

SHERWIN WILLIAMS

1546 Broughton St | Orangeburg, SC

Offered For Sale
$1,175,000
5.72% Cap Rate

Confidential Offering Memorandum

Exclusively offered by Harbor Commercial Partners

Harbor COMMERCIAL PARTNERS

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Executive Summary

Harbor Commercial Partners is pleased to exclusively offer for sale 1546 Broughton Street in Orangeburg, South Carolina: a 14,600 SF masonry retail and warehouse building on 0.76 acres, anchored by Sherwin-Williams. The tenant leases 9,000 SF under a modified gross lease generating $67,229 in annual NOI, offered at a 5.72% cap rate. The remaining 5,600 SF rear warehouse is vacant, giving a buyer in-place credit income plus immediate lease-up upside.

The lease is a direct corporate lease with The Sherwin-Williams Company (NYSE: SHW), the largest coatings company in the world, with approximately $23.6 billion in 2025 revenue and more than 4,900 company-operated stores. Sherwin-Williams has occupied this location since January 1972, more than 50 years. Rent steps up 10% every five years; the current option term runs through April 30, 2028, with one further five-year option to April 30, 2033 at $82,356 per year.

The property fronts Broughton Street (US 178 Business) just west of downtown Orangeburg and minutes from I-26 (Exit 149), roughly midway between Columbia and Charleston. The trade area includes 34,395 residents within five miles, South Carolina State University, Claflin University, and MUSC Health Orangeburg.

Rent Schedule	Year	Rent	PSF Rent
Initial Term	1	$51,120	$5.68
Initial Term	2-3	$56,244	$6.25
Initial Term	4-5	$61,872	$6.87
First Option	6-10	$68,064	$7.56
Second Option (Current)	**11-15**	**$74,868**	**$8.32**
Third Option	16-20	$82,356	$9.15

NOI	$67,229
Cap Rate	5.72%
Listing Price	$1,175,000

Asset Overview

Tenant Name	Sherwin-Williams
Address	1546 Broughton St, Orangeburg, SC 29115
Building Size (GLA)	14,600 SF
Land Size	0.76 Acres
Occupancy	9,000 SF Leased (Sherwin-Williams) | 5,600 SF Vacant
Year Built	1974
Signatory/Guarantor	Corporate
Rent Type	Modified Gross
Landlord Responsibilities	Insurance, Roof, Structure, HVAC, Parking Lot
Rent Commencement Date	5/1/2013
Lease Expiration Date	4/30/2028
Remaining Term	1 Year, 6 Months
Rent Escalations	10% Every 5 Years
Current Annual Rent	$74,868



34,395
People
in 5 mile radius

12,700
VPD on
Broughton St

Investment Highlights

Investment-Grade Corporate Tenant (S&P: BBB)

Direct lease with The Sherwin-Williams Company (NYSE: SHW), an S&P investment-grade Fortune 500 company and the largest paint and coatings retailer, with 4,900+ stores.

50+ Years of Operating History at This Location

Sherwin-Williams has occupied the property since January 1972 and has renewed through every option to date, a strong signal of commitment to this store.

Corporate Lease with 10% Rent Bumps

Modified gross lease | 10% increases every five years | One five-year renewal option remaining (May 2028 – April 2033) at $82,356 per year.

Value-Add: 5,600 SF Vacant Warehouse

Rear warehouse with two 12' x 12' drive-in doors, 15' clear height and LED lighting | Leasing at the $6.00/SF NNN asking rate would add about $33,600 in annual income.

Low Price Per Square Foot

Offered at about $80/SF for 14,600 SF of masonry retail and warehouse space on a high-visibility corridor just outside downtown.

Central Midlands Location on the I-26 Corridor

Blocks from downtown Orangeburg and minutes from I-26 (Exit 149) | About 45 minutes to Columbia and 75 minutes to Charleston | Near SC State University, Claflin University and MUSC Health Orangeburg.

