SHERWIN WILLIAMS

COVER THE EARTH

13450 S. MCCALL RD | PORT CHARLOTTE, FL

OFFERED FOR SALE
$3,683,000
6.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a brand-new, single-tenant NN investment at 13450 S. McCall Rd in Port Charlotte, Florida. The offering is 100% leased to Sherwin-Williams under a corporate-guaranteed 10-year lease generating $221,000 in annual NOI at a 6.00% cap rate. Landlord responsibilities are limited to roof, structure, parking lot, and HVAC, creating a low-management, credit-backed income stream anchored by a newly constructed 2026 building.

The investment is secured by a direct corporate lease with The Sherwin-Williams Company (NYSE: SHW), the largest coatings company in the world by revenue, generating approximately $23.6 billion in 2025 revenue with a market capitalization in the $75–$85 billion range and nearly 4,900 company-owned stores across North America. The lease features 8% rent increases at each ofthe six remaining five-year renewal options, growing NOI to more than $350,000 by the final option period. Rent commences November 29, 2026, with the initial term extending through November 28, 2036, and total lease potential of up to 40 years through 2066 should all options be exercised.

Positioned along S McCall Rd/SR-776 (AADT 32,000), the property sits within the Punta Gorda MSA, one of the fastest-growing metro areas in the country, having grown from roughly 188,000 residents in 2020 to more than 212,000 by 2024, a gain of nearly 13% in just four years. Average household incomes exceed $90,292 within 3 miles and $95,139 within 5 miles, supported by a homeownership rate above 80% and strong regional connectivity to Tampa and Fort Myers, underpinning strong long-term fundamentals in one of Southwest Florida's most attractive retail markets.

RENT SCHEDULE	YEAR	RENT	PSF RENT
Current Term	1-10	$221,000	$55.25
First Option	11-15	$238,680	$59.67
Second Option	16-20	$257,774	$64.44
Third Option	21-25	$278,396	$69.60
Fourth Option	26-30	$300,668	$75.17
Fifth Option	31-35	$324,722	$81.18
Sixth Option	36-40	$350,699	$87.67

NOI	$221,000
CAP RATE	6.00%
LISTING PRICE	$3,683,000

ASSET SNAPSHOT

Tenant Name	Sherwin Williams
Address	13450 S. McCall Rd, Port Charlotte, FL 33981
Building Size (GLA)	4,000 SF
Land Size	4.36 Acres
Year Built	2026
Signatory/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot, HVAC Replacement
Rent Commencement Date	11/29/2026
Lease Expiration Date	11/28/2036
Remaining Term	10 Years
Rent Escalations	8% in Option Periods
Current Annual Rent	$221,000

41,737
PEOPLE IN 5 MILE RADIUS

$95,139
AHHI IN 5 MILE RADIUS

32,000
VPD ON S MCCALL RD

INVESTMENT HIGHLIGHTS

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

Lease guaranteed by The Sherwin-Williams Company (NYSE: SHW), an S&P investment-grade, Fortune 500 member, and the largest specialty paint retailer with 4,900+ locations in North America.

STRONG LEASE FUNDAMENTAL WITH BUMPS

NN Lease with minimal Landlord Responsibilities | Six (6) Five (5) year extensions remaining for the tenant with 8% increases each option.

LONG TERM LEASE

10 year lease signed with Sherwin Corporate provides stable income throughout the entire tenancy | 40 year lease potential with options.

STRONG HOUSING FUNDAMENTALS & CONNECTIVITY TO MAJOR CITIES

Homeownership rate above 80%, pointing to a stable resident base | Excellent connectivity to Tampa, Fort Myers, and the Southwest Florida coast, making it attractive for retailers expanding their footprint.

EXPOSURE ON HIGH TRAFFIC ARTERIAL

Positioned along SR-776 with excellent visibility and access| High traffic exposure from both commuter and retail-driven corridors supporting long-term tenant performance.

