

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



(NYSE: MUSA)
S&P: BB+

19 Years Remaining | Directly Off I-95 (246,000 VPD) | Signalized, Hard Corner Intersection



15055 NW. 7th Avenue

MIAMI FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739









SITE OVERVIEW



Take 5 Oil Change Outparcel Also Available for Sale. Contact Brokers for More Information

OFFERING SUMMARY



OFFERING

Pricing	\$4,640,000
Net Operating Income	\$232,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	15055 NW. 7th Avenue Miami, Florida 33168
Rentable Area	2,824 SF
Land Area	0.92 AC
Year Built	2025
Tenant	Murphy Oil USA, Inc.
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	19 Years
Increases	8% Every 5 Years Beg. LY 11
Options	4 (5-Year)
Rent Commencement	July 2024
Lease Expiration	July 2044

TENANT NAME	SQUARE FEET	LEASE TERM		RENTAL RATES				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Murphy Oil USA, Inc.	2,824	July 2024	July 2044	Current	-	\$19,333	\$232,000	4 (5-Year)
				July 2034	8%	\$20,880	\$250,560	
				July 2039	8%	\$22,550	\$270,605	

8% Increases Beg. of Each Option

19 Years Remaining | 8% Rental Increases | Options to Extend | Established C-Store & Gas Operator

- Murphy has 19 years remaining on their lease with 4 (5-year) options to extend
- The lease features 8% rental increases every 5 years beginning in LY 11
- Murphy has 1,700+ locations nationwide and annual revenues of \$21B
- Corporate guaranty from Murphy Oil USA, Inc. (NYSE: MUSA)

Absolute NNN (Ground Lease) | Land Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Strong Demographics 5-Mile Trade Area | High Density

- More than 481,000 residents and 156,000 employees support the trade area
- Features an average household income of \$89,053

Signalized, Hard Corner Intersection | Directly Off I-95 | Dense Retail and Residential Corridor | Strong Real Estate Values | Industrial Park Just North

- Located at the signalized, hard corner intersection of NW 151st St and NW 7th Ave
- This Murphy ranks in the 77th percentile (34 out of 145) of all FL locations via Placer.ai
- Directly off I-95 (246,000 VPD), providing immediate and easy access to the on/off/ramp to the site and the surrounding Miami-Dade trade areas
- The highly dense residential and retail corridor will provide a steady consumer base from which to draw
- There is a massive industrial park just to the North that will serve as an additional traffic driver to the site
- The Winn-Dixie across the street ranks in the 76th percentile (16,277 out of 68,075) of all nationwide grocery stores via Placer.ai
- The adjacent Take 5 Oil Change is also available for sale

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



MURPHY USA

murphyusa.com

Company Type: Public (NYSE: MUSA)

Locations: 1,750+

2024 Employees: 5,900

2024 Revenue: \$20.24 Billion

2024 Net Income: \$502.5 Million

2024 Assets: \$4.54 Billion

2024 Equity: \$840.1 Million

Credit Rating: S&P: BB+

Murphy USA (NYSE: MUSA) is a leading retailer of gasoline and convenience merchandise with more than 1,750 stores located primarily in the Southwest, Southeast, Midwest and Northeast United States. The Company and its team of over 17,000 employees serve an estimated two million customers each day through its network of retail gasoline and convenience stores in 27 states. The majority of Murphy USA's stores are located in close proximity to Walmart Supercenters, but we also operate standalone stores that market gasoline and other products under the Murphy USA, Murphy Express, and QuickChek brands. Murphy USA ranks 231 among Fortune 500 companies.

Source: ir.corporate.murphyusa.com, finance.yahoo.com

CALENDAR YEAR C-STORE COMPETITOR TRENDS



MURPHY USA OUTPERFORMS PEER GROUP IN KEY CATEGORIES

	2018	2019	2020	2021	2022	2023	2024
Gallons Sold/Avg. Store Open							
Murphy USA	2.88	2.94	2.60	2.70	2.89	2.88	2.85
ARKO- Retail Segment	0.90	0.84	0.72	0.76	0.72	0.76	0.74
Couche-Tard- US Segment	1.41	1.43	1.17	1.29	1.28	1.32	1.29
Casey's	1.10	1.09	0.96	1.07	1.09	1.08	1.11
Merchandise Sales Dollars/Avg. Store Open							
Murphy USA	1.66	1.77	1.98	2.20	2.30	2.37	2.42
ARKO- Retail Segment	1.17	1.11	1.15	1.18	1.17	1.25	1.21
Couche-Tard- US Segment, Company Owned/Operated	1.75	1.82	1.92	2.00	2.10	2.17	2.12
Casey's	1.63	1.68	1.67	1.81	1.92	1.98	2.02
Total Gross Profit/Avg. Store Open							
Murphy USA	0.75	0.76	0.97	1.11	1.42	1.34	1.32
ARKO- Retail Segment	0.55	0.51	0.58	0.65	0.70	0.74	0.73
Couche-Tard- US Segment	0.78	0.83	0.95	1.03	1.19	1.22	1.17
Casey's	0.92	0.96	1.05	1.14	1.25	1.27	1.31
Merch Gross Profit/Avg. Store Open							
Murphy USA	0.27	0.28	0.31	0.42	0.45	0.47	0.48
ARKO- Retail Segment	0.32	0.30	0.31	0.35	0.36	0.40	0.40
Couche-Tard- US Segment, Company Owned/Operated	0.59	0.62	0.64	0.67	0.70	0.74	0.72
Casey's	0.67	0.69	0.67	0.73	0.77	0.80	0.84

