

MATTHEWS™



**SHERWIN
WILLIAMS®**

**301 N Frederick Ave,
Gaithersburg, MD 20877**

Offering Memorandum

Retail Investment Opportunity



301 N Frederick Ave | Gaithersburg, MD

Exclusively Listed By

Ed Laycox

Executive Vice President
Direct +1 (240) 752-0035
Mobile +1 (202) 236-6868
ed.laycox@matthews.com
License No. 5014702 (MD)

Broker of Record

Kyle Matthews
Broker Lic. No.: 664913 (MD)

Debt Contact

Andrew Marcus

First Vice President
Direct +1 (646) 298-3027
Mobile +1 (201) 787-6030
andrew.marcus@matthews.com

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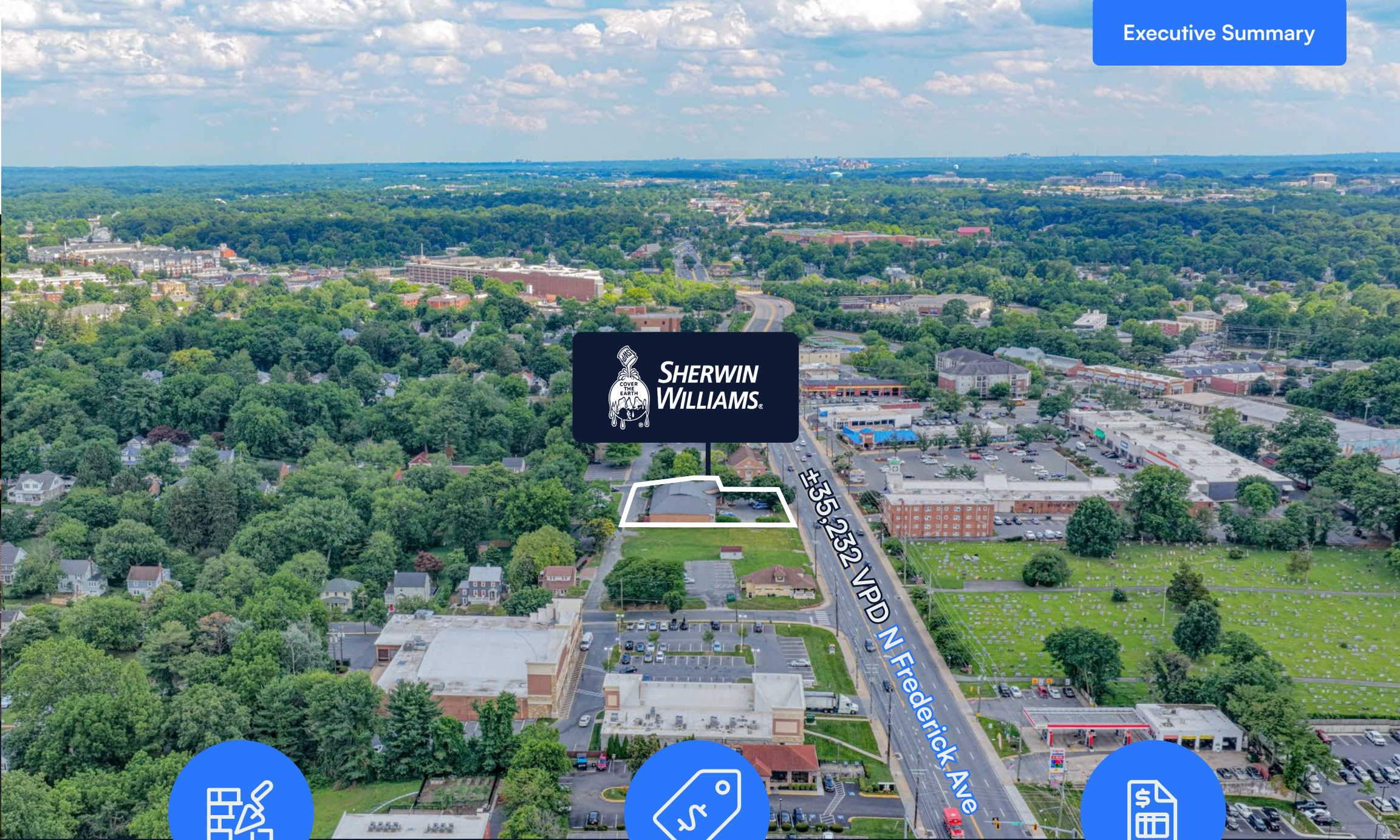


