

# MATTHEWS™

Retail Investment Opportunity

Offering Memorandum



Investment Grade Credit (BBB) | Below Avg. Rent | Direct Access to Signalized Intersection | Across from \$100M Mixed-Use Development



**SHERWIN  
WILLIAMS®**

**2205 Moody Parkway**  
Moody, AL 35004 | Birmingham, AL MSA

Table of Contents

**03** | Property Overview

**06** | Financial Summary

**12** | Tenant Overview

**14** | Market Overview



## Exclusively Listed By



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# Investment

# Highlights

## Strong Real Estate Fundamentals

- Situated along Moody Parkway, the primary north/south corridor along the eastern part of the Birmingham MSA
- Strong visibility with  $\pm 36,570$  vehicles per day along Moody Parkway
- Flat topography with multiple points of ingress and egress
- Direct access to a 3-way signalized intersection
- Strategically located 0.5 miles north of Interstate-20
- Directly across the street from a recently approved \$100M mixed-use development that will include 200k - 250k SF of Class A commercial retail space

## Industry-Leading Tenant

- Founded in 1866 with 5,000+ locations
- Investment grade credit rating of 'BBB/Stable' by Standard & Poor's
- Fortune 500 ranking of #191 (June '25)
- Strong corporate financials:
  - Market Cap of \$79.36B
  - 2025 Revenue: \$23.1B
  - 2025 Profit: \$2.7B

## Birmingham, AL MSA

- Birmingham is recognized as a major banking and business center in the Southeast with strong growth in tech and engineering.
- Gross Domestic Product of \$95B (2025), which represents the largest economic hub in Alabama





 **REGIONS**  
±9,000 Employees

 **HONDA**  
±4,500 Employees

 **Children's of Alabama**  
±5,635 Employees

**UAB**  
±35,000 Employees

 **SHERWIN WILLIAMS**  
Subject Property

**Protective**   
±1,200 Employees

**BAPTIST HEALTH** | **Brookwood Hospital**  
±5,800 Employees

Birmingham  
±20 Miles

**Vulcan**  
Materials Company  
±3,000 Employees

**Walmart**   
Supercenter  
±7,750 Employees

 **Southern Company**  
±6,000 Employees

 **Ascension St. Vincent**  
±5,000 Employees

 **Encompass Health**  
±10,000 Employees

  
±6,000 Employees

 **BlueCross BlueShield of Alabama**  
±3,000 Employees

**Employer Map**

# Lease Overview



## Tenant Summary

Tenant Name	The Sherwin-Williams Company
Type of Ownership	Fee Simple
Lease Type	NN
Roof and Structure	Landlord   Lease abstract on page 17
Original Lease Term	10 Years
Lease Commencement	October 9, 2020
Lease Expiration	October 31, 2030
Term Remaining on Lease	±4.5 Years
Increases	8% Each Option
# of Options	Six (6), Five (5)-Year Options



**\$1,654,000**

List Price

**\$110,000**

NOI

**2020**

Year Built

**6.65%**

Cap Rate

**±4.5 Years**

Remaining Lease Term

### Financing Inquiries

For financing options reach out to:

