Sherwin Williams

COVER THE EARTH

2555 CANOE CREEK RD | ST. CLOUD, FL

OFFERED FOR SALE
$5,050,000
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 2555 Canoe Creek Rd in Saint Cloud, Florida. The offering is 100% leased to Sherwin-Williams under a corporate-guaranteed 10-year lease generating $303,000 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 of six remaining five-year renewal options, growing NOI to more than $480,000 by the final option period. Rent commences January 1, 2027, with the initial term extending through January 1, 2037, and total lease potential of up to 40 years through 2067 should all options be exercised.

Positioned along Canoe Creek Rd (AADT 16,600) with direct connectivity to Nolte Rd (AADT 21,000), the property sits within the Orlando–Kissimmee–Sanford MSA, the fastest-growing metro in Florida and the 10th largest in the U.S. — the metro added roughly 37,690 residents between July 2024 and July 2025, the tenth-largest numeric gain of any U.S. metro. Average household incomes reach $106,718 within 5 miles and remain above $90k within 1 and 3 miles, supported by sustained in-migration and Florida's no state income tax, underpinning strong long-term fundamentals.

RENT SCHEDULE	YEAR	RENT	PSF RENT
Current Term	1-10	$303,000	$30.30
First Option	11-15	$327,240	$32.72
Second Option	16-20	$353,419	$35.34
Third Option	21-25	$381,693	$38.17
Fourth Option	26-30	$412,228	$41.22
Fifth Option	31-35	$445,206	$44.52
Sixth Option	36-40	$480,823	$48.08

NOI	$303,000
CAP RATE	6.00%
LISTING PRICE	$5,050,000

ASSET SNAPSHOT

Tenant Name	Sherwin Williams
Address	2555 Canoe Creek Rd, St. Cloud, FL 34772
Building Size (GLA)	10,000 SF
Land Size	1.31 Acres
Year Built	2026
Signatory/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot, HVAC Replacement
Rent Commencement Date	1/1/2027
Lease Expiration Date	1/1/2037
Remaining Term	10 Years
Rent Escalations	8% in Option Periods
Current Annual Rent	$303,000

CONSTRUCTION AS OF AUGUST 2026

100,945
PEOPLE IN 5 MILE RADIUS

$106,718
AHHI IN 5 MILE RADIUS

21,000
VPD ON NOLTE 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.

HIGH AHHI IN 1-5 MILE RADIUS & TREMENDOUS POPULATION GROWTH

2026 projections expect to add 72,000 residents in city | AHHI exceeds 106k in 5-mile radius and payrolls have seen increases across whole MSA | Ranks among Florida's best markets for retail and commercial investment.

EXPOSURE ON HIGH TRAFFIC ARTERIAL

Positioned along Canoe Creek Rd with excellent visibility and access | Connectivity to Nolte Rd provides seamless regional access | High traffic exposure from both commuter and retail-driven corridors.