TABLE OF CONTENTS

- 04 Executive Summary
- 08 Market Overview
- 13 Tenant Summary
- 14 Financial Overview

OFFERING INTRODUCTION

Matthews™ is pleased to offer the opportunity to acquire the Sherwin-Williams Paint Store at 301 N Frederick Ave, Gaithersburg, MD 20877.



±6,100 SF
Offering GLA



±0.46 AC
Land Area



100%
Occupancy



1984
Year Built



\$4,767,940
Offering Price



5.50%
Cap Rate

INVESTMENT HIGHLIGHTS



Located in Gaithersburg, MD, a robust market in the Washington D.C. MSA, which continues to be at the top of the list for investors targeting retail assets in the Mid-Atlantic.



Sherwin-Williams has roughly 3 years of remaining lease term and options with escalations.



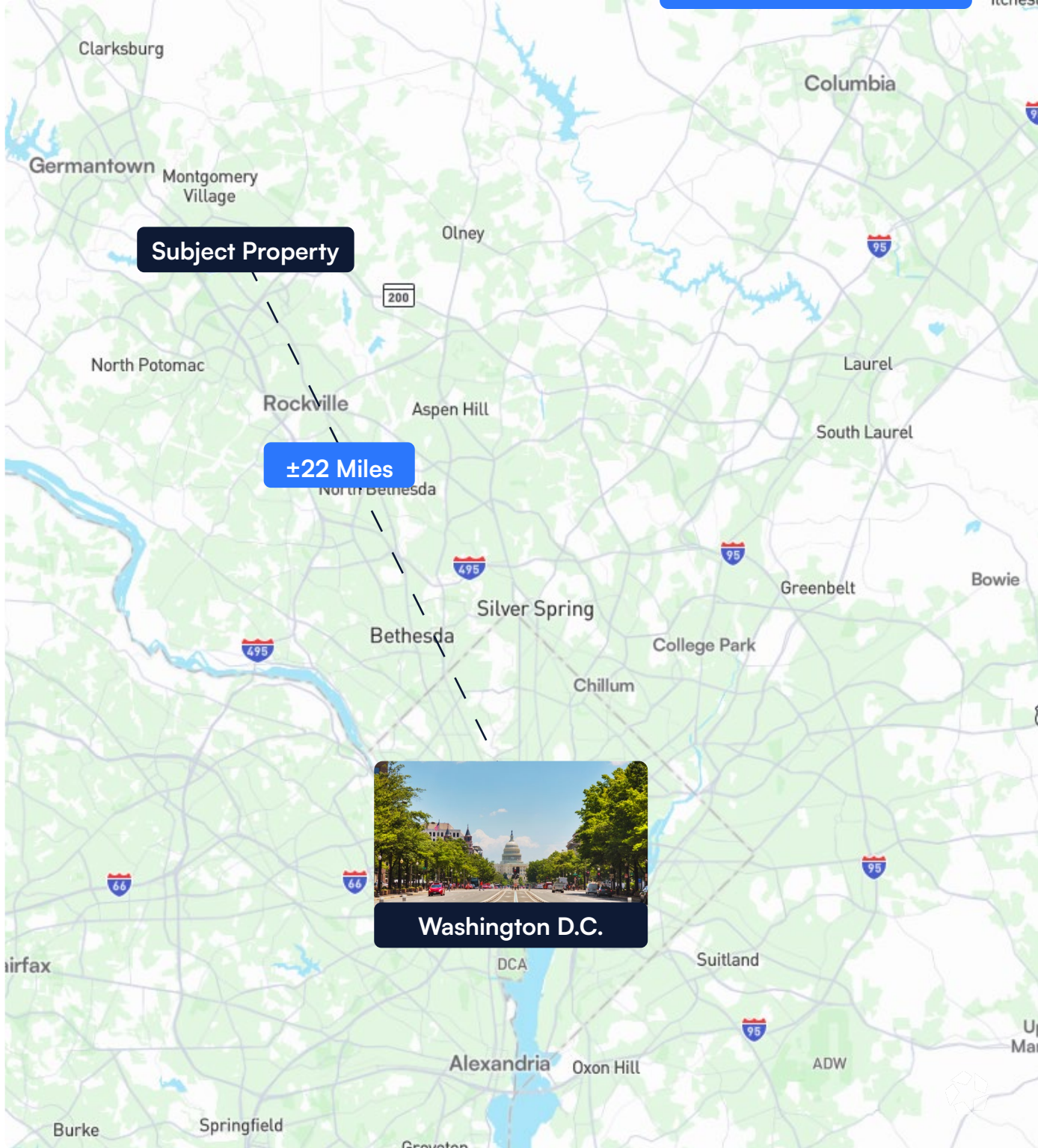
Extremely affluent, growing trade area (out to 5+ miles), highlighted by an Average Household Income of \$143,795.



