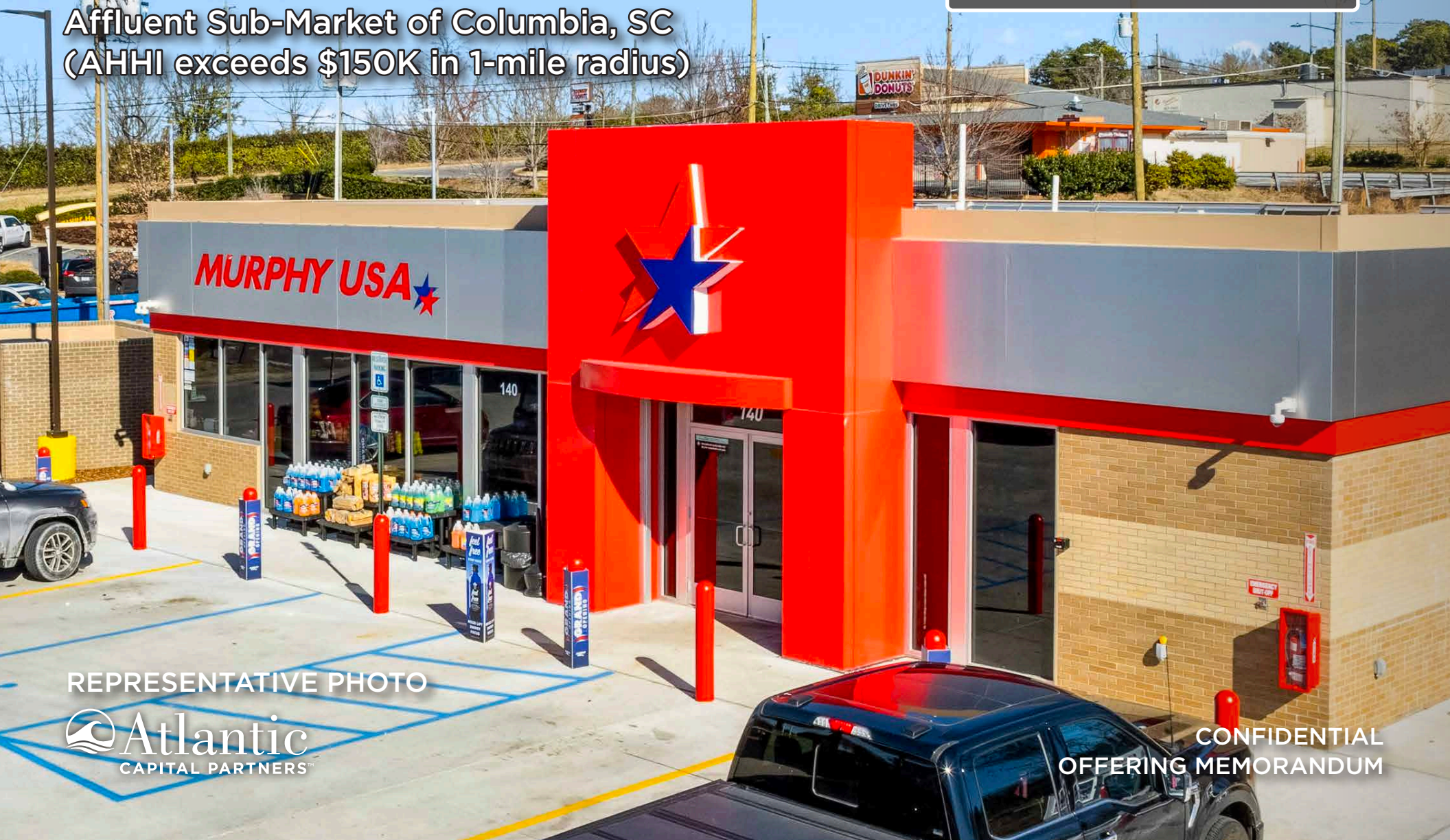




**1401 DUTCH FORK RD**  
Irmo, SC (Columbia MSA)

**OFFERED FOR SALE**  
**\$2,648,000 | 5.25% CAP**

**Affluent Sub-Market of Columbia, SC**  
**(AHHI exceeds \$150K in 1-mile radius)**



REPRESENTATIVE PHOTO



**CONFIDENTIAL**  
**OFFERING MEMORANDUM**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Murphy USA in Irmo, SC. Murphy USA recently signed a 20-Yr, Abs NNN Ground Lease. The Asset is positioned in a highly affluent submarket of Columbia, SC