Andrew Marcus

+1 (646) 298-3027

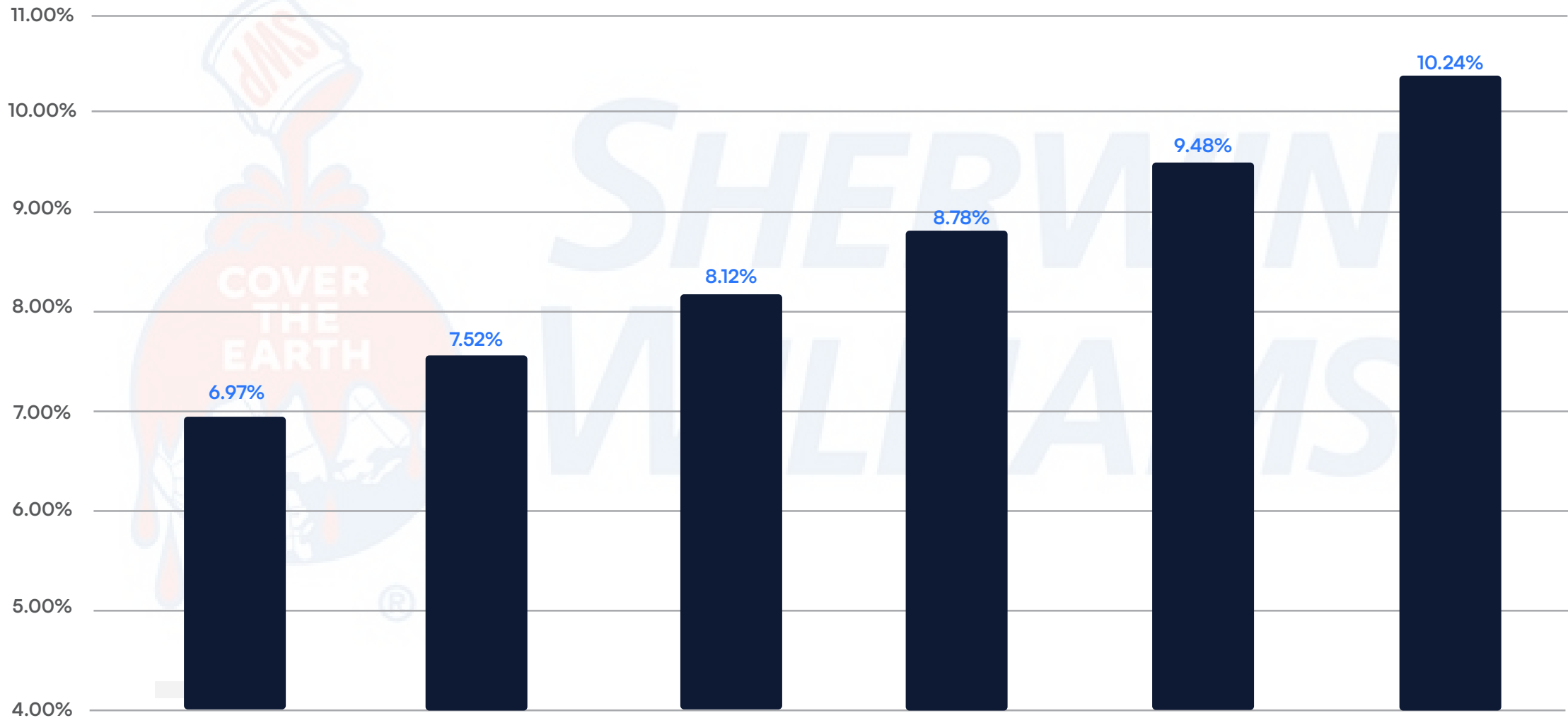
[andrew.marcus@matthews.com](mailto:andrew.marcus@matthews.com)

# Financial

## Overview

### Sherwin-Williams | Moody, AL

#### RETURN GROWTH (UNLEVERED)



Rent/SF	\$29.70	\$32.08	\$34.64	\$37.41	\$40.41	\$43.64
Annual Rent	\$118,800.00	\$128,304.00	\$138,564.00	\$149,652.00	\$161,628.00	\$174,564.00



**Birmingham**  
±20 Miles Away

THE GLASS GURU

**Creekview Estates**  
Neighborhood



CADENCE  
Bank

the purplelion

**Mixed-Use Development**  
\$100M | ±200K-250K SF

**Subject Property**

**The Oaks of St. Clair**  
±192 Units

ZAXBY'S POPEYES  
DUNKIN'



**Alden Glen**  
Neighborhood



Publix Waffle House  
CIRCLE K Wendy's

**The Village at Rock Springs**  
±56 Units

Arby's MILO'S  
Cracker Barrel Logan's ROADHOUSE

Comfort Inn & Suites Best Western PLUS Holiday Inn

INTERSTATE 20 ±54,990 VPD

LOWE'S

Waffle House

**Dansby Valley**  
Neighborhood

WHATABURGER KFC  
Chick-fil-A



Walmart Supercenter  
McDonald's Pizza Hut TACO BELL  
Chevron CAPTAIN D'S

**Aerial Map**

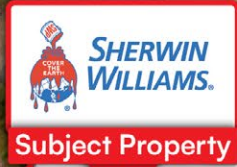
Google Earth



Offering Live and Online Vehicle Auctions for Dealerships, Fleet Operators, Rental Companies, and Financial Institutions Across the Southeast.