Well-situated at 301 N Frederick Ave, this site is on the main thoroughfare of Gaithersburg, MD seeing ±35,232 VPD.



The tenant roster on N Frederick Ave is packed with national retailers like IHOP, Mr. Tire, Jiffy Lube, M&T Bank and many more.



LOCATION ATTRIBUTES

Gaithersburg, MD

Gaithersburg, Maryland, is a highly diverse and lively city encompassing approximately 10 square miles in the geographic center of Montgomery County. Located roughly 13 miles northwest of Washington, D.C., the city serves as a major employment and innovation hub for the region's life sciences, technology, and federal research industries. Gaithersburg benefits from a highly educated workforce, strong household incomes, and proximity to numerous federal agencies and research institutions, contributing to long-term economic stability and population growth. The local economy is anchored by a diverse mix of biotechnology, defense, technology, and business service employers.

Household and retail demand within the Gaithersburg market further support the long-term viability of retail-oriented businesses. The area contains a large concentration of homeowners, affluent professionals, and growing families residing in established single-family neighborhoods, townhome communities, and multifamily developments. Consistent residential turnover, ongoing home renovation activity, and routine property maintenance needs generate recurring demand for paint, coatings, and related home improvement products. The Sherwin-Williams store located at 301 N. Frederick Avenue is well positioned along one of the area's primary commercial corridors, benefiting from strong visibility, convenient regional access, and proximity to both residential neighborhoods and commercial properties. As a result, the store serves a broad customer base that includes homeowners, professional painting contractors, property managers, and local businesses throughout the greater Gaithersburg market.

Most Diverse Communities in America

Gaithersburg consistently ranks among the most diverse cities in the U.S. and has ranked #1 in certain WalletHub diversity studies.

One of Maryland's Best Places to Live

Niche currently ranks Gaithersburg among the better places to live in Maryland and notes strong ratings for diversity, families, schools, and amenities.

Strong Education & Workforce Base

Gaithersburg benefits from Montgomery County's highly regarded public school system and highly educated workforce. Niche ranks it well for schools and young professionals.

Life Sciences & Technology Hub

The city sits within the I-270 biotechnology corridor ("DNA Valley"), one of the nation's leading life-science clusters.

Accolades

Gaithersburg is one of the most diverse and economically dynamic communities in the Washington, D.C. metropolitan area. The city consistently receives national recognition for its diversity and quality of life while benefiting from its position within Montgomery County's renowned I-270 Life Sciences Corridor. Supported by a highly educated workforce, strong residential neighborhoods, and proximity to major employers in biotechnology, healthcare, technology, and government services, Gaithersburg continues to attract residents, businesses, and investment throughout the region.