**20-YR  
LEASE**



**DENSE  
RETAIL NODE**



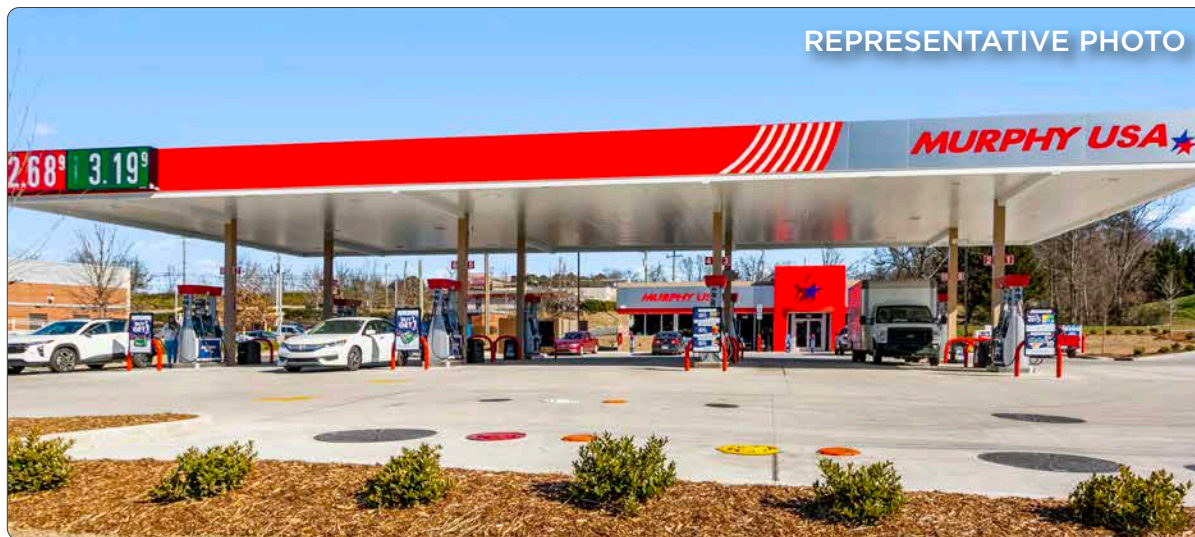
**HIGH GROWTH  
COLUMBIA MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$139,000
Rent Escalation	6-10	\$150,120
Rent Escalation	11-15	\$162,130
Rent Escalation	16-20	\$175,100
1st Extension	21-25	\$189,108
2nd Extension	26-30	\$204,237
3rd Extension	31-35	\$220,576
4th Extension	36-40	\$238,222

<b>NOI</b>	<b>\$139,000</b>
<b>CAP</b>	<b>5.25%</b>
<b>PRICE</b>	<b>\$2,648,000</b>

## ASSET SNAPSHOT

Tenant Name	Murphy USA
Address	1401 Dutch Fork Rd, Irmo, SC 29063
Building Size (GLA)	2,824 SF
Land Size	1.47 Acres
Year Built/Renovated	2025
Signatory/Guarantor	Murphy Oil USA Inc. (Corporate)
Lease Structure	Abs NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	12/1/2025 (Estimated)
Lease Expiration Date	11/30/2045 (Estimated)
ROFR	30 Days
Remaining Term	20 years
Rental Increases	8% Every 5 Years and in Option Periods
Current Annual Rent	\$139,000



REPRESENTATIVE PHOTO



**61,496** PEOPLE  
IN 5 MILE RADIUS



**\$159,069** AHHI  
IN 1 MILE RADIUS



**27,900** VPD  
ON DUTCH FORK RD



## STRONG LEASE FUNDAMENTALS

8% rental increases every 5 years of initial term | 8% rental increases every 5 years during options periods | Absolute NNN Ground lease providing no Landlord Responsibilities | Four (4) - Five (5) year option periods



