

SPRINGFIELD PLAZA

Top 12% shopping center nationwide per Placer.ai

ROSS
DRESS FOR LESS®

Michaels®

SHOE DEPT.
ENCORE

ULTA
BEAUTY

Burlington

McDonald's

petco

FIVE BELOW

DUTCH BROS
WHATABURGER

413



MENARDS®
Self Storage

Subject Property



SHERWIN-WILLIAMS®

Springfield, MO (University 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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Sherwin Williams

3851 W University Street, Springfield, MO 65807 ➔

PRICE: **\$3,075,000** CAP RATE: **6.00%**

NOI	\$184,500
LEASE TYPE	Corporate NNN
LEASE TERM	10 Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	4,536 SF
LOT SIZE	0.70 AC



Build-to-suit construction located directly across from Springfield Plaza, which Placer.ai ranks in the top 12% of shopping centers nationwide in terms of annual visits – 3.1 million

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.



The Offering

- **Corporate Lease:** 10-year lease signed by The Sherwin-Williams Company featuring 10% rental increases every 5 years
- **Prime Retail Location:** Subject property sandwiched between Menards, Chick-Fil-A, and Springfield Plaza – a 1.2M SF shopping center anchored by Ross, Petco, Michaels, Ulta, and Five Below
- **Brand New Building:** 2026 build-to-suit construction to tenant's latest prototype

About Sherwin Williams

- **Sterling Credit:** The company features 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 #183 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

- **Affluent Residential Demographics:** Average household incomes of \$94,000 within a 1-mile radius of the subject property
- **Steady Growth Submarket:** Estimated population increases within a 1, 3, and 5-mile radius over the next 5 years
- **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		\$3,075,000
Capitalization Rate		6.00%
Building Size (SF)		4,536
Lot Size (AC)		0.70
Stabilized Income		
Scheduled Rent		\$184,500
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$184,500

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	4, 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	4,536	12/1/2026	11/30/2031	\$184,500	\$15,375	\$184,500
	10% Increase	12/1/2031	11/30/2036		\$16,913	\$202,950
	Option 1	12/1/2036	11/30/2041		\$18,604	\$223,245
	Option 2	12/1/2041	11/30/2046		\$20,464	\$245,570
	Option 3	12/1/2046	11/30/2051		\$22,511	\$270,126
	Option 4	12/1/2051	11/30/2056		\$24,762	\$297,139
TOTALS:	4,536			\$184,500	\$15,375	\$184,500



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 #183 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