Top Industry Sectors



Biotechnology & Life Sciences

Advanced Technology

Professional & Scientific Services

Healthcare & Wellness

Federal Government Operations

Market Overview

Major Area Employers



EMERGENT

LOCKHEED MARTIN

GXS

sodexo



leidos

MARKET AERIAL



Property Management Company
±5,000 Total Employees



LOCKHEED MARTIN
Aerospace Company
±3,200 Total Employees





Gaithersburg High School
±2,454 Students







MR. TIRE
AUTO SERVICE CENTERS



jiffy lube



Gaitherstowne Plaza



Auto Zone



Gabe's



metro
by T-Mobile



Crossings at Olde Towne
±199 Units

Savanna International Market Inc
Grocery Store



M&T Bank



SHERWIN WILLIAMS

Subject Property



novavax

Biotechnology Company
±98 Total Employees

the NRP group

Corporate Office
±1,000 Total Employees



AstraZeneca

Pharmaceutical Company
±4,600 Total Employees



Demographics

Highlights

	1 Mile	3 Miles	5 Miles	10 Miles
Population				
2020 Population	25,391	157,731	300,038	656,977
2025 Estimated Population	26,639	163,955	307,103	673,807
2030 Projected Population	27,566	169,298	316,071	693,750
Income				
2025 Est. Average Household Income	\$96,732	\$131,015	\$143,795	\$157,044
2025 Est. Median Household Income	\$69,792	\$103,847	\$114,256	\$126,575
Households & Growth				
2020 Households	9,366	57,471	107,830	235,119
2025 Estimated Households	9,883	59,818	110,243	240,750
2030 Projected Households	10,241	61,797	113,480	247,916
Race & Ethnicity				
2025 Est. White	5,786	51,853	105,001	271,115
2025 Est. Black or African American	5,607	30,778	58,487	108,489
2025 Est. Asian or Pacific Islander	2,548	26,763	58,465	122,558
2025 Est. American Indian or Native Alaskan	490	1,773	2,644	4,977
2025 Est. Other Races	12,188	52,682	82,350	166,399
2025 Est. Hispanic	12,707	51,499	77,197	151,625

