



Springfield, MO (Evergreen St)

Sherwin-Williams

Investment Grade Tenant – S&P: BBB

\$23.6B FY 2025 Revenue



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Missouri Broker #2019035835



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Nearby Retail

Sherwin-Williams

3560 E Evergreen Street, Springfield, MO 65803 ➔

PRICE: **\$3,654,000** CAP RATE: **6.00%**

NOI	\$219,240
LEASE TYPE	Corporate NNN
LEASE TERM	10 Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	15,120 SF
LOT SIZE	1.78 AC



Larger format “Floorcovering Store” location with full flooring showroom and warehouse/distribution capabilities

Brand-new 10-year corporate Sherwin-Williams lease featuring 10% rental increases throughout the base term and option periods. Sherwin holds an **investment grade credit rating of “BBB”** from the S&P and reported **\$23.6 billion in revenues** in FY 2025, a 2.1% increase over the previous year. This location is **one of 140+ “Floorcovering Store” concepts** in the Sherwin system that focuses on flooring products and services, rather than primarily paint.



The Offering

- **Corporate Lease:** 10-year lease signed by The Sherwin-Williams Company featuring 10% rental increases every 5 years
- **Floorcovering Store:** Larger format “Floorcovering Store” location with full flooring showroom and warehouse/distribution capabilities ([learn more here](#))
- **Brand New Building:** 2026 build-to-suit construction to tenant’s latest “Floorcovering Store” prototype

About Sherwin-Williams

- **Sterling Credit:** The company has an investment grade credit rating of “BBB” from the S&P
- **Financial Strength:** FY 2025 revenues totaled \$23.6 billion, up 2.1% over the previous year
- **Brand Recognition:** Ranked #194 on the Fortune 500 list
- **Global Reach:** Over 5,400 store locations across the U.S., Canada, the Caribbean, South America, Australia, and New Zealand

Market Highlights

- **Regional Industrial Hub:** Springfield’s industrial capabilities are supported by its strategic interstate access, established manufacturing base, and growing logistics and distribution sector
- **University Presence:** Missouri State University – the 2nd largest university in Missouri – had over 25,000 students enrolled at the Springfield campus in 2025

CURRENT		
Price		\$3,654,000
Capitalization Rate		6.00%
Building Size (SF)		15,120
Lot Size (AC)		1.78
Stabilized Income		
Scheduled Rent		\$219,240
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$219,240

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Sherwin-Williams
Lease Signed By	The Sherwin-Williams Company
Lease Type	Corporate NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Rent Commencement	12/1/2026*
Options	Four, 5-Year
Year Built	2026

**Estimated Rent Commencement Date*

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Sherwin-Williams	15,120	12/1/2026	11/30/2031	\$219,240	\$18,270	\$219,240
	10% Increase	12/1/2031	11/30/2036		\$20,097	\$241,164
	Option 1	12/1/2036	11/30/2041		\$22,107	\$265,280
	Option 2	12/1/2041	11/30/2046		\$24,317	\$291,808
	Option 3	12/1/2046	11/30/2051		\$26,749	\$320,989
	Option 4	12/1/2051	11/30/2056		\$29,424	\$353,088
TOTALS:	15,120			\$219,240	\$18,270	\$219,240

