



Net Leased Investment

FOR SALE



Sherwin-Williams Paint Store

4213 2ND STREET, PRYOR, OK 74361

PRESENTED BY:

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OK #154615



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,650,000
LOT SIZE:	1.25 Acres
BUILDING SIZE:	5,000 SF
NOI:	\$159,984.00
CAP RATE:	6.04%

PROPERTY DESCRIPTION

The Sherwin-Williams Paint Store located at 4213 2nd Street in Pryor, Oklahoma is a newly constructed $\pm 5,000$ SF single-tenant retail asset strategically positioned within one of Northeast Oklahoma's fastest-growing commercial and industrial corridors. Scheduled for completion in June 2026, the property features Sherwin-Williams' modern prototype design and is situated on approximately 1.25 acres with excellent visibility and accessibility along a primary retail corridor serving Pryor and the Mid-America Industrial Park trade area.

The property is leased to The Sherwin-Williams Company on a 10-year NN lease with 10% rental increases every five years and four additional renewal options, providing investors with stable long-term income backed by an industry-leading national tenant. Supported by strong contractor demand, steady residential growth, and expanding industrial development, the asset is well-positioned within a resilient and growing market.

LEASE ABSTRACT



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SITE ADDRESS	4213 2nd Street MAIP Pryor, OK 74361
TENANT	The Sherwin-Williams Company
GROSS LEASABLE AREA	± 5,000 SF
LOT SIZE	± 1.25 Acres ± 54,530 SF
YEAR BUILT	2026
CURRENT ANNUAL RENT	\$159,984
EXPENSE REIMBURSEMENT	NN
LANDLORD RESPONSIBILITIES	Roof and Structure, Parking Lot, HVAC
INITIAL LEASE TERM	10 Years
RENTAL INCREASES	10% Increase Every 5 Years
RENT COMMENCEMENT	30 days after delivery. COO Delivered August, 10 2026
OPTIONS	Four (4) 5-Year Renewal Options

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Initial Lease Term (Yr 1-5)	Sherwin-Williams	5,000 SF	100%	\$32.00	\$159,984	6/1/2026	5/31/2031
Initial Lease Term (Yr 6-10)	-	5,000 SF	100%	\$35.20	\$175,980	6/1/2031	5/31/2036
Renewal Option 1	-	5,000 SF	100%	\$38.72	\$193,578	6/1/2036	5/31/2041
Renewal Option 2	-	5,000 SF	100%	\$42.59	\$212,936	6/1/2041	5/31/2046
Renewal Option 3	-	5,000 SF	100%	\$46.85	\$234,229	6/1/2046	5/31/2051
Renewal Option 4	-	5,000 SF	100%	\$51.53	\$257,652	6/1/2051	5/31/2056
AVERAGES		5,000 SF	100%	\$41.15	\$205,727		





COMPANY HIGHLIGHTS

- Global leader in the paint and coatings industry
- Publicly traded on the NYSE under ticker symbol “SHW”
- Founded in 1866 with headquarters in Cleveland, Ohio
- Operates more than 5,400 company-operated stores and branches worldwide
- Reported record 2025 net sales of approximately \$23.57 billion
- Generated approximately \$2.57 billion in net income during 2025
- Produced approximately \$4.61 billion in Adjusted EBITDA in 2025
- Strong investment-grade tenant with a diversified global customer base and vertically integrated business model

