

6119 SAINT ANDREWS RD COLUMBIA, SC



**OFFERED  
FOR SALE**

\$1,474,000 | 4.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM



Leaphart Elem.  
483 Students

Shaw Industries  
300+ Employees



ST ANDREWS RD 18,000 VPD

BUSH RIVER RD 10,100 VPD





**MURPHY USA**

ExtraSpace Storage

By the fire pizza

ZORBA'S  
GREEK & ITALIAN DINING

**BIG LOTS!**

**FAMILY DOLLAR**

**NAPA AUTO PARTS**

**AutoZone**

ST ANDREWS RD 18,000 VPD

**cicis**  
BEYOND PIZZA

BUSH RIVER RD 10,100 VPD

**O'Reilly AUTO PARTS**  
PROFESSIONAL PARTS PEOPLE



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Murphy USA | Columbia, SC, a new-construction absolute NNN ground lease investment by Murphy USA (NYSE: MUSA). The asset generates \$70,000 in annual NOI and is backed by a 20-year lease with zero landlord responsibilities, providing durable, passive cash flow.

The Property occupies a highly visible hard corner at the signalized intersection of Saint Andrews Road (18,000 VPD) and Bush River Road (10,100 VPD), offering strong ingress/egress and consistent daily traffic flow. The site is positioned within a dense retail corridor in the Saint Andrews / Irmo trade area, surrounded by national retailers and established residential density that support long-term consumer demand.

Priced at \$1.474 million (4.75% cap), the offering presents an attractive basis for investors seeking passive income, contractual rent growth, and institutional-quality tenancy in a proven retail corridor.

RENT SCHEDULE	TERM	RETURN
Current Term	1-5	\$70,000
Rent Escalation	6-10	\$75,250
Rent Escalation	11-15	\$80,894
Rent Escalation	16-20	\$86,961
1st Extension Term	21-25	\$95,657
2nd Extension Term	26-30	\$105,223
3rd Extension Term	31-35	\$115,745
4th Extension Term	36-40	\$127,319

<b>NOI</b>	<b>\$70,000</b>
<b>CAP RATE</b>	<b>4.75%</b>
<b>LISTING PRICE</b>	<b>\$1,474,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Murphy Oil USA
<b>Address</b>	6119 Saint Andrews Rd, Columbia, SC 29212
<b>Building Size (GLA)</b>	2,200 SF
<b>Land Size</b>	1.03 Acres
<b>Year Built</b>	2024
<b>Signatory</b>	Murphy USA (Corporate)
<b>Rent Type</b>	Abs. NNN - Ground Lease
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	8/22/2024
<b>Lease Expiration Date</b>	8/31/2044
<b>Remaining Term</b>	18+ Years
<b>ROFR</b>	Yes - 30 Days
<b>Rental Increases</b>	7.5% Increases Every 5 Years in Initial Term and 10% in Each Option
<b>NOI</b>	\$70,000



**114,496**  
PEOPLE  
IN 5 MILE RADIUS



**\$99,271**  
AHHI IN  
5 MILE RADIUS



**18,000**  
VPD ON  
SAINT ANDREWS RD





## 20-YEAR ABSOLUTE NNN GROUND LEASE

Zero landlord responsibilities providing true passive ownership



## NAME BRAND TENANT (MURPHY USA – NYSE: MUSA)

National operator with 1,700+ locations and strong credit profile.



## NEW 2024 CONSTRUCTION

Modern prototype with minimal near-term capital requirements.



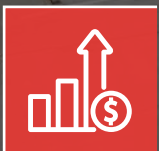
## HIGH-VISIBILITY CORNER LOCATION

Signalized intersection of Saint Andrews Rd (18,000 VPD) and Bush River Rd (10,100 VPD).



