



MURPHY USA

SOUTH HILL, VA

(NYSE: MUSA)
(S&P: BB+)

NOW OPEN



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



NNN INVESTMENT
GROUP

NET LEASED INVESTMENTS

OFFERED AT \$3,107,000
5.15% CAP RATE

BRAND NEW CONSTRUCTION | 20-YEAR CORPORATE ABSOLUTE-NNN GROUND LEASE

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE
\$3,107,000

CAP RATE
5.15%

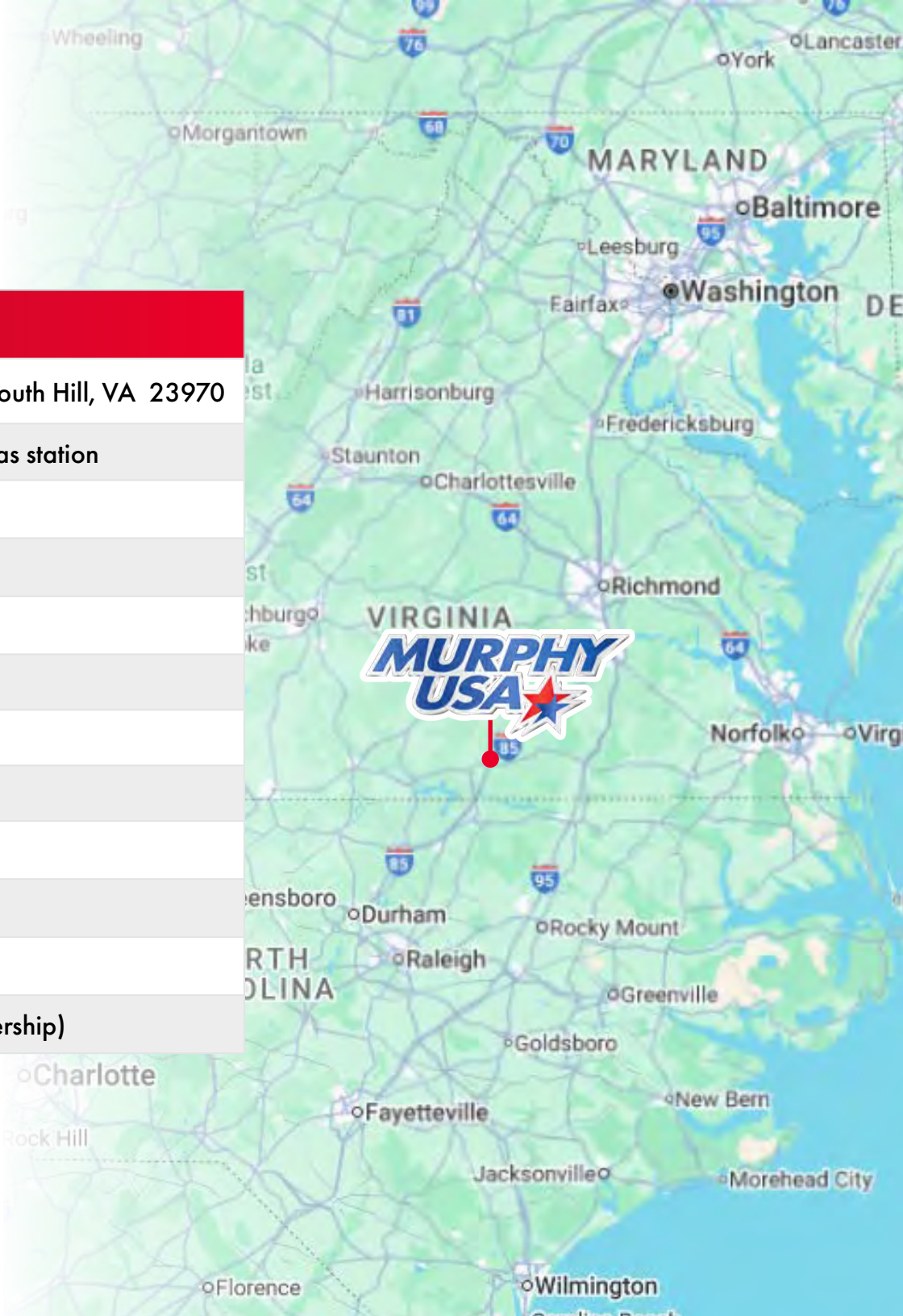
NOI
\$160,000

NOI/MO
\$13,333



OFFERING SUMMARY

PROPERTY SUMMARY	
Address	1145 East Atlantic Street, South Hill, VA 23970
Property Type	Single Tenant C-Store & Gas station
Parcel No.	31955
Store #	7624
Tenant	Murphy Oil USA, Inc
Stock ticker	NYSE: MUSA
Credit Rating	S&P: BB+
Guarantor	Corporate
Building Size (GLA)	2,824 SF
Land Size	0.90 AC
Year Built	2025
Ownership	Ground Lease (Land Ownership)