COMPANY DETAILS

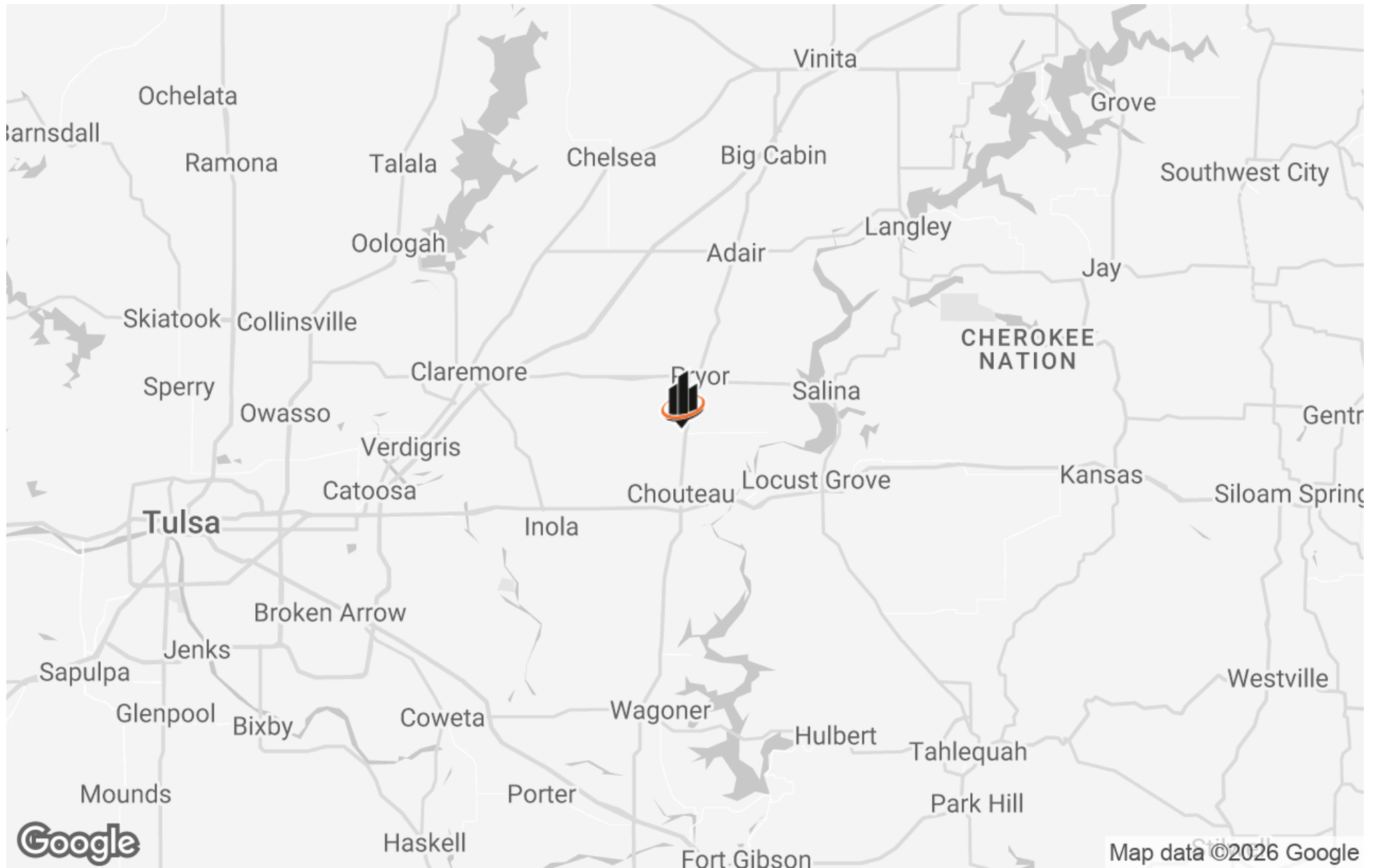
COMPANY:	The Sherwin-Williams Company
FOUNDED:	1866
LOCATIONS:	5,400+ Stores & Branches Worldwide
TOTAL REVENUE:	\$23.57 Billion (2025)
NET INCOME:	\$2.57 Billion (2025)
HEADQUARTERS:	Cleveland, OH
STOCK SYMBOL	NYSE: SHW
WEBSITE:	www.sherwin-williams.com