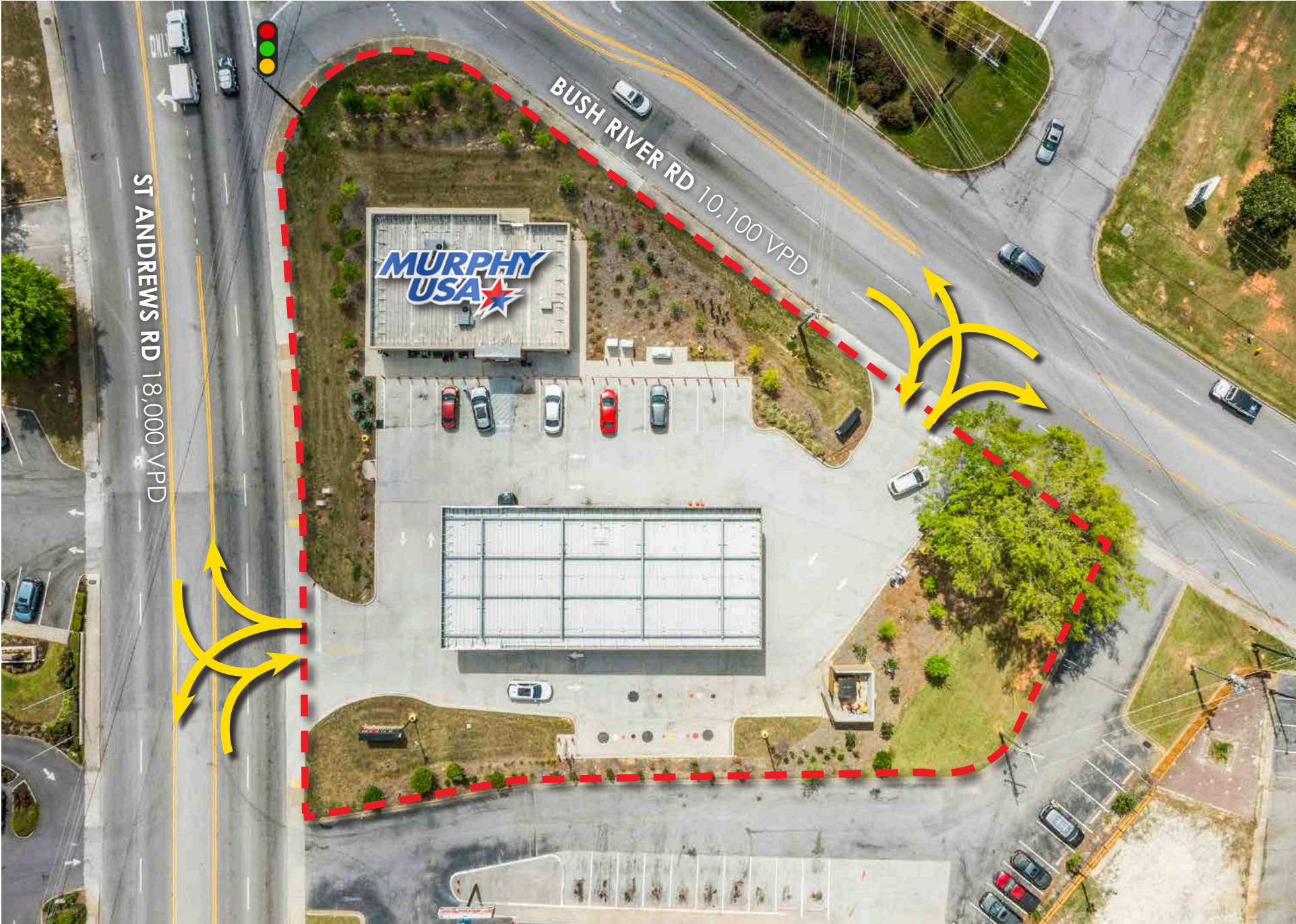
## DENSE, PROVEN RETAIL CORRIDOR

Surrounded by national retailers including ALDI, Walgreens, AutoZone, and others.



