

OFFERED FOR SALE

\$2,762,000 | 5.25% CAP

959 N Wesleyan Blvd,
Rocky Mount, NC
(Raleigh MSA)

MURPHY USA



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Murphy USA Ground Lease in Rocky Mount, NC. The Property has a 20 year ground lease to Murphy USA which commences in November 2024. The Asset is well positioned in a major retail hub of Rocky Mount (Raleigh, NC MSA), on a shopping center outparcel at a lighted intersection, and fronts the main commuter road N. Wesleyan Blvd.



**OUTPARCEL TO A
TOP-PERFORMING
TRACTOR SUPPLY CO**



**20 YEARS
REMAINING ON
ABS. NNN LEASE**



**37,000 VPD ON
N WESLEYAN BLVD**

ASSET SNAPSHOT

Tenant Name	Murphy Oil USA
Address	959 N Wesleyan Blvd, Rocky Mount, NC 27804
Building Size (GLA)	2,824 SF
Land Size	1.20 Acres
Year Built	2024
Signator/Guarantor	Murphy Oil USA Inc. (Corporate)
Rent Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	11/1/2024
Lease Expiration Date	10/31/2044
Rental Increases	8% Every 5 Years
Remaining Term	20 Years
Current Annual Rent	\$145,000

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$145,000
Rental Increase	Years 6-10	\$156,600
Rental Increase	Years 11-15	\$169,128
Rental Increase	Years 16-20	\$182,658
1st Extension	Years 21-25	\$197,221
2nd Extension	Years 26-30	\$213,053
3rd Extension	Years 31-35	\$230,097
4th Extension	Years 36-40	\$248,505

NOI	\$145,000
CAP	5.25%
Price	\$2,762,000



56,078
PEOPLE IN
5 MILE RADIUS



\$71,018
AHHI
5 MILE RADIUS



37,000
VPD ON
N WESLEYAN BLVD



INVESTMENT HIGHLIGHTS



LOCATED AT A LIGHTED INTERSECTION OF MAJOR SHOPPING CENTER

The Subject Site is located on an out parcel to Sutters Creek Plaza, a 210,842 SF Power Center, anchored by: Tractor Supply and Big Lots | This Tractor Supply ranks in the 95th percentile in visits compared to all other Tractor Supply Co's Nationwide



INVESTMENT GRADE TENANT
Market Cap of over \$10.45B | Has over 1,700 locations | Corporate Lease with a strong credit tenant



POSITIONED ON MAIN RETAIL CORRIDOR

Over 2.7M SF of retail space within a 1-mile radius (Target, Walmart, Lowes Home Improvement, TJ Maxx, McDonalds, Wendy's, Cook Out,) with 122K SF of absorption in the past 12 months | Approximately 400 multi-family units and 400 hotel rooms in a 1-mile radius



ATTRACTIVE LEASE FUNDAMENTALS

8% rent increase every 5 years and during options periods | Absolute NNN Ground lease providing no Landlord Responsibilities | Four (4) - Five (5) year option periods



EASILY ACCESSIBLE & HIGHLY VISIBLE LOCATION

Fronting N. Wesleyan Blvd (37K VPD), the subject site is positioned on a hard corner of a lighted intersection providing seamless ingress & egress



N WESLEYAN BLVD (37,000 VPD)

SUTTERS CREEK BLVD (11,500 VPD)

**MURPHY
USA**





T.J. Maxx SHOE CARNIVAL
PET SMART

COBB CORNERS
Walmart burkes OUTLET. b LANE BRYANT Office DEPOT planet fitness

GOLDEN EAST CROSSING MALL
ROSS belk
Dunham's JCPenney
BAM!
MODELS TOYS & MORE

ROCKY MOUNT TOWNE CENTER
HOBBY LOBBY CITI TRENDS

MATTRESS Warehouse



COOK OUT

Wendy's

N WESLEYAN BLVD (37,000 VPD)

EXXON

CHIPOTLE MEXICAN GRILL
AspenDental

MURPHY USA





sam's club

LOWE'S

pepper's

Arby's

CAR WASH

64

35,000 VPD

golden corral

JOANN

R&C

Hwy 55

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BIG LOTS!

MURPHY USA

Wendy's

MATTRESS Warehouse

McDonald's

SUTTERS CREEK BLVD (11,500 VPD)



N WESLEYAN BLVD (37,000 VPD)

CHIPOTLE
MEXICAN GRILL

AspenDental



NASH GENERAL HOSPITAL
280 BEDS

COBB CORNERS

Walmart
burkes OUTLET

Office DEPOT
LANE BRYANT

planet fitness



TJ-maxx SHOE CARNIVAL
PET SMART

GOLDEN EAST CROSSING MALL

ROSS belk
Dunhans JCPenney
BAM!