Source: Company Reports, Raymond James Research

All figures above are in millions

PROPERTY OVERVIEW



LOCATION



Miami, Florida
Miami-Dade County
Miami-Fort Lauderdale-West Palm Beach MSA

ACCESS



NW. 7th Avenue/U.S. Highway 441: 1 Access Point
NW. 151st Street: 1 Access Point
NW. 150th Street: 1 Access Point

TRAFFIC COUNTS



NW. 7th Avenue/U.S. Highway 441: 25,500 VPD
Interstate 95: 246,000 VPD

IMPROVEMENTS



There is approximately 2,824 SF of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 5.31 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD
Acres: 0.92
Square Feet: 40,097 SF

CONSTRUCTION



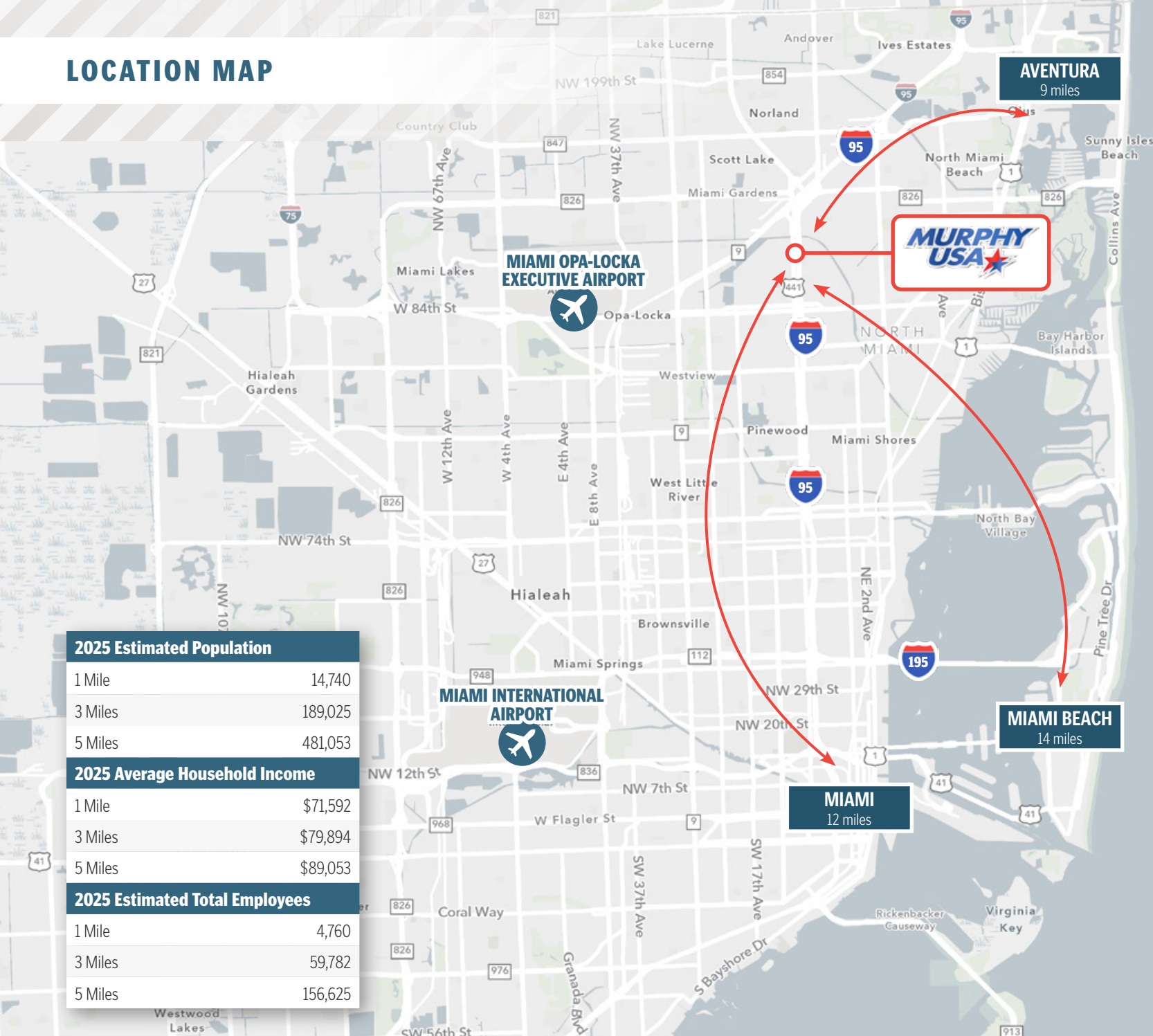
Year Built: 2024

ZONING



BU-1A (Community Business)

