

INVESTMENT SALE

428 WILSON PIKE CIRCLE
BRENTWOOD, TENNESSEE



6,455 SF / 1.11 AC

COMMERCIAL RETAIL
SECURE CASH FLOW



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INVESTMENT SALE
SHERWIN WILLIAMS
428 Wilson Pike Circle



ESSENTIAL NATIONAL RETAILER



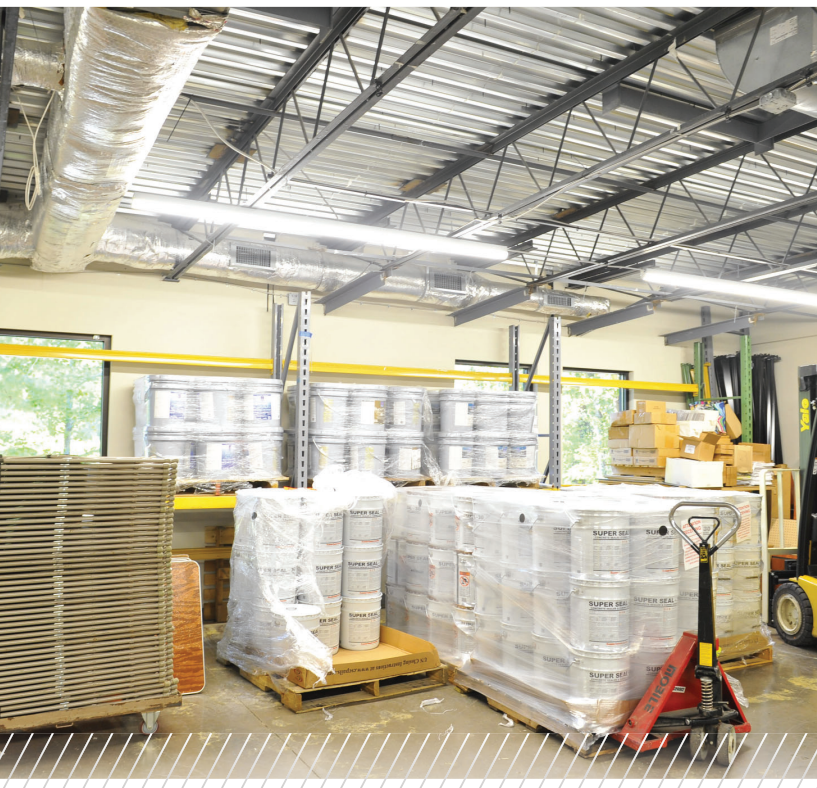
6,455 SF / 1.11 AC
7 Years Remaining on Term + Options
C-2 Commercial Retail Zoning
4.7% CAP Rate

Investment Highlights

- Corporate Lease, 7.8% Increases in Year 6
- Investment Grade Tenant, Rated BBB by S&P
- Stock Price Increased 62% in Last 12 Months
- Government Declared Essential Retailer
- Minimal Landlord Responsibilities



The Property



Strong Location



Strong Market Fundamentals

- The Brentwood Population is 46,221 with 14,936 households and a median age of 44.8
- The average household income in Brentwood exceeds \$208,000
- Williamson County's population doubled in the last 20 years and is on pace to double again by 2040



Proximity

- Close Proximity to I-65 and Franklin Road
- 11 Miles to Nashville and 13 miles to Nashville International Airport
- Due to the highly educated population, Williamson County has been fortunate to attract and grow a diverse array of businesses and headquarter operations

Contact

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