INVESTMENT HIGHLIGHTS



CORPORATE MURPHY USA (NYSE: MUSA; S&P: BB+) – PUBLICLY TRADED FORTUNE 500 COMPANY

- Corporate guaranty from Murphy Oil USA, Inc. (NYSE: MUSA).
- Over 1,700 locations across 27 states with annual revenues of \$21 billion.
- Murphy USA is ranked No. 231 on the Fortune 500 list.



NEW 20-YEAR ABSOLUTE-NNN GROUND LEASE – 9% RENT INCREASES EVERY 5 YEARS – 4 (5-YEAR) OPTIONS TO EXTEND

- This location has a new 20-year absolute-NNN ground lease in place.
- Zero landlord responsibilities – Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises.
- Lease features 9% rent increases every 5 years during the primary term and option periods.



BRAND-NEW 2025 CONSTRUCTION – LATEST MURPHY USA PROTOTYPE STORE

- High-quality 2025 construction built to Murphy USA's latest prototype.
- This location will have 12 fueling stations.
- The 0.90-acre parcel has multiple ingress/egress points at the signalized intersection.



THE PROPERTY IS SITUATED IN FRONT OF THE ONLY WALMART SUPERCENTER FOR OVER 20 MILES.

- Surrounded by strong-performing national retailers including Walmart, Home Depot, Tractor Supply Co., CVS, Starbucks, Food Lion, O'Reilly, Bojangles, and Arby's.
- Many of the retailers surrounding the Murphy are ranked top in the nation and state by number of visitors (Placer.ai).
- Located next to two car dealerships: Boyd Honda of South Hill and Boyd Chrysler, Jeep, Dodge, Ram of South Hill.
- Multiple national hotel/motel brands nearby including Comfort Inn, Hampton Inn, Best Western, Fairfield Inn & Suites, and Wyndham Inn & Suites.

INVESTMENT HIGHLIGHTS



STRONG TRADE AREA FOR C-STORE & GAS STATION PERFORMANCE (PLACER.AI) – EXCELLENT VISIBILITY & IMMEDIATE ACCESS TO/FROM I-85

- Surrounding C-store and gas stations have high national and state rankings based on number of visitors (Placer.ai).
- They are ranking much higher than national and state averages – Some in the top 10–15%.
- Consumer spending on gasoline exceeds \$4.74 million within 3 miles of this site (CoStar).
- Murphy USA should be able to immediately capture market share – Excellent position in this marketplace.
- Located directly off E Atlantic Street (25,000 VPD) with immediate access to/from I-85 (33,000 VPD).
- Main retail corridor through South Hill..



CONSISTENT BUSINESS DEVELOPMENT & GROWTH – DATA CENTER & LOGISTICS HUB

- South Hill, VA benefits from direct access to global shipping networks – 2 hours from the Port of Virginia, which handled over 3.5 million containers in 2024 – Major freight corridor.
- Regional access – Positioned midway between New York and Florida, Baltimore and Charlotte, and 90 minutes from Richmond and Raleigh.
- Microsoft has multiple data centers in development in South Hill and other parts of southern Virginia.
- \$12.4 million invested into upgrades and development for Route 58 Activation Corridor – 67-acre industrial park in South Hill.

TRADE AREA C-STORE/GAS PERFORMANCE METRICS

PLACER.AI IMMEDIATE C-STORE & GAS STATION TRADE AREA PERFORMANCE

	Tenant	Annual Visitors	National Ranking	VA State Ranking	15-Mile Radius Ranking
1	Raceway	442,800	Top 13%	Top 8%	#1 (Only Locaton)
2	Shell Gas/ Pilot Travel Center	598,500	Top 14%	Top 20%	Top 12%
3	7-Eleven/Sunoco	370,300	Top 2%	Top 2%	#1 Out of 3 Locations
4	Exxon Mobil	153,500	Top 50%	Top 40%	Top 46%