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Site Plan

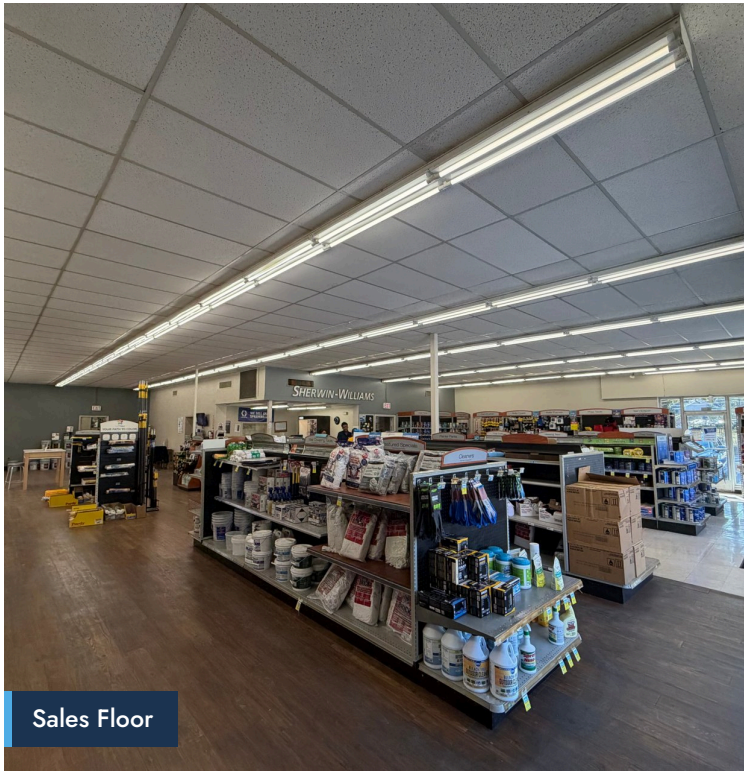


Boundary lines are approximate and for illustration only.