## CREDIT TENANT

Murphy USA has a Market Cap of over \$10.45B and has over 1,700 locations | Corporate guaranteed lease with credit tenant (S&P: BB+)



## AFFLUENT SUB-MARKET OF COLUMBIA, SC

AHHI exceeds \$150K in 1-mile radius of site | The South Carolina State Capital has an annual growth rate of 1.46% and has the population has grown more than 6% since 2020 | Columbia has a strong job market with projected job growth of over 27% in the next ten years | Healthcare and Education industries are the major economic drivers



## STRATEGICALLY POSITIONED AT HIGHLY TRAFFICKED INTERSECTION

Site is positioned at the intersection of Dutch Fork Rd (27,900 VPD) and AJ Amrick Rd, with easy access at a signal | The site is located just over a mile from I-26 (60,100 VPD)



## POSITIONED IN A DENSE RETAIL NODE

More than 394K SF of retail space within 1 mile | Nearby national retailers include: Food Lion, Walgreens, CVS, Walmart, Aldi, and Tractor Supply Co.



## LOCATED ON A MAJOR COMMUTER THOROUGHFARE

Dutch Fork Rd operates as an important route for commuters going to and from Columbia, SC | The site is positioned on the A.M. side of Dutch Fork Rd | Lake Murray, just to the south, is a popular destination for Columbia citizens to spend their weekends, and Irmo is a major suburb of Columbia









Walmart

TSC TRACTOR SUPPLY CO  
Biscuitville  
Wendy's  
Freddy's  
McDonald's  
Arby's  
Chick-fil-A

DOLLAR TREE  
tropical SMOOTHIE CAFE  
POPEYES LOUISIANA KITCHEN  
TACO BELL  
EGGS UP GRILL  
SONIC American Drive-In

the Y

ALDI  
STARBUCKS  
WHATABURGER

Walgreens

76

FOOD LION  
THE SALVATION ARMY

CVS

bp

ZAXBY'S

Dutch Fork Rd (27,900 VPD)

AJ Amrick Rd

MURPHY USA

First Citizens Bank



**GREENVILLE**

86 MILES  
1:24 DRIVE

**CHARLOTTE**

80 MILES  
1:51 DRIVE

Irmo



**COLUMBIA**

10 MILES  
0:22 DRIVE

Augusta

GA

NC

SC

Columbia, South Carolina, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.

**1 MILES**

2,922  
PEOPLE  
\$159,069  
AHHI  
1,631  
TOTAL  
EMPLOYEES

**3 MILES**

26,255  
PEOPLE  
\$148,037  
AHHI  
4,600  
TOTAL  
EMPLOYEES

**5 MILES**

61,496  
PEOPLE  
\$139,389  
AHHI  
15,749  
TOTAL  
EMPLOYEES

**CHARLESTON**

115 MILES  
2:00 DRIVE





## TENANT OVERVIEW

MURPHY USA IRMO, SC

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Murphy USA (NYSE: MUSA) is a leading retailer of gasoline and convenience merchandise with more than 1,700 stations located primarily in the Southwest, Southeast, Midwest, and Northeast United States. The company and its team of nearly 15,000 employees serve an estimated 2.0 million customers each day through its network of retail gasoline and convenience stations in 27 states. The majority of MurphyUSA's sites are located in close proximity to Walmart stores. The company also markets gasoline and other products at standalone stores under the Murphy Express and QuickChek brands. Murphy USA ranks 262 among Fortune 500 companies.

### MURPHY USA QUICK FACTS

<b>Founded:</b>	2013
<b>Ownership:</b>	Murphy Oil USA Inc. (NYSE: MUSA)
<b># of Locations:</b>	1700+
<b>Market Cap:</b>	\$10.5B
<b>Headquarters:</b>	El Dorado, AR
<b>Guaranty:</b>	Murphy Oil USA Inc.





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Irmo, SC (Columbia MSA)

**OFFERED FOR SALE**  
**\$2,648,000 | 5.25% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Murphy USA - Irmo, SC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.