**\$100 Million Mixed-Use Retail Development**  
±200,000–250,000 Square Feet of Retail, Restaurants, and Commercial Space



HWY 411  
±36,570 VPD



**Aerial Map**



Weekly Live and Online Vehicle Auctions Featuring Used, Salvage, Fleet, and Dealer-Consigned Inventory

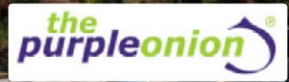
1-20 ±67,700 VPD



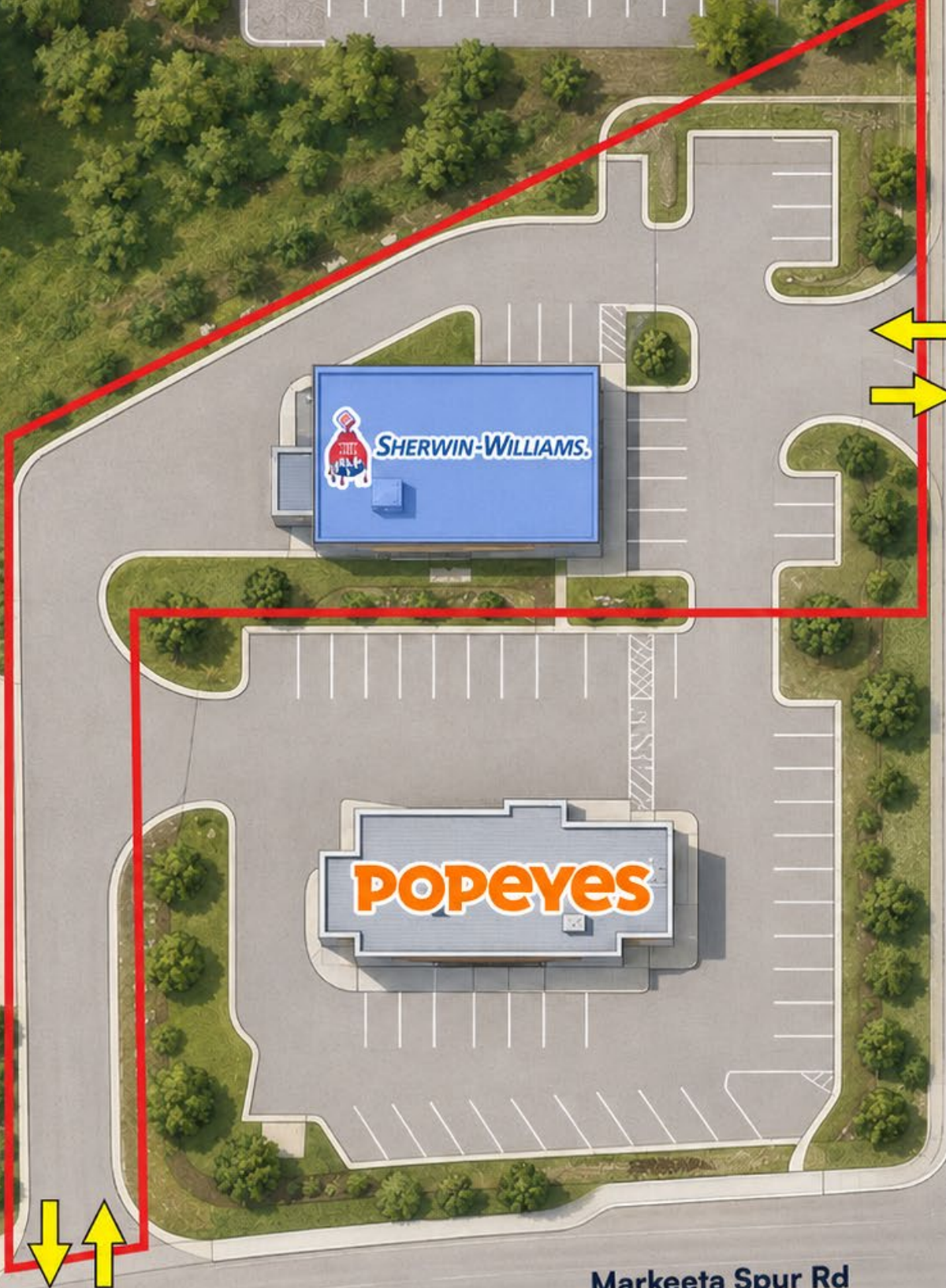
 **\$100 Million Mixed-Use Retail Development**  
±200,000—250,000 Square Feet of Retail, Restaurants, and Commercial Space

