

# RETAIL BUILDING INVESTMENT SALE

227 North Broadway Ave. Sylacauga, AL 35150



## RETAIL PROPERTY FOR SALE

Excellent Opportunity in the Heart of Downtown Sylacauga

### Property Overview

2 tenant retail building located on busy corridor of N Broadway Ave/W 3rd St. This recently renovated, brick building is in the heart of downtown Sylacauga. N Broadway Ave consists of a heavy mix of retail and office buildings. The building's anchor tenant is Sherwin-Williams (SHW), a Fortune 500 company with over 4,600 stores, occupying 5,523 sf. Sherwin-Williams (SHW) has a market cap of \$66.67B and currently trades above \$740 per share. This site is a proven SHW location - original lease signed October 8, 1974. SHW is under lease through Jan 31, 2028 and the barbershop is under lease through Dec 31, 2023. SHW: Double Net Lease - landlord responsible for roof, structure, and liability insurance.

### Offering Summary

Sale Price:	\$269,000
Lot Size:	0.14 Acres
Building Size:	6,123 SF
NOI:	\$18,780.00
Price/SF:	\$43.93

### SID KNIGHT

205.905.5709  
sid@retailspecialists.com

*No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.*

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ADDITIONAL PHOTOS | FOR SALE



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MARKET AERIAL | FOR SALE



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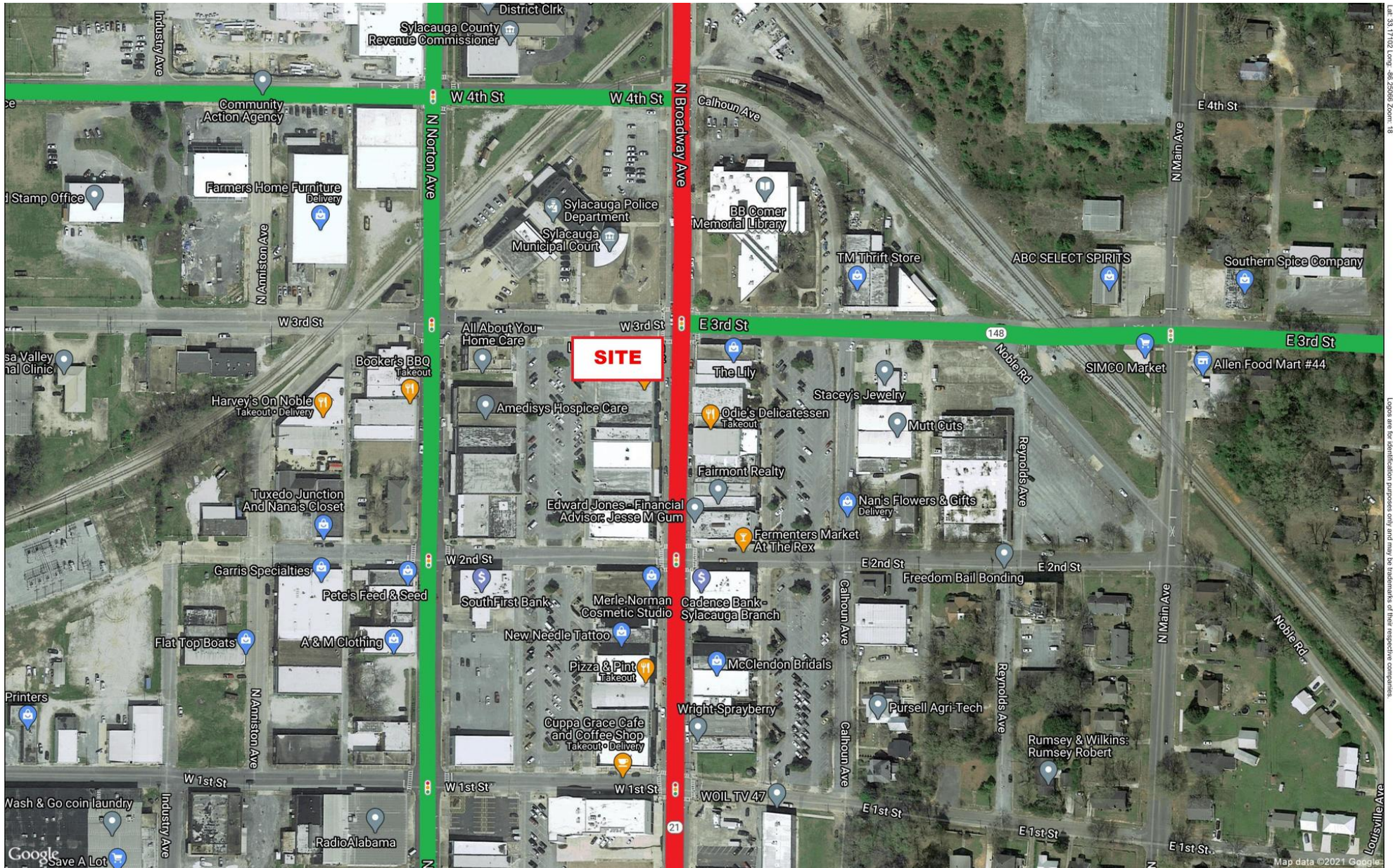
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# RETAIL BUILDING INVESTMENT SALE