ORLANDO-KISSIMMEE-SANFORD MSA

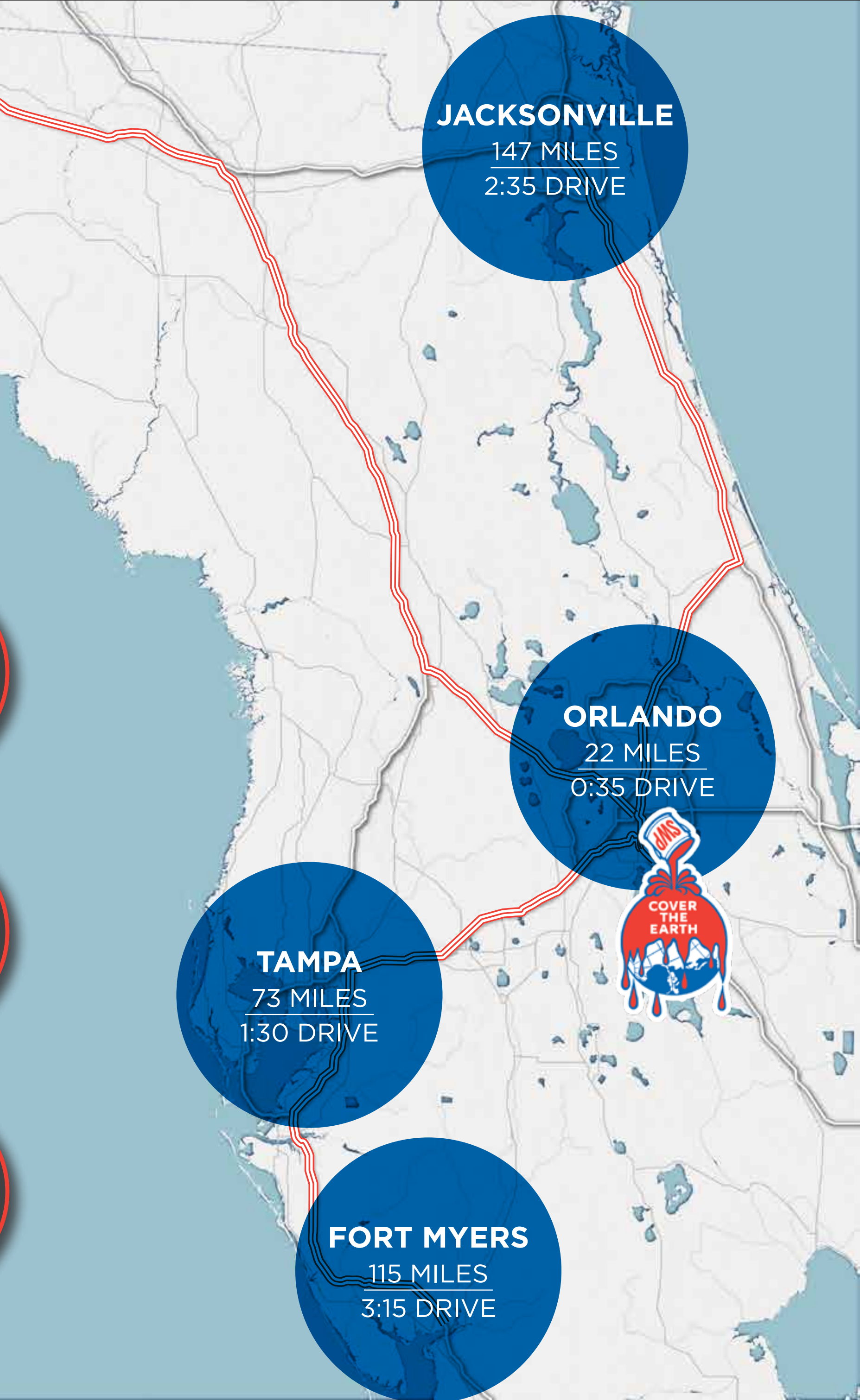
Fastest growing metro in Florida and 10th largest in US | Reflects sustained in-migration driven by Florida's no state income tax, quality of life, and coastal amenities.

SITE PLAN

Wawa
HARPDYN LN
COVER THE EARTH
CANOE CREEK RD 16,600 VPD
ELIPP BND

NORTHWEST AERIAL

LOCATION OVERVIEW



Orlando, FL MSA

Orlando, Florida, is a vibrant city located in central Florida, known for its world-renowned theme parks, entertainment, and cultural attractions. Nicknamed "The Theme Park Capital of the World," Orlando is home to major destinations like Walt Disney World, Universal Studios, and SeaWorld, drawing millions of visitors annually.

Beyond its amusement parks, Orlando offers a thriving downtown area with diverse dining, shopping, and nightlife options. The city is surrounded by picturesque lakes and parks, providing opportunities for outdoor activities such as kayaking, hiking, and wildlife observation.

Orlando boasts a subtropical climate, with warm winters and hot, humid summers, making it a year-round destination. It is also a hub for business and technology, with a growing economy fueled by tourism, healthcare, and aerospace industries.

The city is culturally rich, featuring institutions like the Orlando Museum of Art and the Dr. Phillips Center for the Performing Arts. Sports enthusiasts can enjoy professional basketball with the Orlando Magic or soccer with Orlando City SC.

1 MILES

7,794
PEOPLE

$100,413
AHHI

1,228
TOTAL EMPLOYEES

3 MILES

63,157
PEOPLE

$97,847
AHHI

15,198
TOTAL EMPLOYEES

5 MILES

100,945
PEOPLE

$106,718
AHHI

18,412
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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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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