



1303 W 4TH ST
Adel, GA

OFFERED FOR SALE
\$2,844,000 | 5.45% CAP



 Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Murphy USA in Adel, GA. Murphy USA recently signed a 20-Yr Abs. NNN Ground Lease. The Asset is positioned directly off of I-75 (55,500 VPD), a major commuter interstate.



**20-YR
LEASE**



**DENSE
RETAIL NODE**



**STRATEGIC
INTERSTATE
LOCATION**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$155,000
Rent Escalation	6-10	\$167,400
Rent Escalation	11-15	\$180,792
Rent Escalation	16-20	\$195,255
1st Extension	21-25	\$210,876
2nd Extension	26-30	\$227,746
3rd Extension	31-35	\$245,966
4th Extension	36-40	\$265,643

NOI	\$155,000
CAP	5.45%
PRICE	\$2,844,000

ASSET SNAPSHOT

Tenant Name	Murphy USA
Address	1303 W 4th St, Adel, GA 31620
Building Size (GLA)	2824 Square Feet
Land Size	1.72 Acres
Year Built/Renovated	2025
Signatory/Guarantor	Murphy Oil USA Inc. (Corporate)
Lease Structure	Abs NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	11/1/2025
Lease Expiration Date	10/31/2045
ROFR	30 Days
Remaining Term	20 years
Rental Increases	8% Every 5 Years and in Option Periods
Current Annual Rent	\$155,000



ACTUAL PROPERTY



11,432 PEOPLE
IN 5 MILE RADIUS



\$69,066 AHHI
IN 5 MILE RADIUS



55,500 VPD
ON I-75



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+)



EXCELLENT GEORGIA BUSINESS CLIMATE

In January 2025, Site Selection Magazine ranked Georgia as the #1 state for Best Business Climate | Projected economic growth in 2025 is 2.4%, above the national forecast of 1.6% | Utilities, real estate, and wages are below national averages, providing cost advantages



STRATEGICALLY POSITIONED OFF INTERSTATE

Site is positioned on W 4th St (13,200 VPD), directly off of I-75 (55,500 VPD), with easy access at a signalized intersection | The site sits at the corner of Alabama Rd, with cross-access with the Walmart



POSITIONED IN A WALMART OUTPARCEL AND DENSE RETAIL NODE

More than 394K SF of retail space within 1 mile | Nearby national retailers include: Walmart, Starbucks, Wendy's, Burger King, Piggly Wiggly, and Tractor Supply Co.



NEARBY MARKET DRIVERS

The site is located 1 mile from downtown Adel, and is located in the primary retail and hotel area in town | Located 1 block from a weigh station, benefitting from passing truck traffic | Under 1 mile from Cook County Airport







Alabama Rd

W 4th St (13,200 VPD)

55,500 VPD



MACON

117 MILES
1:50 DRIVE

CHARLESTON

235 MILES
5:10 DRIVE

SAVANNAH

153 MILES
3:30 DRIVE

JACKSONVILLE

120 MILES
2:00 DRIVE

As of 2025, Georgia continues to rank among the top states for doing business in the U.S. Thanks to its consistent pro-business policies, Georgia was named the #1 state for business climate by Site Selection Magazine and has held top rankings from Area Development Magazine for over a decade. The state offers a low corporate tax rate—planned to drop to 4.99%—no state property tax, and a stable fiscal environment with AAA credit ratings from all major agencies. This strong foundation is further supported by competitive operating costs, including affordable real estate, utilities, and labor, making Georgia attractive for both startups and established enterprises.