HWY 411  
±36,570 VPD

**Aerial Map**



**Site Plan**



  
HWY 411  
±36,570 VPD



Markeeta Spur Rd

# Tenant Overview



## Brand Overview

Sherwin-Williams is a global leader in the manufacture, distribution, and sale of paints, coatings, and related products for professional, industrial, commercial, and retail customers. Founded in 1866, the company has built one of the most recognized brands in the coatings industry through its extensive company-operated store network, strong contractor relationships, and broad portfolio of trusted products. Its offerings serve residential, commercial, industrial, and infrastructure markets, with well-known brands including Sherwin-Williams®, Valspar®, HGTV Home®, and Minwax®.

The company operates across more than 120 countries and continues to expand through strategic acquisitions, innovation, and vertical integration. Sherwin-Williams' business model benefits from direct distribution capabilities, allowing the company to maintain strong customer engagement and consistent product availability. With thousands of retail and commercial locations worldwide, the brand maintains a dominant presence in both DIY and professional paint and coatings markets.

Headquarters  
**Cleveland, OH**

Year Founded  
**1866**

# of Countries  
**120+**

Locations  
**5,000+**

**\$23.1 Billion**  
2025 Net Sales

**#191**  
Fortune 500 Ranking (2026)

**BBB/Stable**  
Investment Grade Credit Rating (Standard & Poor's)





# Moody, AL

**BIRMINGHAM  
MSA**

**13,700+**  
Total Population

**\$86K+**  
Avg HH Income

**5,300+**  
# of Households

**\$177M+**  
Annual Retail Sales

## Local Market Overview

Moody, Alabama is one of the fastest-growing retail corridors in the eastern Birmingham MSA, benefiting from continued residential expansion, increasing household incomes, and strong regional connectivity via Interstate 20. The city has emerged as a key commuter and retail node between Birmingham and rapidly growing St. Clair County communities. Moody’s population and consumer base continue to expand as households seek affordable suburban housing with convenient access to major employment centers throughout metro Birmingham. Retail growth has accelerated along the Moody Parkway corridor, supported by new commercial developments, expanding national retailers, and rising consumer spending.

Population	3-Mile	5-Mile	10-Mile
2025 Population	17,150	31,082	113,568
Households	3-Mile	5-Mile	10-Mile
2025 Households	6,936	12,048	42,871
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$91,055	\$100,985	\$103,876

	Drive Time Trade Area					
	5 Min Drive		10 Min Drive		15 Min Drive	
	Current Year	5 Year Forecast	Current Year	5 Year Forecast	Current Year	5 Year Forecast
Total Population	13,750	14,500	45,800	48,700	118,500	126,000
Workday Population	9,800	10,400	38,200	41,000	105,000	112,000
Total Households	5,300	5,600	17,600	18,800	45,800	48,700
Avg Household Income	\$86,500	\$91,500	\$89,300	\$94,200	\$87,800	\$92,600
Total Consumer Spend	\$177M	\$192M	\$865M	\$940M	\$2.6B	\$2.85B

# Birmingham MSA Economy

The Birmingham-Hoover MSA remains Alabama's largest economic center in 2025, generating an estimated **\$95+ BILLION GROSS METROPOLITAN PRODUCT (GMP)** with a labor force exceeding **560,000 workers**. The regional economy is driven by **healthcare, banking, manufacturing, logistics, technology, and professional services**, supported by major employers including **UAB Health System, Honda Manufacturing, Regions Financial, Amazon, and Mercedes-Benz U.S. International**.

