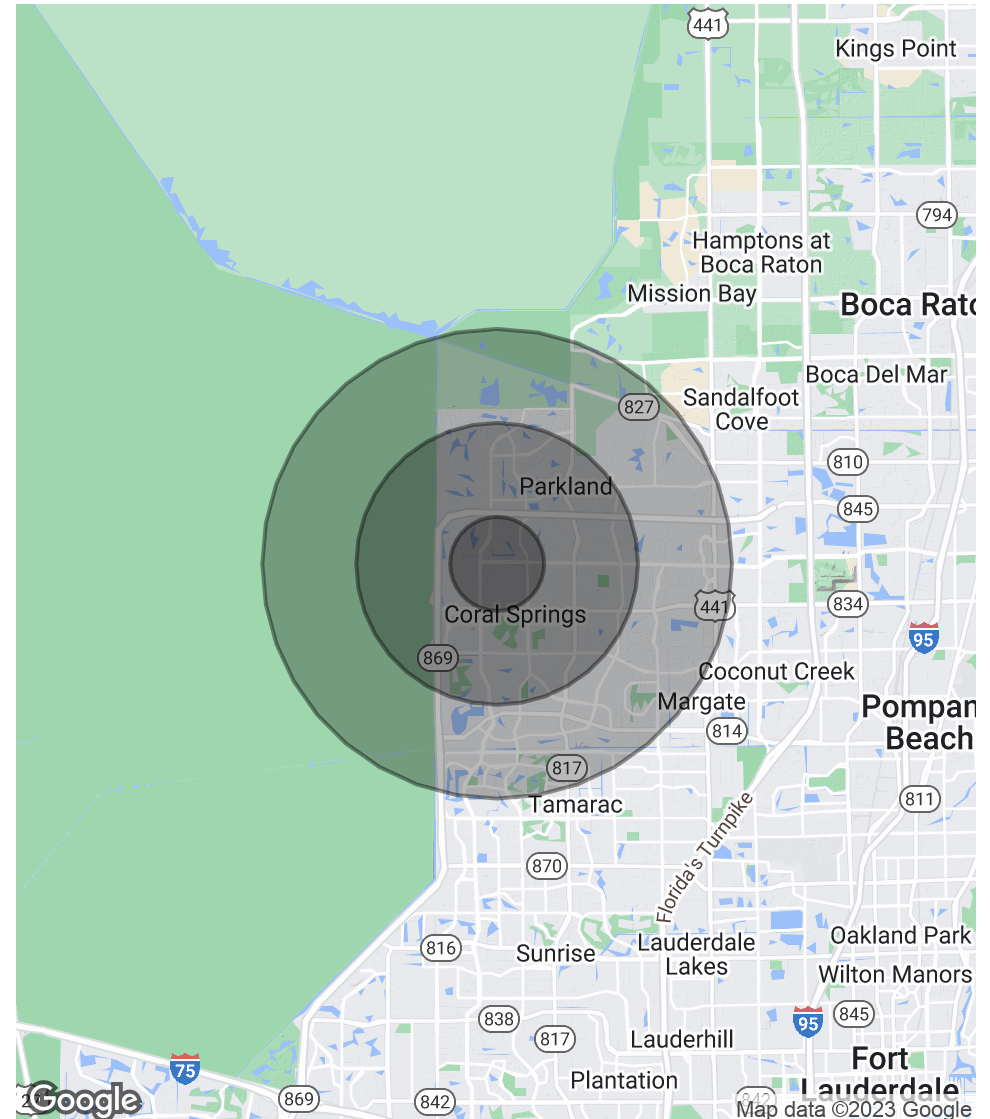
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,492	91,250	204,881
Average age	36.2	36.8	39.6
Average age (Male)	33.9	34.9	38.0
Average age (Female)	37.1	37.9	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,837	30,462	73,483
# of persons per HH	3.2	3.0	2.8
Average HH income	\$98,953	\$93,877	\$87,607
Average house value	\$413,017	\$431,675	\$385,893

** Demographic data derived from 2020 ACS - US Census*



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