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DOWNTOWN AERIAL | FOR SALE



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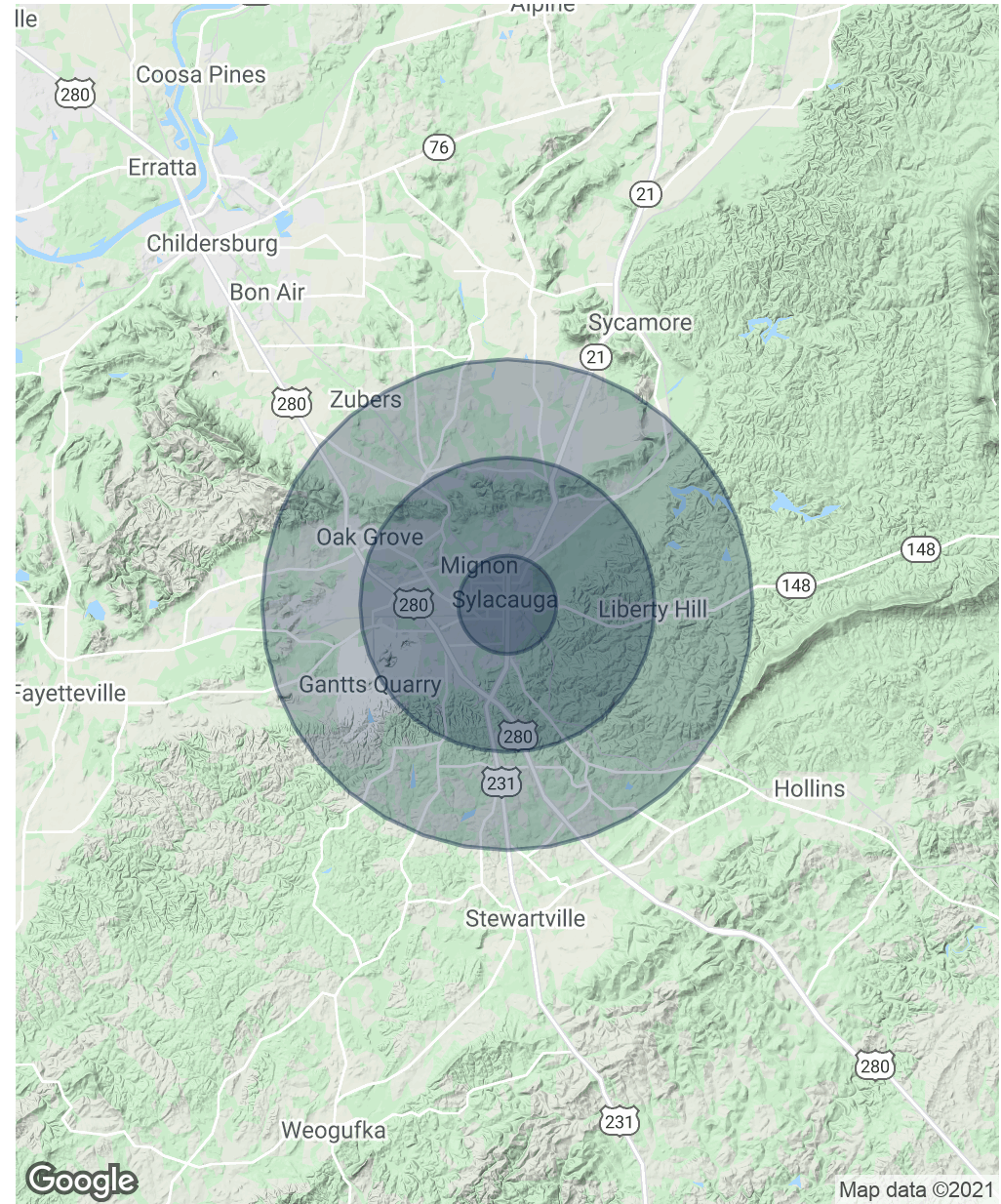
DEMOGRAPHICS MAP & REPORT | FOR SALE

Population	1 Mile	3 Miles	5 Miles
Total Population	4,263	14,380	21,466
Average age	40.9	39.9	40.1
Average age (Male)	34.5	37.4	38.4
Average age (Female)	44.7	42.1	41.6

Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,576	5,769	8,670
# of persons per HH	2.7	2.5	2.5
Average HH income	\$34,849	\$44,779	\$45,629
Average house value	\$78,706	\$83,486	\$98,500

\* Demographic data derived from 2010 US Census



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