Strategically located along **Interstates 20/59 and 65**, Birmingham continues to benefit from strong industrial, commercial, and residential growth throughout Central Alabama. **Moody directly benefits from its proximity to the Birmingham metro**, offering residents access to major employment hubs while maintaining a more affordable suburban environment. Continued **retail expansion, infrastructure investment, and population growth along the I-20 corridor** are driving increased economic activity across eastern St. Clair County.

## New Regional Investment & Growth

The **eastern Birmingham corridor surrounding Moody** continues to experience strong commercial and **residential growth**, fueled by expanding industrial and logistics activity along the **I-20 corridor**. Ongoing retail growth in Moody and surrounding communities has increased consumer traffic and daytime population density throughout the area.

Across the Birmingham MSA, continued investment in **healthcare, distribution facilities, and mixed-use retail developments** is supporting growing suburban populations. **Moody has emerged as a key growth market**, benefiting from commuter migration from Birmingham and rising demand for suburban retail services. Continued **infrastructure improvements and retail development along Moody Parkway and Interstate 20** are strengthening the city's long-term commercial outlook.

## Major Employers





# 560,000+

## Workforce Across Birmingham MSA

Professional workforce including healthcare, manufacturing, logistics, finance, technology, and advanced industrial sectors.

### Birmingham-Hoover Metropolitan Area

The **Birmingham-Hoover MSA** is Alabama's largest economic center and one of the Southeast's most diversified economies, supporting a workforce of more than **560,000 employees** across **healthcare, banking, manufacturing, logistics, education, and professional services**. Birmingham continues to attract corporate investment due to its central location, transportation infrastructure, and skilled labor force.

Major employers include **UAB Health System, Regions Financial, Mercedes-Benz U.S. International, Honda Manufacturing, AT&T, and Amazon**, contributing to long-term employment stability and sustained suburban growth. **Moody benefits from its strategic location along Interstate 20**, offering direct access to Birmingham's major employment hubs while maintaining a more affordable suburban environment. Continued **residential and retail expansion throughout the eastern corridor** is driving increased consumer demand and long-term commercial growth.

# \$95B+

 Regional Gross Domestic Product

### Education & Workforce Pipeline

±25 Miles from Moody, AL

The Birmingham MSA is home to major universities including **UAB, Samford University, and Jefferson State Community College**. **UAB alone enrolls more than 20,000 students** and serves as one of the region's largest economic and medical anchors.

These institutions support workforce development in **healthcare, technology, engineering, finance, and manufacturing** while contributing to regional population stability and consumer spending.

### Strategic Transportation & Regional Connectivity

**Moody's location along Interstate 20 provides direct access to Downtown Birmingham, Atlanta, and the broader Southeast**. The region also benefits from **extensive rail infrastructure, regional distribution networks, and Birmingham-Shuttlesworth International Airport (BHM)**, supporting both passenger travel and commercial logistics.

# Lease

## Abstract

**TENANT:** The Sherwin-Williams Company, an Ohio corporation

**INITIAL TERM:** The Initial Term of the Lease shall commence October 9, 2020 and terminate on October 31, 2030.

**EXTENDED TERM:** Sherwin-Williams shall have the option to extend the Term (as defined herein) for six (6) periods of five (5) Lease Years each (individually, an "Extended Term").

INITIAL TERM	
LEASE YEARS	FIXED MONTHLY RENT
1-10	\$9,166.67

EXTENDED TERM(s)	
LEASE YEARS	FIXED MONTHLY RENT
11-15	\$9,900.00
16-20	\$10,692.00
21-25	\$11,547.00
26-30	\$12,471.00
31-35	\$13,469.00
36-40	\$14,547.00

**USE:** Sherwin-Williams may use the Premises for the sale, display and storage of paints, coatings, varnishes, lacquers and kindred products, insecticides, wallpaper and wall coverings, floor coverings, pictures, home decorative accessories, treatments, tinting and intermixing of paints, coatings and kindred materials, painter and home maintenance supplies and other related merchandise, and for such other uses as may be necessary or incidental thereto ("Intended Use").