LEGEND



Property
Boundary

15,120

Rentable SF

1.78

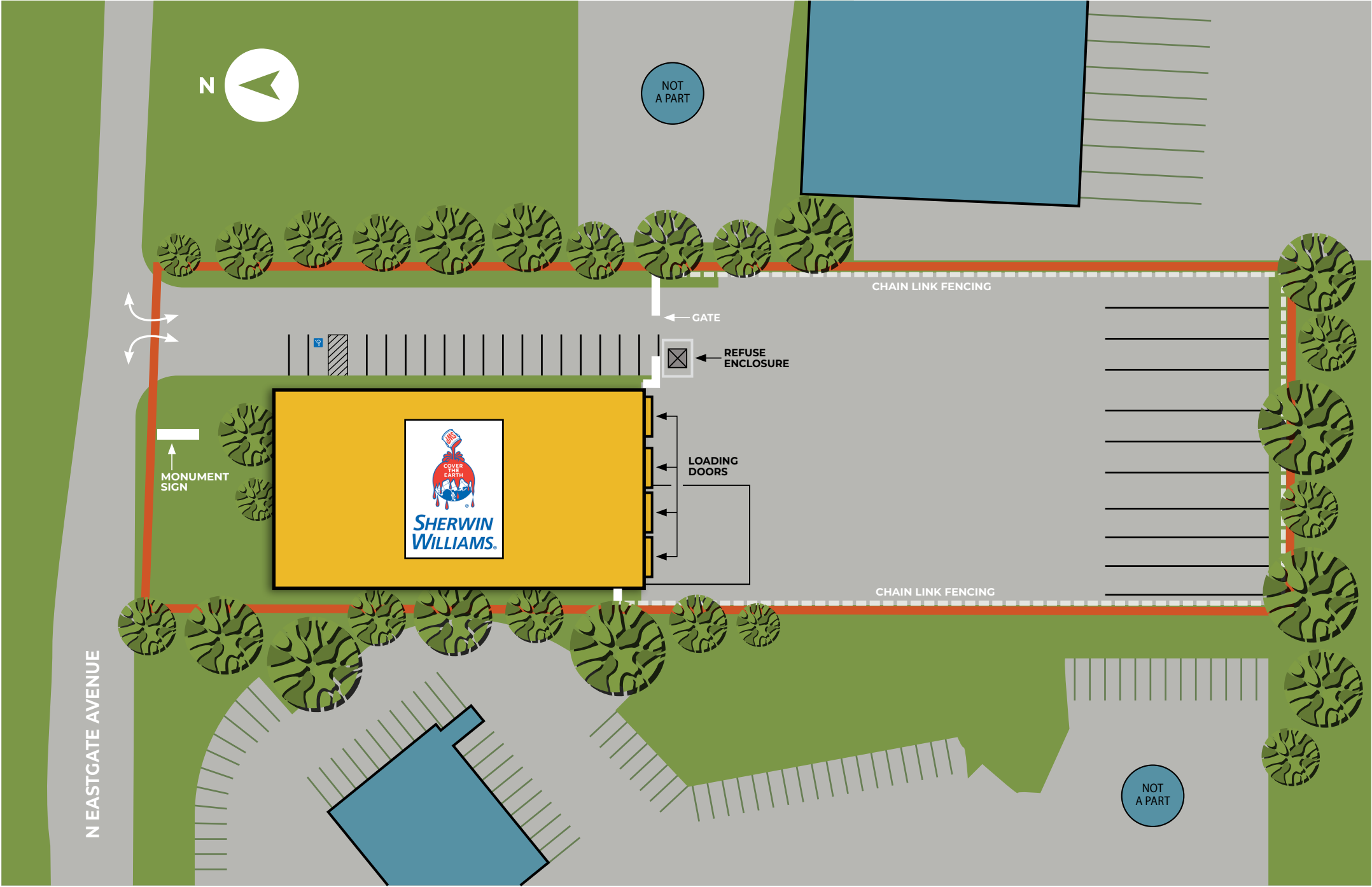
Acres

18

Parking Spaces



Egress





Sherwin-Williams

A Global Leader in Paints & Coatings

Overview

- Founded in 1866, The Sherwin-Williams Company (NYSE: SHW) is a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers
- Sherwin-Williams ranks #194 on the Fortune 500 list
- The company employs over 64,000 employees and has more than 5,400 retail locations in the U.S., Canada and the Caribbean, and additional company-operated locations in South America, Australia, and New Zealand
- Sherwin-Williams also includes a highly efficient global supply chain consisting of 136 manufacturing and distribution facilities across five geographic regions, supported by more than 15,000 supply chain team members

2025 Year-End Financial Results

- Consolidated net sales increased 2.1% in 2025 to \$23.57 billion, representing its 15th consecutive year of sales increase
- Gross profit increased 2.9% to \$11.5 billion and gross margin increased 30 basis points to 48.8% of net sales

[TENANT WEBSITE](#) ➤



**SHERWIN
WILLIAMS®**

\$23.6 Billion

NET SALES (FY 2025)

5,400+

STORES WORLDWIDE



DOWNTOWN
SPRINGFIELD



26,849 VPD

65



12,415 VPD

53,578 VPD



E EVERGREEN STREET



Located
in a fast-
growing
Missouri
submarket

53,578

VEHICLES PER DAY ALONG I-44

26,849

VEHICLES PER DAY ALONG
SCHOOLCRAFT FWY / US 65

7.1 Miles

TO DOWNTOWN SPRINGFIELD

Immediate Trade Area | 10



E EVERGREEN STREET



53,578 VPD



744

10,842 VPD

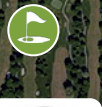
Subject Property

E EVERGREEN STREET

LE COMPTE ROAD



744



N EASTGATE AVENUE

66,360 VPD

65

17,391 VPD



49,571 VPD



65



DOWNTOWN SPRINGFIELD
(7.1 MILES)

- GOVERNMENT OFFICE
- ELEMENTARY/
MIDDLE SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