PLACER.AI RETAIL TRAFFIC DRIVERS IMMEDIATE TRADE AREA

	Tenant	Annual Visitors	Ranking Notes
1	Walmart Supercenter	1.8 Million	#1 Out of 2 Locations in 30-Mile Radius
2	Home Depot	518,300	#1 Location in 15-Mile Radius, Only Location in 50-mile radius
3	Tractor Supply Co	218,700	Top 26% Nationally & Top 28% in VA
4	Dollar Tree	180,700	#1 Location in 15-Mile Radius
5	Goodwill	103,000	#1 Location in 15-Mile Radius
6	Starbucks	661,200	Top 1% Nationally & #2 Location in VA
7	Bojangles	692,600	Top 1% Nationally & #1 Location in VA
8	Arby's	163,500	Top 21% Nationally & Top 22% in VA



TRADE AREA



LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$160,000
Rent Commencement	1/1/2026
Lease Expiration	12/31/2045
Original Lease Term	20 Years
Lease Term Remaining	20 Years
Options to Renew	(4) 5-Year Options
Rent Increases	9% Every 5 Years
Lease Type	Absolute-NNN Ground Lease
LL Responsibilities	None

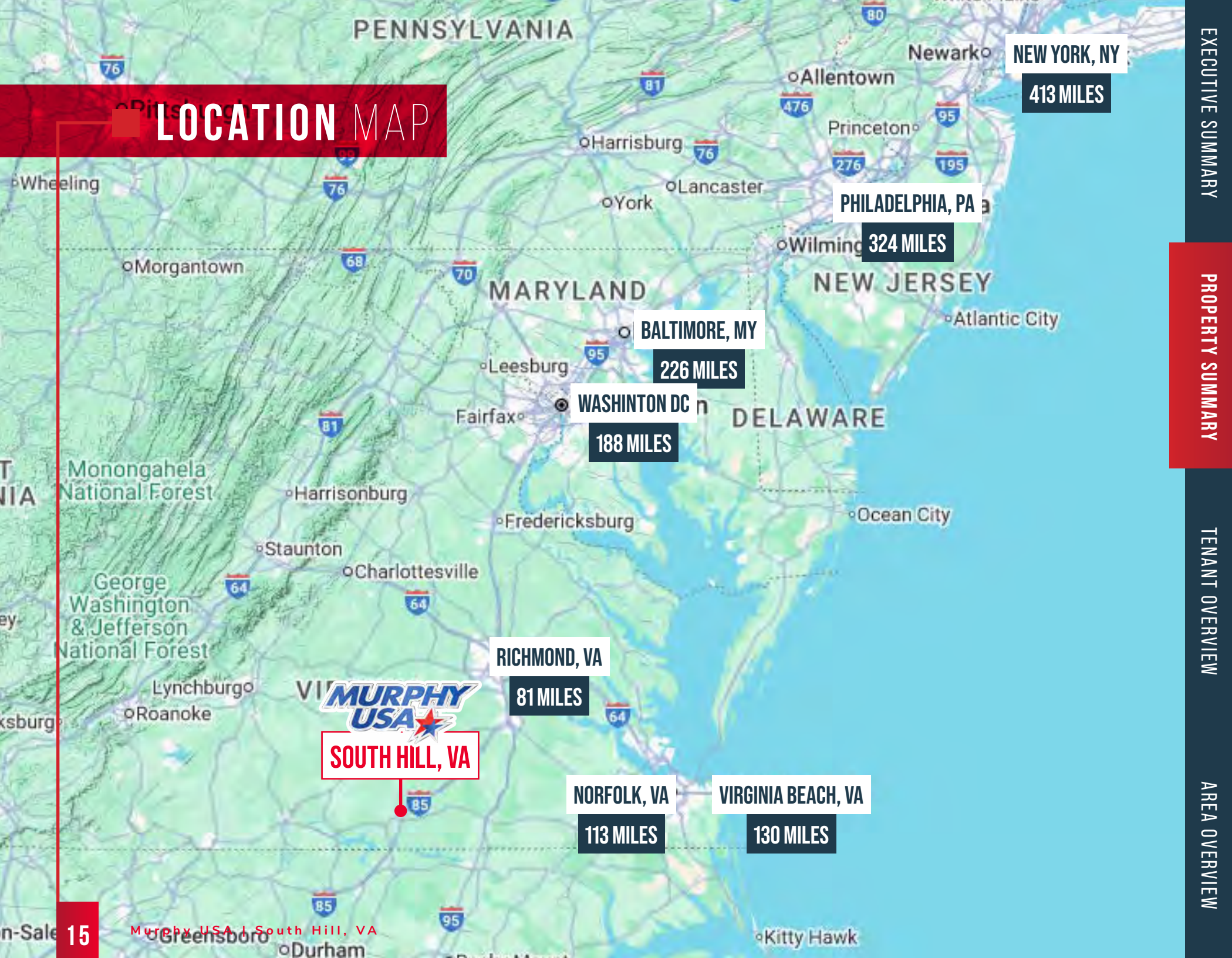
RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM					
	TERM	NOI/YR	NOI/MO	NOI/ SF	Rent Increase
Current Term	Years 1 - 5	\$160,000.00	\$13,333.33	\$56.66	-
	Years 6 - 10	\$174,400.00	\$14,533.33	\$61.76	9%
	Years 11 - 15	\$190,096.00	\$15,841.33	\$67.31	9%
	Years 16 - 20	\$207,204.64	\$17,267.05	\$73.37	9%
RENEWAL OPTIONS (4)-5 YEAR					
	TERM	NOI/YR	NOI/MO	NOI/ SF	Rent Increase
	Option 1	\$225,853.06	\$18,821.09	\$79.98	9%
	Option 2	\$246,179.84	\$20,514.99	\$87.17	9%
	Option 3	\$268,336.02	\$22,361.34	\$95.02	9%
	Option 4	\$292,486.26	\$24,373.86	\$103.57	9%