LEGEND

Property Boundary

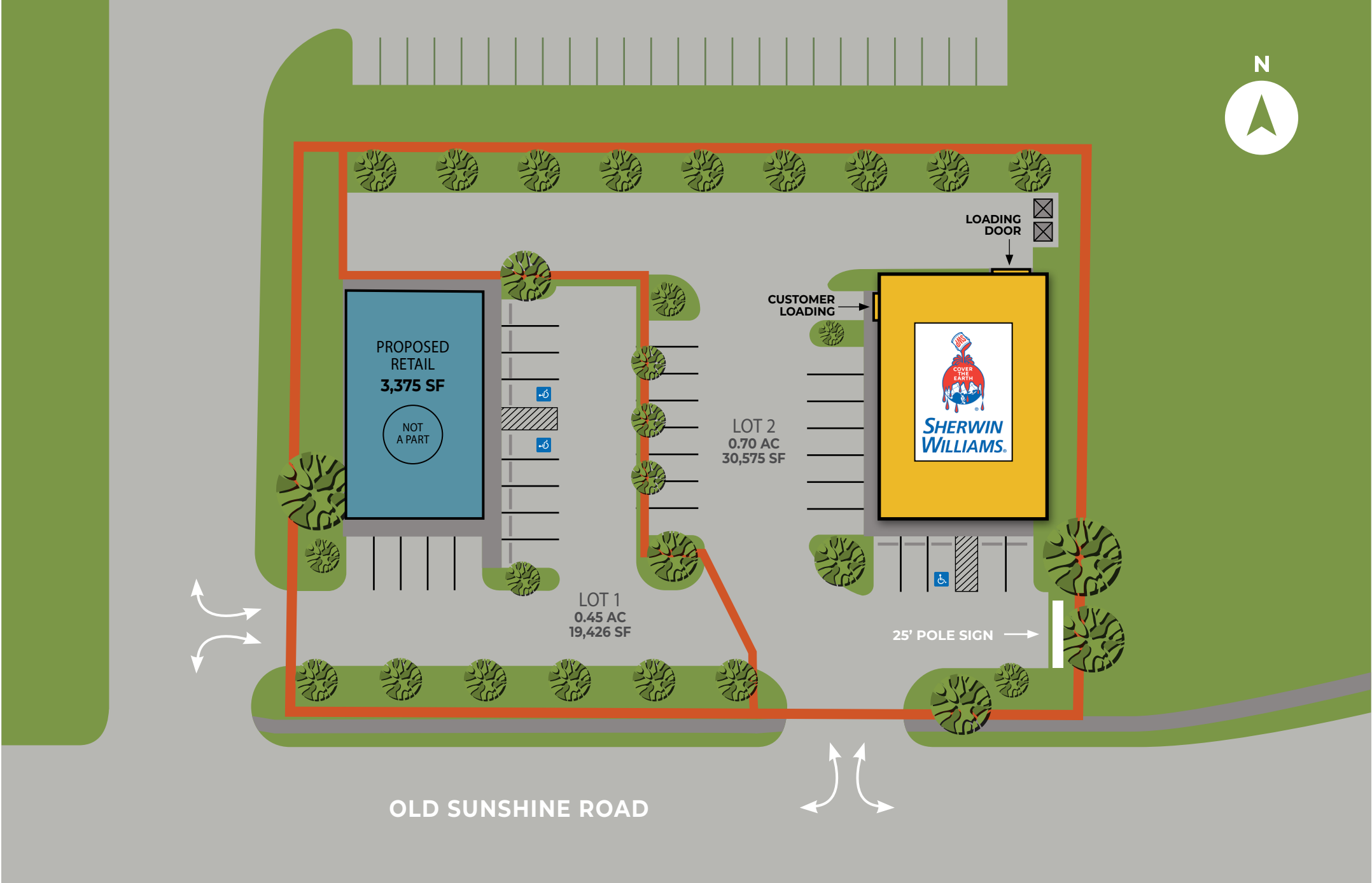
4,536
Rentable SF

0.70
Acres

20
Parking Spaces



Egress





Located
in a fast-
growing
Missouri
submarket

909K

ANNUAL VISITS TO THE
NEARBY MENARD'S

17,430

VEHICLES PER DAY ALONG
W SUNSHINE STREET

5.3 Miles

TO DOWNTOWN SPRINGFIELD

Immediate Trade Area | 10

Subject Property



-  GOVERNMENT OFFICE
-  GOLF COURSE
-  SPORTS COMPLEX

DOWNTOWN
SPRINGFIELD
(5.3 MILES FROM
SUBJECT PROPERTY)