1 MILES

1,829
PEOPLE
\$50,113
AHHI
1,835
TOTAL
EMPLOYEES

3 MILES

8,670
PEOPLE
\$63,188
AHHI
4,162 TOTAL
EMPLOYEES

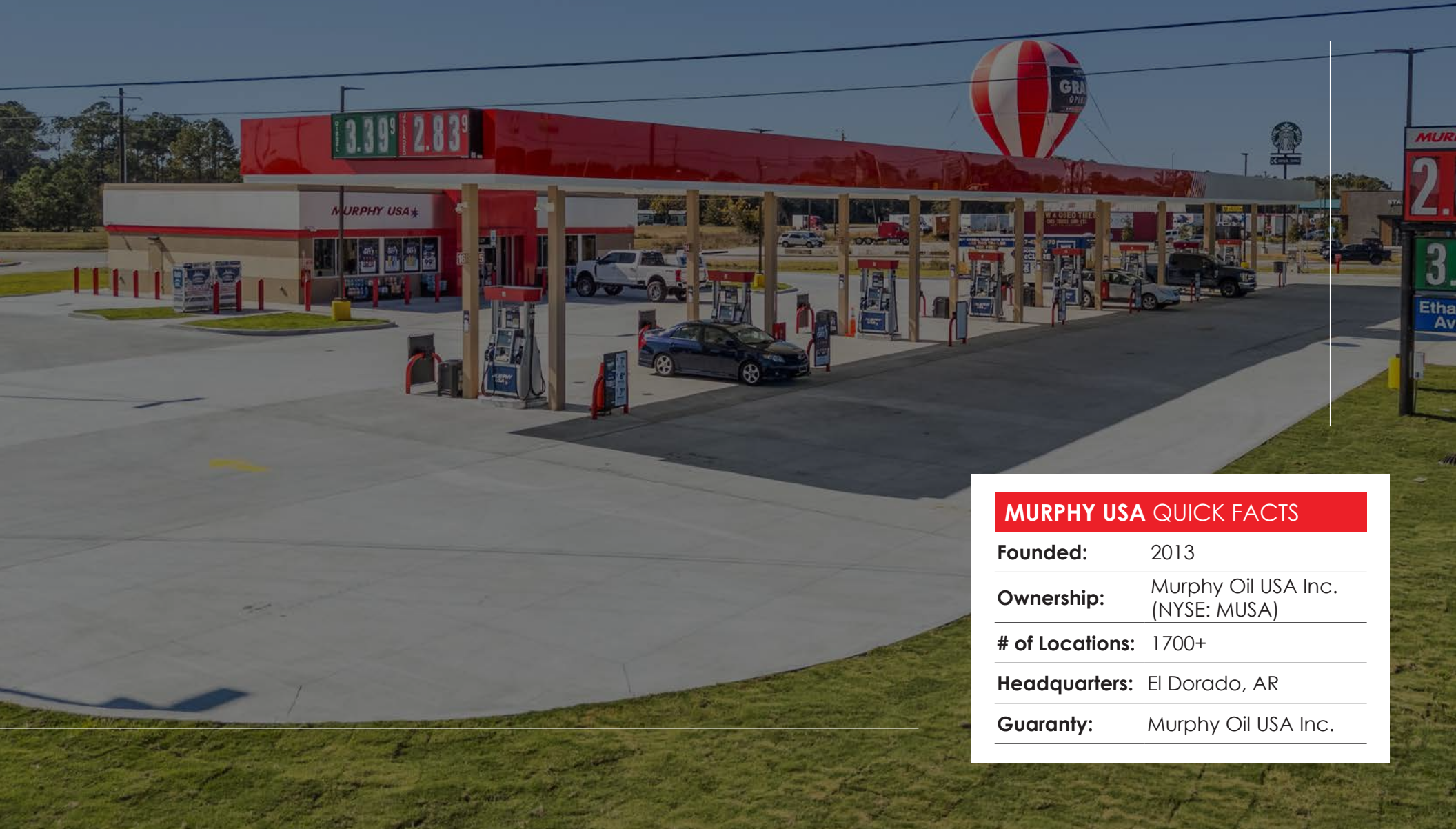
5 MILES

11,432
PEOPLE
\$69,066
AHHI
4,627
TOTAL
EMPLOYEES



TENANT OVERVIEW

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

Founded:	2013
Ownership:	Murphy Oil USA Inc. (NYSE: MUSA)
# of Locations:	1700+
Headquarters:	El Dorado, AR
Guaranty:	Murphy Oil USA Inc.



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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