PROPERTY SUMMARY

LOCATION MAP





PROPERTY PHOTOS

Construction Progress
as of Dec 1, 2025



PROPERTY PHOTOS

Construction Progress
as of Dec 1, 2025



Construction Progress
as of Dec 1, 2025

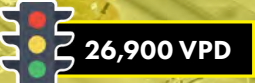


Construction Progress
as of Dec 1, 2025



AERIAL NORTH

INTERSTATE
85 30,500 VPD



SHAW ST

EATLANTIC ST

CYCLE LN



TOWN SQUARE CENTER

HARBOR FREIGHT T.J. MAXX

20+ RETAIL







TENANT OVERVIEW

■ ABOUT MURPHY USA

Trade Name:	Murphy USA
NYSE Ticker:	MUSA
Industry:	Convenience Retail
Revenue (2024):	\$1 Billion
Net Income (2024):	\$502 Million
Area Served:	National
Locations:	1,700+
Employees:	15,000+
Corporate Headquarters:	El Dorado, Arkansas
Website:	www.murphyusa.com/murphyusa/home



VIEW ANNUAL
REPORT AND
OTHER FINANCIALS





NYSE
MUSA



\$1 BILLION
REVENUE



\$502 MILLION
NET INCOME



15,000+
EMPLOYEES



1,700+
LOCATIONS



AREA OVERVIEW

DEMOGRAPHICS



POPULATION

RADIUS	3 MILE	5 MILE	10 MILE
POPULATION	5,636	8,273	15,585
HOUSEHOLDS	2,383	3,508	6,701
DAYTIME/EMPLOYEES	4,912	6,177	6,819



HOUSEHOLD INCOME

RADIUS	3 MILE	5 MILE	10 MILE
AVERAGE	\$79,362	\$77,839	\$82,199
MEDIAN	\$50,163	\$51,889	\$57,821

DRIVE TIMES	2 MIN	56 MIN	1 HR 16 MIN	1 HR 20 MIN

ABOUT SOUTH HILL

SOUTH HILL, VA is a growing community that blends small-town charm with strategic economic importance. Positioned at the crossroads of I-85 and US 58, the town serves as a regional hub for healthcare, retail, and logistics, drawing visitors and workforce talent from across Mecklenburg County and beyond. South Hill benefits from steady population inflow, proximity to major industrial and technology corridors, and expanding investment in sectors such as advanced manufacturing, data centers, and transportation. With its historic downtown, strong community amenities, and easy access to Lake Gaston and Buggs Island/ Kerr Lake, South Hill offers businesses and residents a high quality of life backed by economic momentum and long-term growth potential.



Healthcare Hub

Home to a major regional hospital, drawing patients from multiple counties



Connectivity

Direct interstate access - efficient travel to Richmond, Raleigh & the Research Triangle



Recreation

Immediate access to Lake Gaston and John H. Kerr Reservoir



Amenities

Revitalized Main St, growing retail and dining options, civic center, & cultural attractions

PART OF MECKLENBURG COUNTY “LAKE COUNTRY”

RICHMOND
1 HR 16 MIN

WASHINGTON, DC
3 HR 11 MIN

RALEIGH
1 HR 30 MIN

NEWPORT NEWS
2 HR 13 MIN

CHARLOTTE
3 HR 9 MIN

NORFOLK
2 HR 3 MIN



DRIVE TIMES FROM SUBJECT PROPERTY TO MAJOR NEARBY CITIES

70K

ACRES OF WATER
(LAKE KERR & LAKE GASTON)

1 M+

ANNUAL VISITORS

1150+

MILES OF SHORELINE



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