COMPANY OVERVIEW

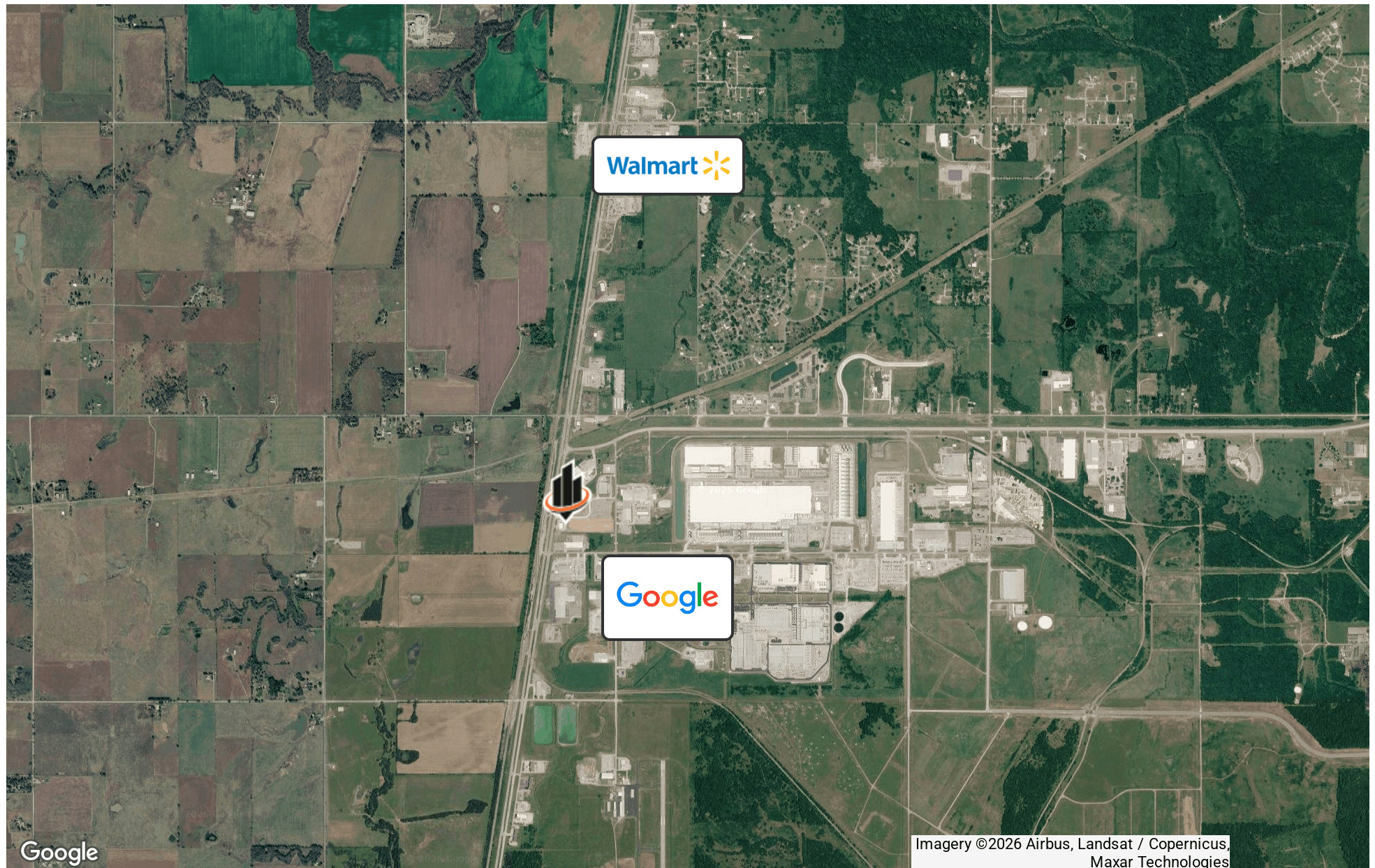
Sherwin-Williams (NYSE: SHW) is a global leader in the paint and coatings industry with more than 5,400 company-operated stores and branches worldwide. Founded in 1866 and headquartered in Cleveland, Ohio, the company serves professional, commercial, industrial, and retail customers through its extensive distribution platform and nationally recognized brands.

For fiscal year 2025, Sherwin-Williams reported record net sales of approximately \$23.57 billion, net income of approximately \$2.57 billion, and approximately \$4.61 billion in Adjusted EBITDA. Backed by strong brand recognition, a vertically integrated business model, and long-term operational stability, Sherwin-Williams is widely regarded as a premier investment-grade net lease tenant.