E KEARNEY STREET



Base Camp Corporate HQ



744

E CHESTNUT EXPRESSWAY



22,039 VPD

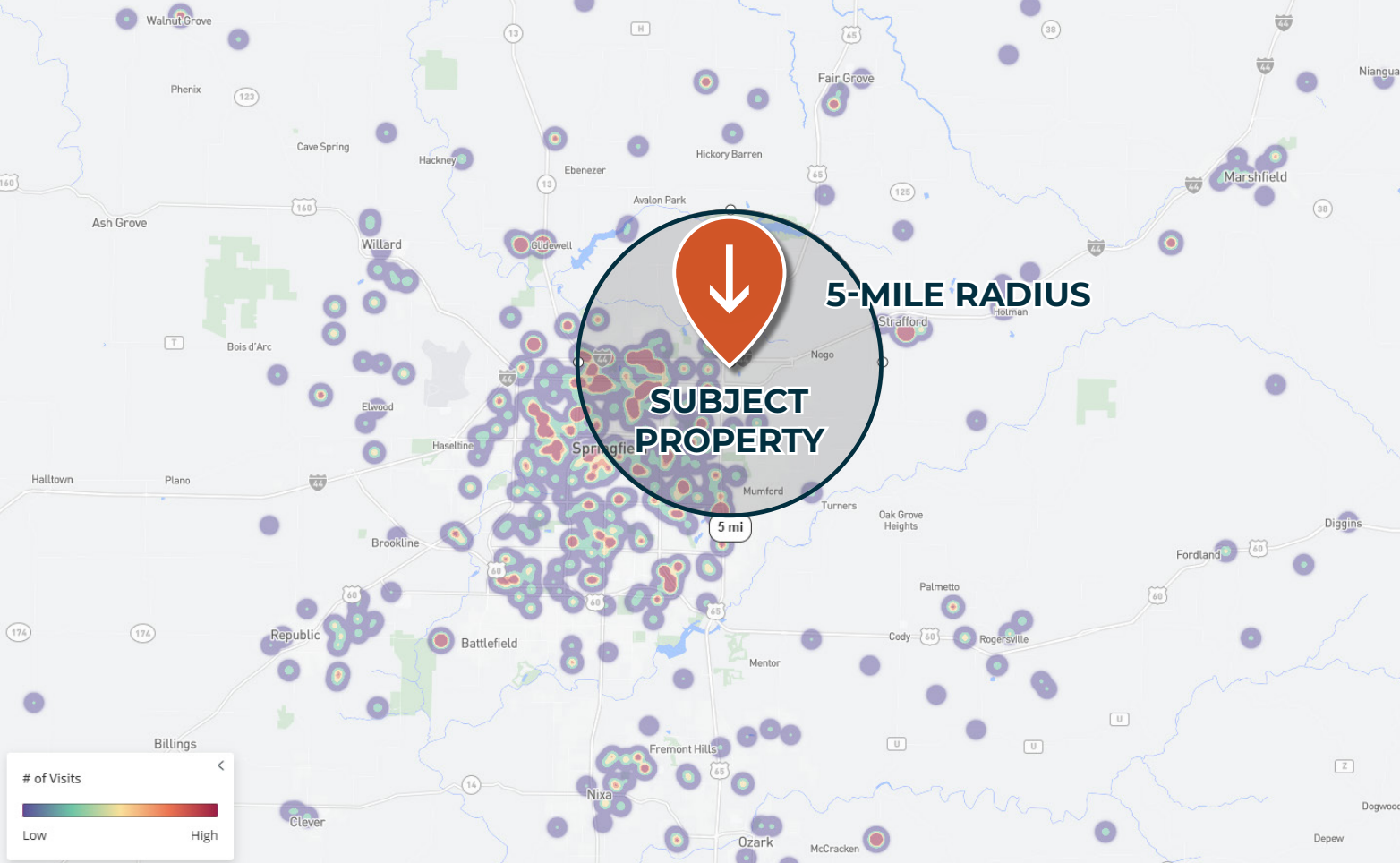
Distribution Center
& Corporate HQ

Downtown Airport

BUS 65

-  **GOVERNMENT OFFICE**
-  **ELEMENTARY/
MIDDLE SCHOOL**
-  **HIGH SCHOOL**
-  **GOLF COURSE**
-  **SPORTS COMPLEX**





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property (nearby activity 250 ft)** over the past 12 months.

Visitation Data

11.7K Visits

OVER THE PAST 12 MONTHS
TO THE SUBJECT PROPERTY
(NEARBY ACTIVITY 250 FT)

87 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY
(NEARBY ACTIVITY 250 FT)

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	1,244	14,583	73,256
2030 PROJ.	1,264	14,649	73,515



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$61,394	\$79,237	\$78,743
MEDIAN	\$46,249	\$56,436	\$52,166

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Springfield, MO

Birthplace of Route 66

Gateway to the Ozarks

- Springfield is the county seat of Greene County and third largest city in Missouri, home to approximately 169,847 residents
- It is the principal city of the Springfield MSA, the fastest-growing metropolitan area in Missouri, with an estimated population of 500,694 in Greene, Christian, Webster, Polk, and Dallas counties
- Known as the origin of U.S. Highway 66, celebrated locally at the Route 66 Car Museum
- Springfield sits on the Springfield Plateau in southwest Missouri's Ozarks region, offering residents abundant outdoor recreation, including sparkling springs, waterfalls, lakes, caves, caverns, and sinks

Economic Drivers

- Many companies, including Bass Pro Shops, Forvis Mazars, O'Reilly Auto Parts, and Andy's Frozen Custard, have their corporate offices in the Springfield area
- The region's two biggest hospitals, CoxHealth and Mercy, which together employ over 20,000, make up one of the city's major economic drivers
- Missouri State University (MSU) is the second-largest university in the state, with over 25,000 students enrolled at the Springfield campus in 2025

500,694

SPRINGFIELD MSA ESTIMATED
POPULATION (2025)

\$28.6 Billion

SPRINGFIELD MSA GDP
(2024)

Location Overview



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