26,386 VPD

1,549 VPD

26,653 VPD

16,762 VPD

17,450 VPD





Subject Property

SHERWIN WILLIAMS

16,762 VPD

26,386 VPD

81,872 VPD

26,653 VPD

46,851 VPD

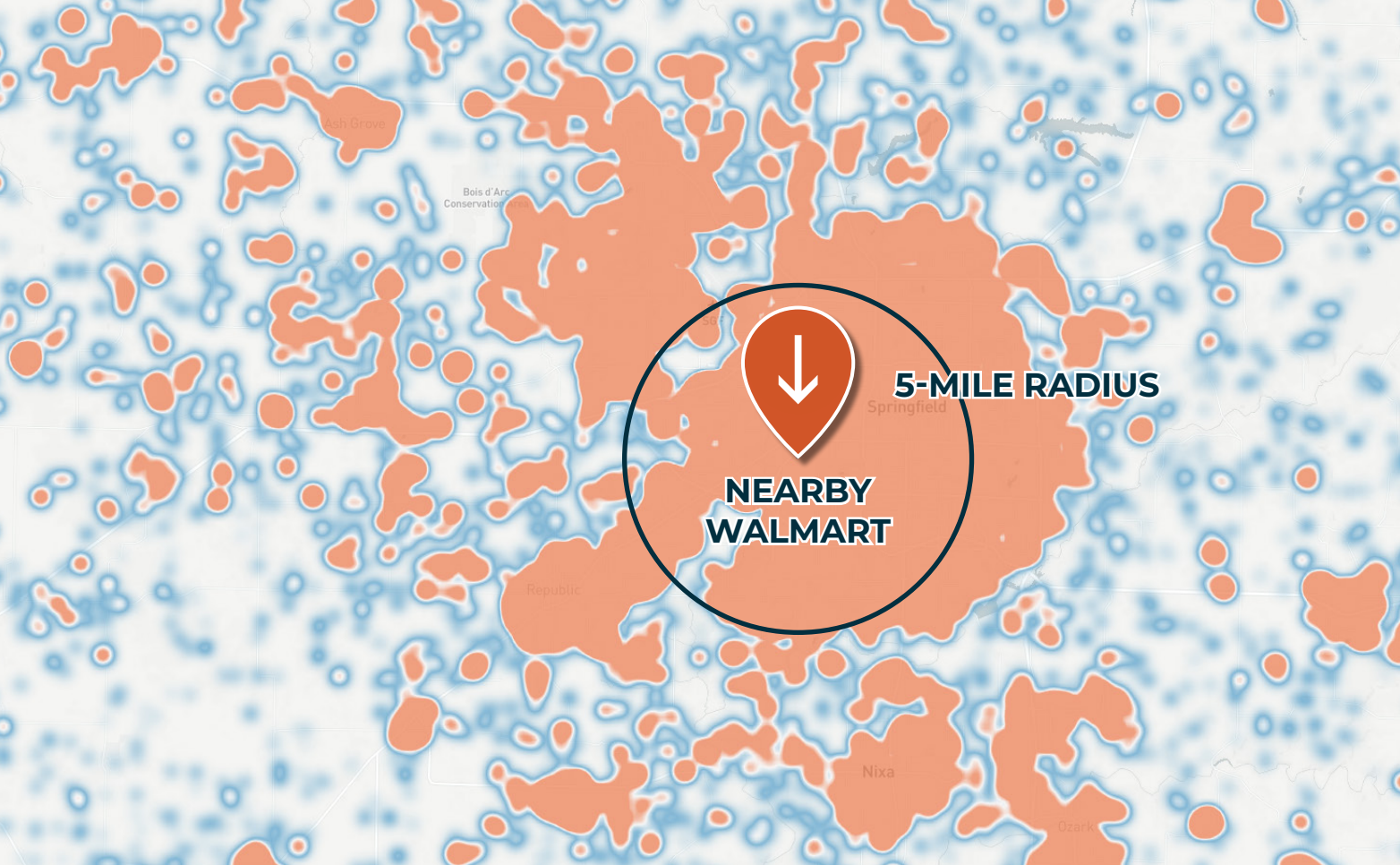
18,030 VPD

79,015 VPD

**DOWNTOWN
SPRINGFIELD**
(5.3 MILES FROM
SUBJECT PROPERTY)

-  **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 nearby Walmart** over the past 12 months, signaling strong visitation to the immediate trade area.

Visitation Data

2.4M Visits

OVER THE PAST 12 MONTHS TO
THE NEARBY WALMART

29 Min

AVERAGE DWELL TIME AT
THE NEARBY WALMART

*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	4,979	52,882	137,603
2030 PROJ.	5,150	54,221	140,564



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$94,529	\$75,982	\$75,117
MEDIAN	\$85,856	\$60,612	\$55,174

*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 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, BKD LLP, 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 college in the state, with over 25,000 students enrolled at the Springfield campus



500,694

SPRINGFIELD MSA ESTIMATED
POPULATION (2025)

\$28.6 Billion

SPRINGFIELD MSA GDP
(2024)

Location Overview



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