**TAXES:** Sherwin-Williams shall reimburse Landlord for the Real Estate Taxes as follows.

If the actual reimbursable Real Estate Taxes for the year exceed the total amount of Sherwin-Williams' monthly payments for such year, then Sherwin-Williams shall pay to Landlord a sum of money equal to the difference within ninety (90) days after receipt of written notice from Landlord and proof of payment of the Real Estate Taxes. Sherwin-Williams' Proportionate Share of Real Estate Taxes shall not have an annual increase of greater than three percent (3%) of the prior Lease Year's actual Proportionate Share (the "Tax Cap").

**MAINTENANCE:** Sherwin-Williams' Maintenance and Repair Obligations. Sherwin-Williams shall keep and maintain the interior of the Building in a clean and sanitary condition.

Sherwin-Williams shall be responsible for making necessary repairs and performing maintenance to the HVAC unless caused by the negligence, fault, act or failure to act by Landlord or covered by any insurance required.

Landlord shall reimburse Sherwin-Williams all reasonable, actual and documented costs and expenses for repairs to the HVAC in excess of Seven Hundred Fifty and 00/100 Dollars (\$750.00) accumulating during any twelve (12) month period (exclusive of any maintenance for the HVAC). In the event the HVAC (or any major components thereof) requires replacement, then same shall be accomplished by Landlord at its sole cost and expense.

Notwithstanding the foregoing, Landlord shall replace the HVAC, whether or not such HVAC is functional, at Landlord's sole cost and expense every tenth (10th) year of continued occupancy by Sherwin-Williams; provided however, if Landlord has made such replacement of the HVAC prior to a tenth (10th) year anniversary date, then Landlord shall be required to make said replacement of the HVAC at the commencement of the tenth (10th) year following the date the HVAC was replaced.

**INSURANCE:** All Risk Property Insurance. As of the Effective Date, Landlord shall procure and maintain all risk property coverage insurance for the Building and all other improvements on the Premises for full replacement thereof and shall provide Sherwin-Williams with a certificate of insurance reflecting such coverage prior to the Commencement Date and upon policy renewal or replacement thereafter. The coverage shall include, without limitation, coverage against the following perils: fire, hail, wind damage, flood (including sewer backup and water seepage), lightning, mechanical or equipment breakdown, and vandalism.

During the Term, Sherwin-Williams agrees to pay Landlord for the cost of Landlord's all risk property insurance premium.

**LIABILITY INSURANCE:** Sherwin-Williams shall procure, and during the Term maintain, commercial general liability insurance covering bodily injury and property damage with respect to the Premises, and the business operated by Sherwin-Williams therein. The policy shall not be less than \$1,000,000 per occurrence and

\$2,000,000 aggregate. Sherwin-Williams may self-insure all or any part of the insurance it is required to carry hereunder and/or carry such insurance under a "blanket" policy. A certificate of insurance reflecting such coverage and designating Landlord as additional insured thereunder, excluding Landlord's intentional or negligent acts and omissions, shall be delivered to Landlord prior to the Commencement Date and upon policy renewal or replacement thereafter.

As of the Effective Date, Landlord shall procure and maintain commercial general liability insurance covering bodily injury and property damage with respect to the Premises. The policy shall not be less than \$1,000,000 per occurrence and \$2,000,000 aggregate. A certificate of insurance reflecting such coverage and designating Sherwin-Williams as additional insured thereunder, excluding Sherwin-Williams' intentional or negligent acts and omissions, shall be delivered to Sherwin-Williams prior to the Commencement Date and upon policy renewal or replacement thereafter.

**ASSIGNMENT & SUBLETTING:** Subject to Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed, Sherwin-Williams shall have the right at any time to assign this Lease or sublet all or any part of the Premises to any third party; provided Sherwin-Williams shall remain liable for the full performance of all terms, covenants and conditions of this Lease; and, further provided, that such assignees or sublessees shall agree to be bound by all the terms and provisions of this Lease. mechanical or equipment breakdown, and vandalism.

During the Term, Sherwin-Williams agrees to pay Landlord for the cost of Landlord's all risk property insurance premium.

# MATTHEWS™

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2205 Moody Parkway, Moody, AL 35004** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.