Interior Photos

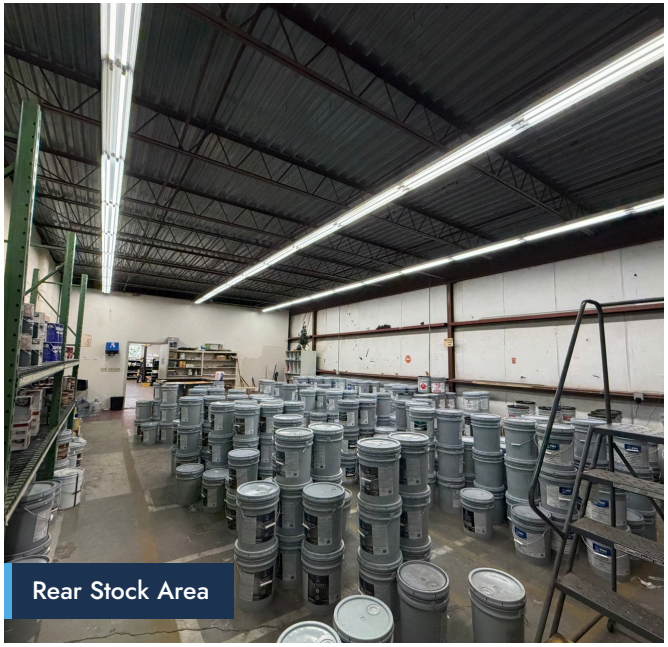


Sales Floor & Color Center



Sales Floor


Stockroom


Rear Stock Area


Warehouse & Drive-In Door

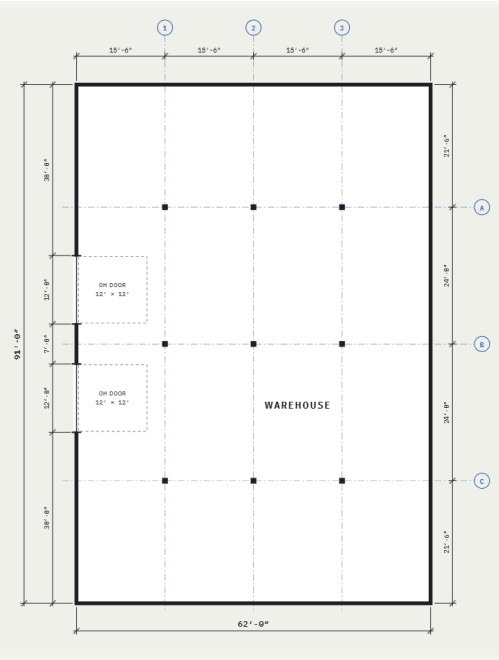
Value-Add: 5,600 SF Warehouse

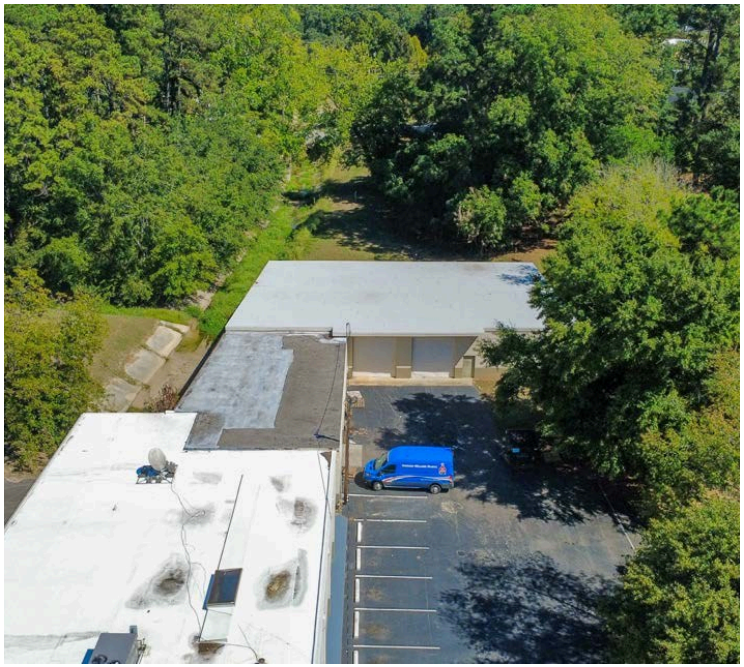
The rear 5,600 SF of the building is vacant and on the market for lease at $6.00/SF NNN, available 10/1/2026. It suits a service company or industrial supplier, with two 12' drive-in doors, 15' clear height, single-phase power and LED lighting. Estimated operating expenses are $1.50/SF annually.

Available SF	5,600 SF
Asking Lease Rate	$6.00/SF NNN
Tax ID / APN	0103510
Zoning	B-1 General Business
Drive-In Doors	(2) 12' x 12'
Clear / Eave Height	15'
Column Spacing	15'
Power	Single Phase
Lighting	LED
Construction	Masonry

Illustrative Stabilized Income	
In-Place NOI	$67,229
Warehouse Lease-Up (5,600 SF x $6.00)	+ $33,600
Stabilized NOI	**$100,829**
Return on List Price	**8.58%**

Pro forma for illustration only; assumes NNN lease-up at the asking rate with expenses recovered. Not a guarantee of future income.













Location Summary

Orangeburg, SC

Orangeburg, the seat of Orangeburg County, sits along the North Fork of the Edisto River in South Carolina's Midlands, about halfway between Columbia and Charleston on I-26. The city has roughly 13,400 residents and the county about 83,200.

Orangeburg is a regional center for education and health care. It is home to South Carolina State University and Claflin University, two historically Black universities, as well as Orangeburg-Calhoun Technical College and MUSC Health Orangeburg, the county's regional medical center.

Its position at the junction of I-26, US 301, US 601 and US 178 supports a manufacturing and distribution base along the interstate corridor, including Husqvarna and Zeus.

The city is also known for Edisto Memorial Gardens, whose rose gardens host the annual Orangeburg Festival of Roses, drawing visitors from across the region each spring.