## ATTRACTIVE BASIS

Lower price point asset well-suited for private capital and 1031 buyers

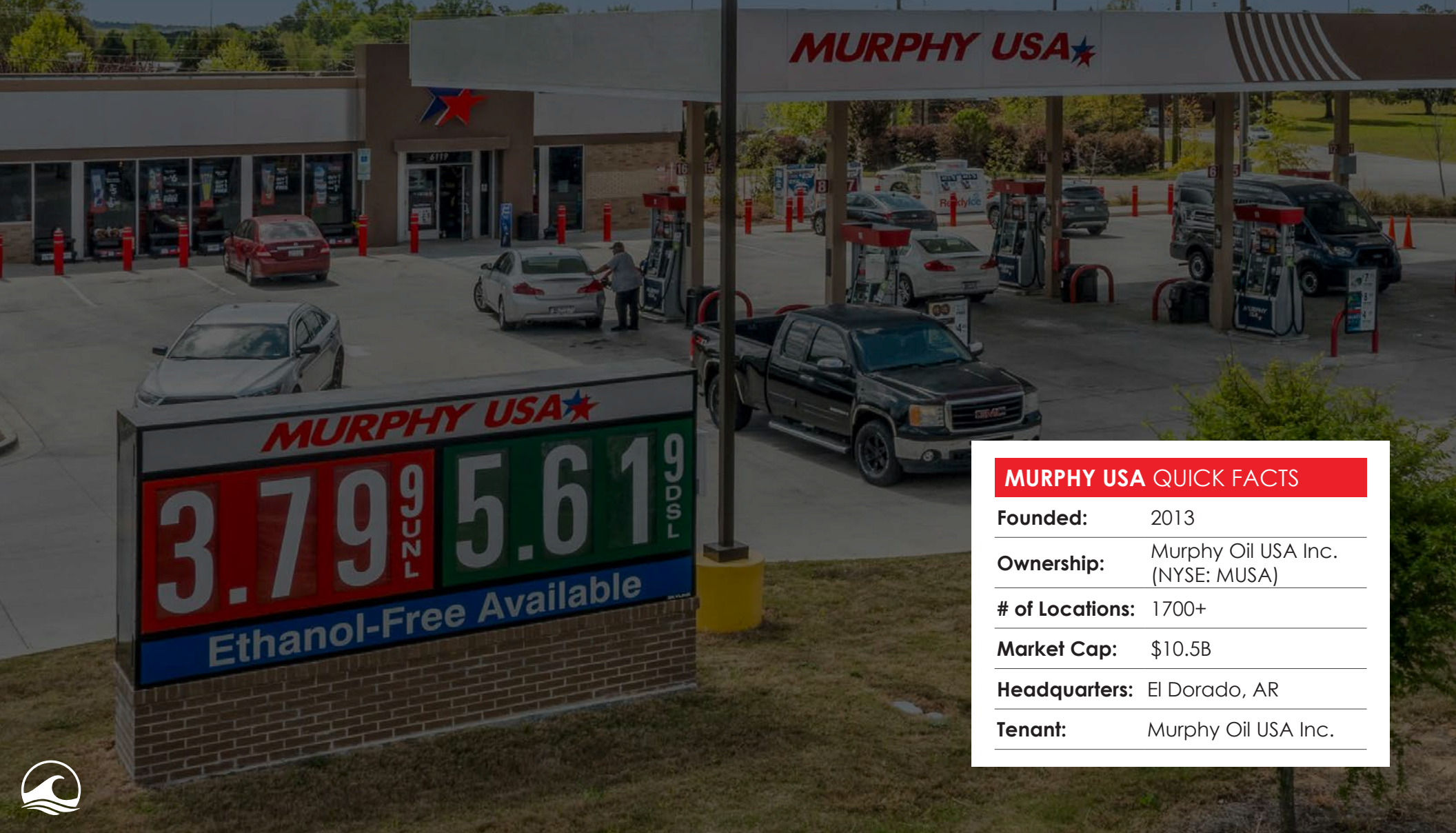




Columbia, South Carolina, the state’s capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia 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.

- State capital and primary economic hub of South Carolina
- \$54B regional GDP
- 436,000-person labor force
- Home to the University of South Carolina (35,000+ students), providing a stable and recurring consumer base
- Fort Jackson – the U.S. Army’s largest basic training installation – generates significant regional economic impact and population inflow

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>Tenant:</b>	Murphy Oil USA Inc.



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Exclusively Offered By



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