LOCATION MAP

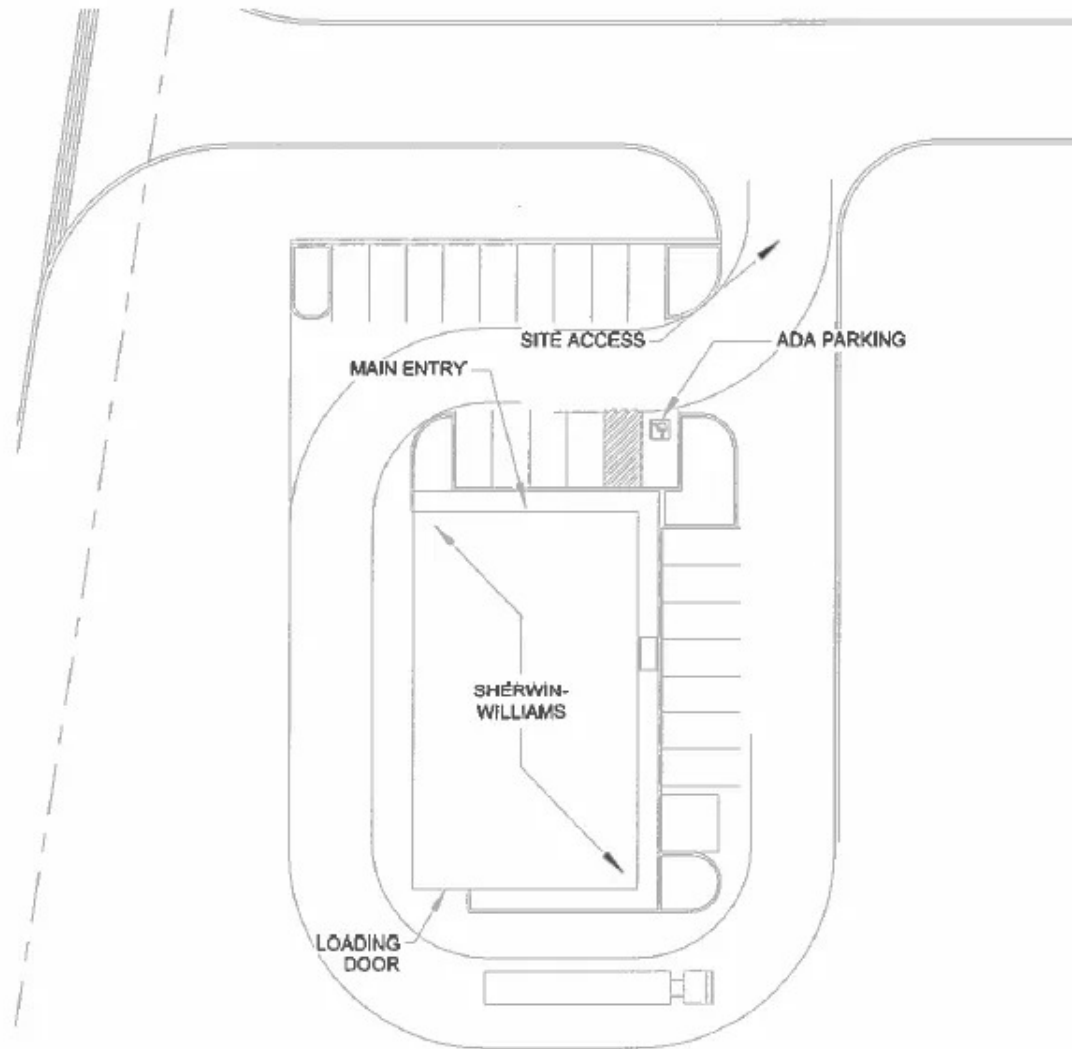


AERIAL MAP



SITE PLAN

② TEMPORARY SIGN
1/8" = 1'-0"