HIGH GROWTH FLORIDA CITY | TREMENDOUS GROWTH

Population growth of 13% over past 4 years | Sustained population growth and new home construction provides stable consumer demand

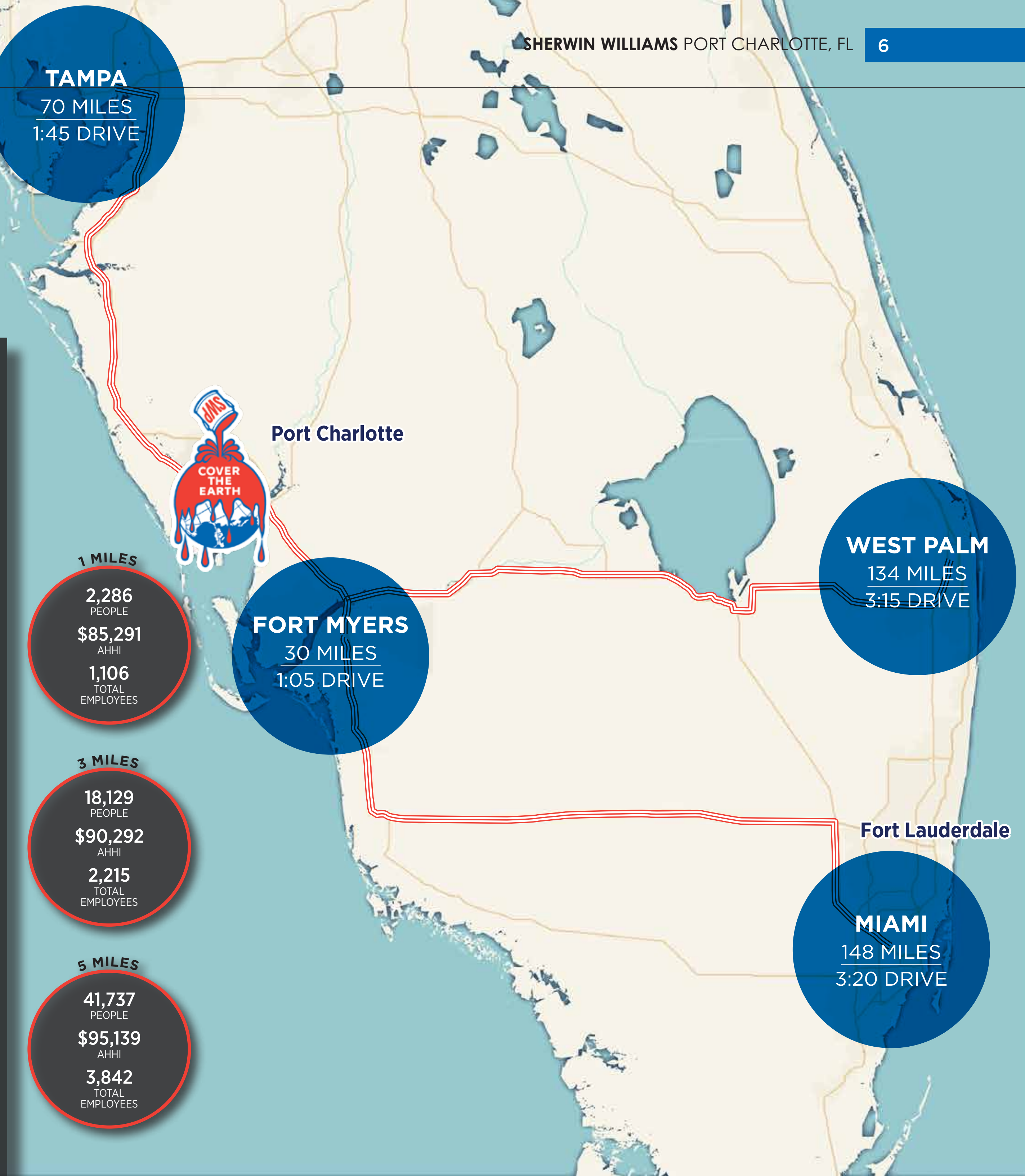
SITE PLAN

SOUTHWEST AERIAL

LOCATION OVERVIEW

Florida Business Environment

Florida's business market is one of the most dynamic in the United States, driven by its strategic location, strong population growth, and diverse economy. The state benefits from a favorable tax climate with no personal income tax, making it attractive for entrepreneurs, corporations, and investors. Key industries include tourism, real estate, financial services, aerospace and defense, international trade, and a rapidly growing technology sector. With major ports, global connectivity, and close ties to Latin America, Florida serves as a gateway for international commerce. Additionally, its large and expanding workforce, coupled with continuous infrastructure investment, positions the state as a competitive hub for both established enterprises and emerging startups.



1 MILES
2,286 PEOPLE
$85,291 AHHI
1,106 TOTAL EMPLOYEES

3 MILES
18,129 PEOPLE
$90,292 AHHI
2,215 TOTAL EMPLOYEES

5 MILES
41,737 PEOPLE
$95,139 AHHI
3,842 TOTAL EMPLOYEES

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

Sherwin Williams

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6.00% CAP

Exclusively Offered By

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