ROCKY MOUNT TOWNE CENTER

HOBBY LOBBY CITITRENDS

Walgreens

Walgreens



MURPHY USA

TSC TRACTOR SUPPLY CO
Rainbow JOANN

FARMERS home FURNITURE
BIG LOTS!
HARBOR FREIGHT
QUALITY TOOLS - LOWEST PRICES

ROCKY MOUNT SPORTS COMPLEX

Harris Teeter

sam's club

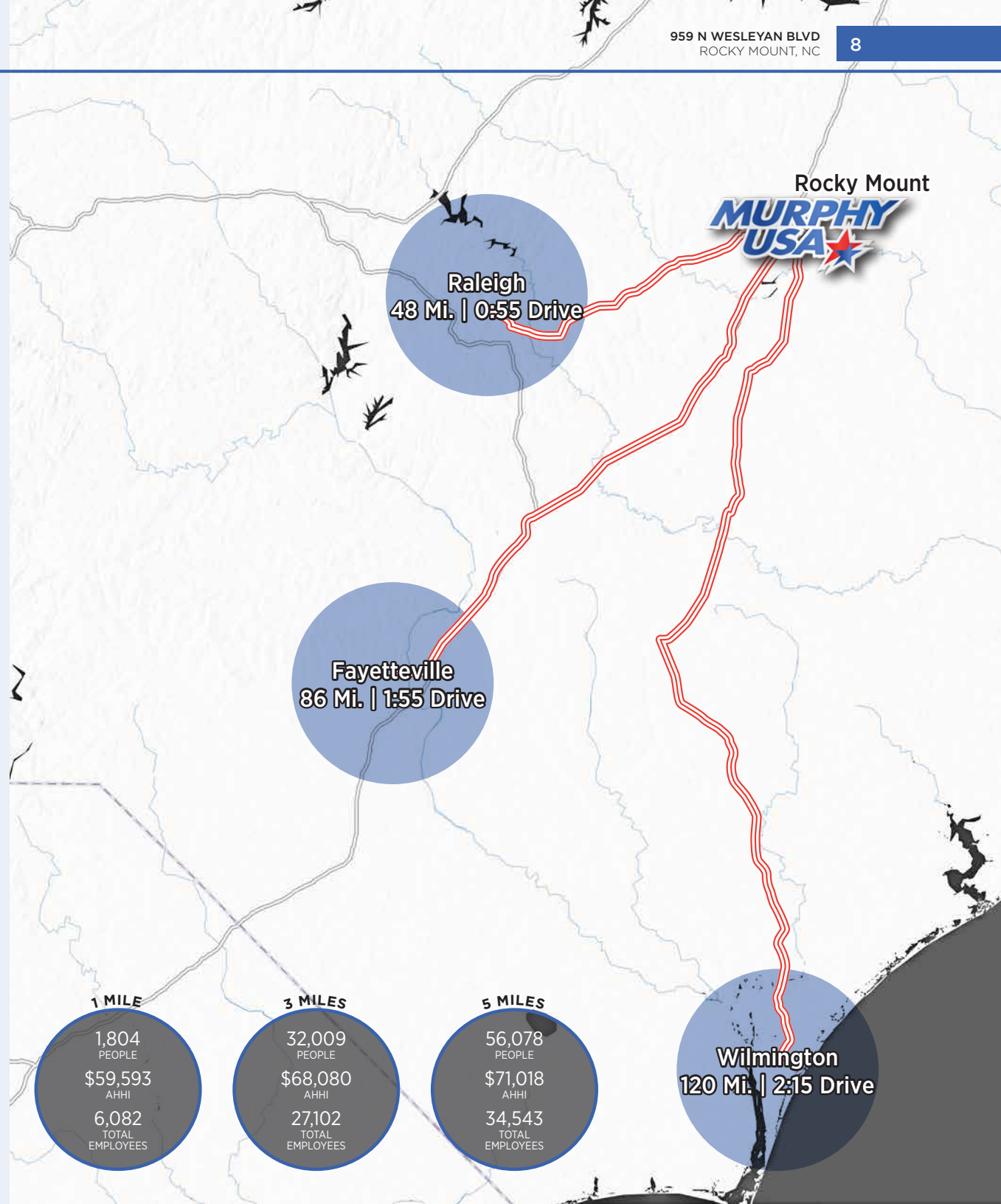
AMERICAN FREIGHT
FURNITURE - MATTRESS

DOWNTOWN
ROCKY MOUNT



ROCKY MOUNT, NC

Rocky Mount, North Carolina, is a city located in the eastern part of the state, straddling both Nash and Edgecombe counties. Founded in the early 19th century, it has a rich history tied to the development of the tobacco and cotton industries. Today, Rocky Mount is known for its vibrant community, historical sites, and cultural attractions. The city has made significant efforts toward economic revitalization and urban development, particularly in its downtown area. Notable features include the Rocky Mount Mills, a restored cotton mill that now serves as a hub for breweries, restaurants, and residential spaces, as well as the Imperial Centre for the Arts and Sciences, which offers a variety of cultural and educational programs. The city is also recognized for its parks and recreational facilities, contributing to a high quality of life for its residents.





Murphy USA (NYSE: MUSA) is a leading retailer of gasoline and convenience merchandise with more than 1,650 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.

Since 1996, Murphy USA has been the place people go to save on the gas that fuels their lives. From the lowest prices on gas to exclusive deals on your family's favorite snacks and drinks, we're always going the extra mile to help you buy smarter and drive farther. We provide drivers with the utmost convenience when it's time to fill up. With quality fuels, great prices and friendly service, Murphy USA is the place to fuel up.



MURPHY USA QUICK FACTS

Founded	1996
Ownership	Public (NASDAQ: MUSA)
Market Cap	\$10.45B
Number of Locations	1,700+
Headquarters	El Dorado, AR



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Exclusively Offered By



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