5 Mile Radius

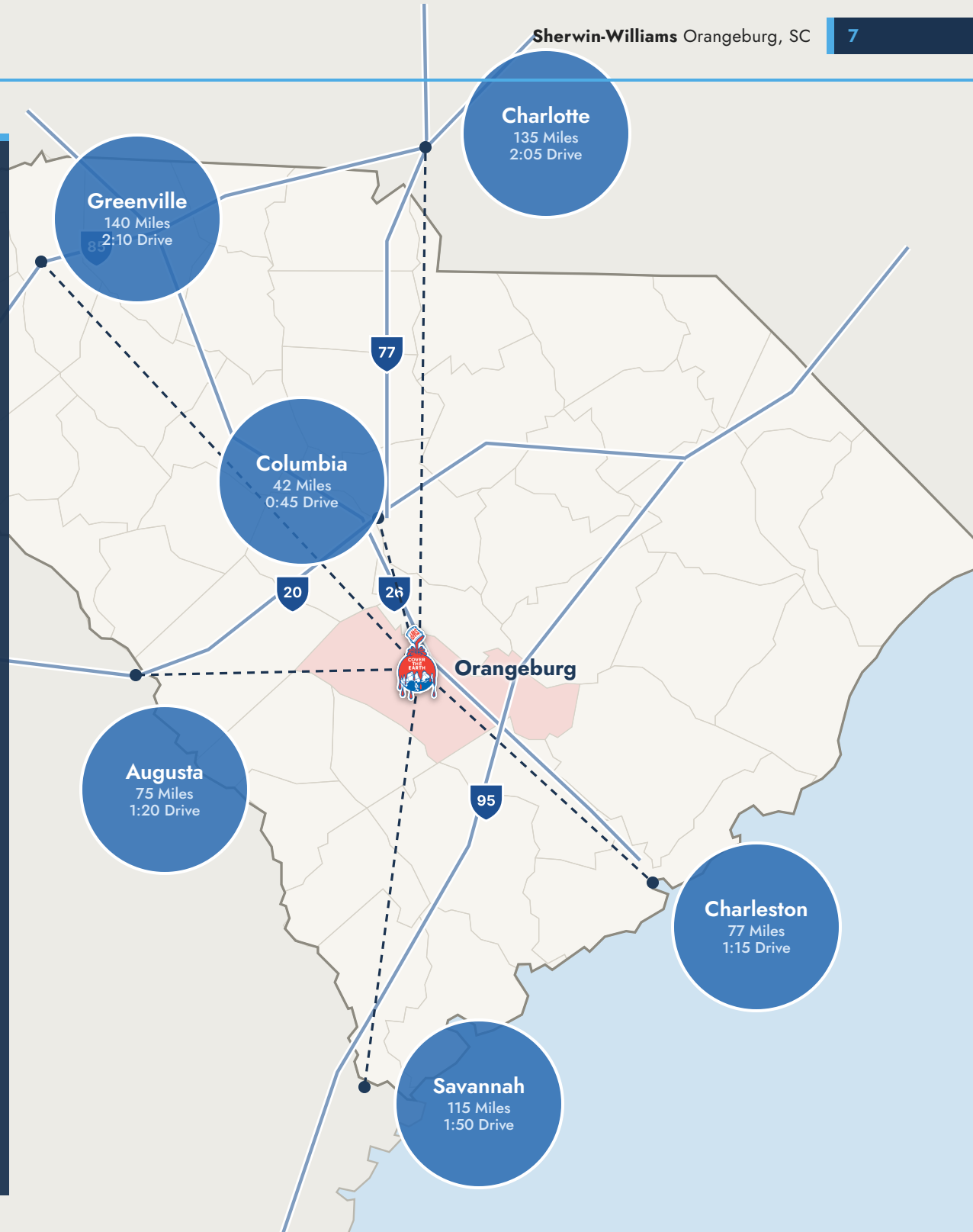
34,395
People
$45,403
Median HHI

City of Orangeburg

13,383
People
$38,635
Median HHI

Orangeburg County

83,177
People
25,672
Total Employees



Sources: U.S. Census Bureau (2025 population estimates; 2020–2024 ACS; 2023 County Business Patterns); 5-mile radius per 2024 ACS 5-year estimates. Drive times approximate.

Tenant Summary

Founded in Cleveland in 1866, The Sherwin-Williams Company develops, manufactures, distributes and sells paints, coatings and related products to professional, industrial, commercial and retail customers. Its brands include Sherwin-Williams, Valspar, HGTV Home by Sherwin-Williams, Dutch Boy, Krylon, Minwax, Thompson's WaterSeal and Cabot.

Sherwin-Williams branded products are sold only through the company's own network of more than 4,900 stores and facilities, while its other brands reach customers through mass merchants, home centers, independent dealers and industrial distributors. The company's Performance Coatings Group serves the construction, industrial, packaging and transportation markets in more than 120 countries. Shares trade on the New York Stock Exchange under the symbol SHW.





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