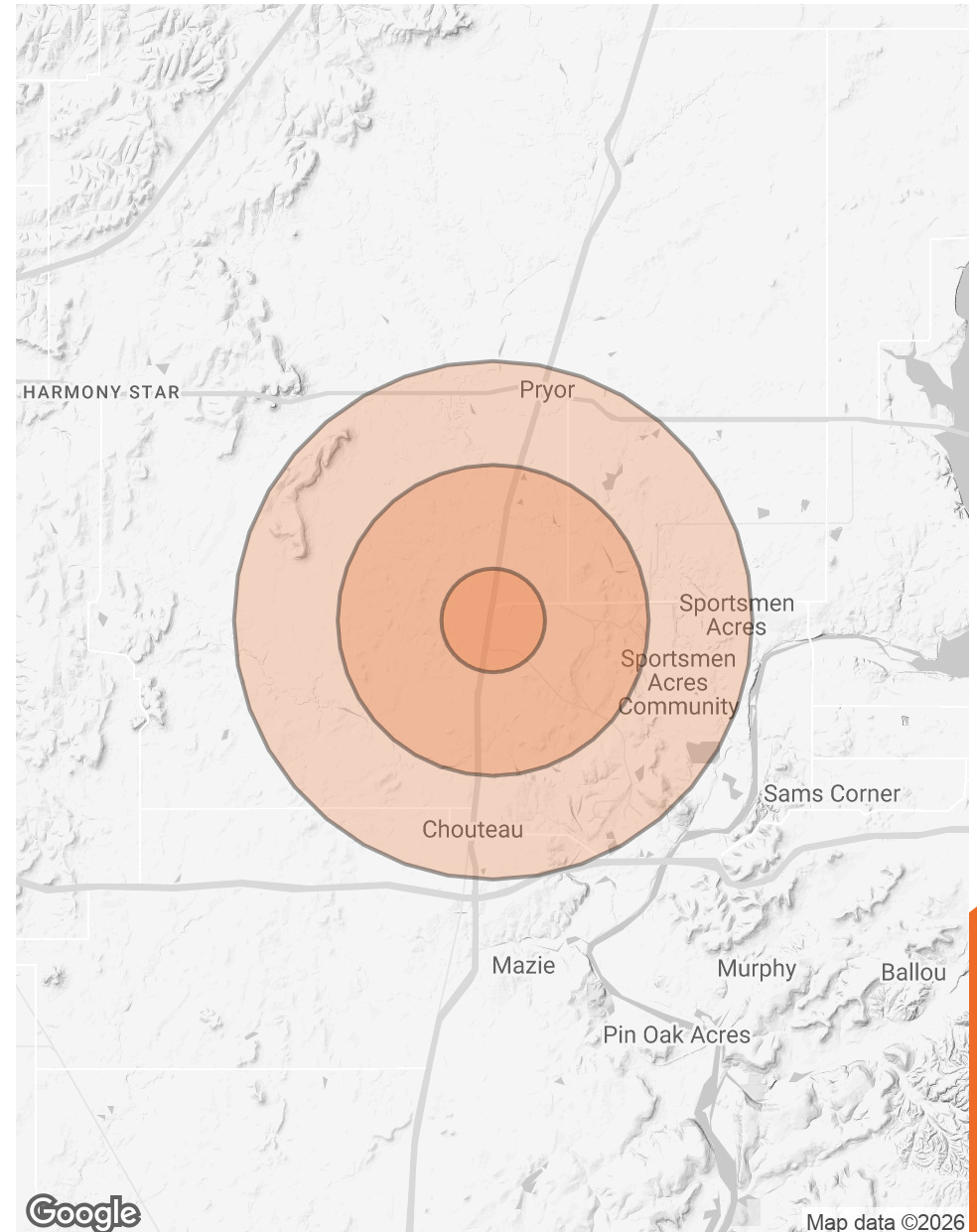
① SITE PLAN SP1
1" = 50'-0"

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	214	3,370	13,461
AVERAGE AGE	39.5	35.7	36.6
AVERAGE AGE (MALE)	38.8	34.3	33.9
AVERAGE AGE (FEMALE)	40.6	36.3	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	76	1,217	5,158
# OF PERSONS PER HH	2.8	2.8	2.6
AVERAGE HH INCOME	\$80,306	\$76,692	\$70,496
AVERAGE HOUSE VALUE	\$233,029	\$221,868	\$185,379

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

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