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

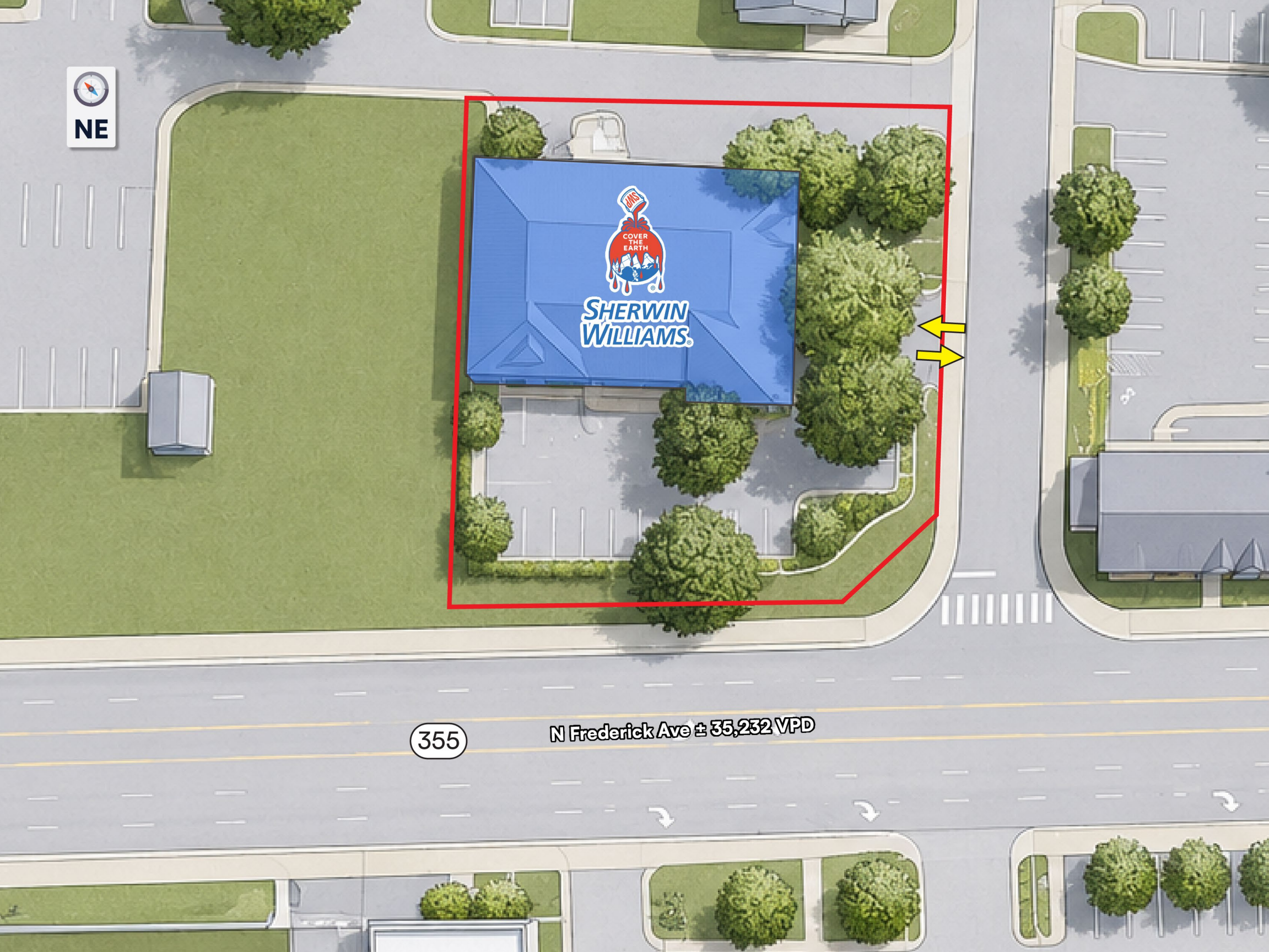


307K+

2025 Estimated Population
Within 5-Mile Radius

\$143K+

Estimated Average Household Income
Within 5-Mile Radius



TENANT OVERVIEW



Sherwin-Williams
www.sherwin-williams.com

Company Type: Paint and Coatings Manufacturer & Retailer
Locations: 5,000+

The Sherwin-Williams Company is the world’s largest paints and coatings manufacturer and one of the most recognizable brands in the building products industry. Founded in 1866, the company has established a dominant market position through its vertically integrated business model, extensive distribution network, and strong relationships with professional contractors, commercial customers, and homeowners. Sherwin-Williams benefits from exceptional brand recognition, industry-leading scale, and a long operating history that has enabled it to maintain a leadership position across economic cycles. The company’s extensive store footprint and commitment to innovation make it a highly desirable net lease tenant with strong long-term real estate fundamentals.

Headquartered in Cleveland, Ohio, Sherwin-Williams is a publicly traded company listed on the New York Stock Exchange under the ticker symbol SHW. The company operates through three primary business segments: Paint Stores Group, Consumer Brands Group, and Performance Coatings Group. Sherwin-Williams serves customers in more than 120 countries and operates approximately 5,000 company-owned stores and facilities across North America, making it one of the largest specialty retail networks in the home improvement and coatings sector. The company employs more than 64,000 people worldwide and generates annual revenue exceeding \$23 billion.



RENT ROLL

Tenant	GLA (SF)	Lease Expiration	1st 5 YR Option	2nd 5 YR Option	3rd 5 YR Option	Monthly Rent	Annual Rent	Cap Rate	List Price	Notes
Sherwin-Williams	6,100	8/31/29	\$25,131.02	N/A	N/A	\$21,853.06	\$262,236.72	5.50%	\$4,767,940	2/28/2029 Last Date to exercise Option.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **301 N Frederick Ave, Gaithersburg, MD 20877** (“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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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Executive Vice President
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ed.laycox@matthews.com
License No. 5014702 (MD)

Broker of Record

Kyle Matthews
Broker Lic. No.: 664913 (MD)

Debt Contact

Andrew Marcus

First Vice President
Direct +1 (646) 298-3027
Mobile +1 (201) 787-6030
andrew.marcus@matthews.com

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