LOCATION MAP



2025 Estimated Population

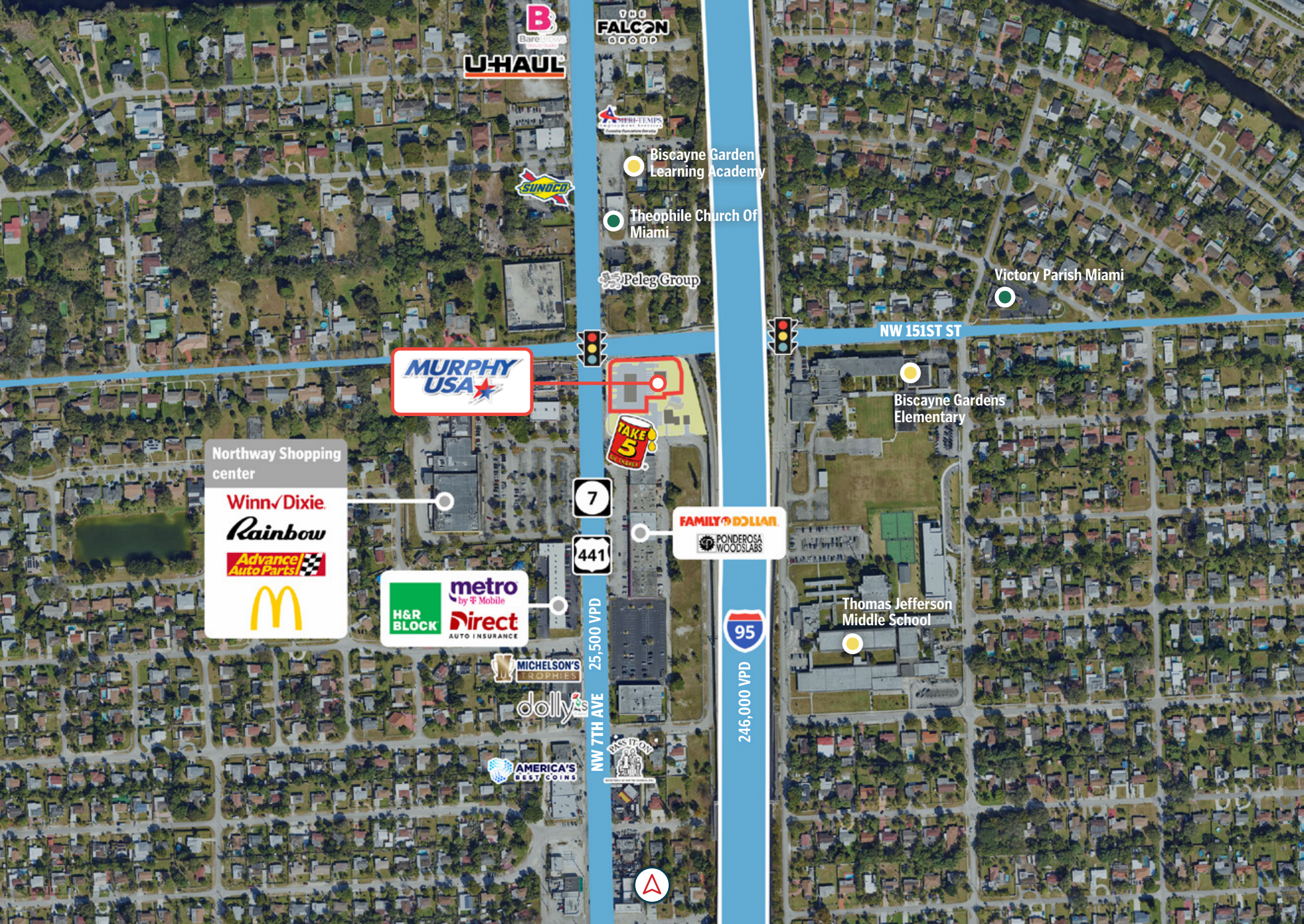
1 Mile	14,740
3 Miles	189,025
5 Miles	481,053

2025 Average Household Income

1 Mile	\$71,592
3 Miles	\$79,894
5 Miles	\$89,053

2025 Estimated Total Employees

1 Mile	4,760
3 Miles	59,782
5 Miles	156,625







AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	14,740	188,747	481,403
2030 Projected Population	15,774	189,161	490,968
2025 Median Age	38.6	39.0	40.0
Households & Growth			
2025 Estimated Households	5,044	60,415	166,619
2030 Projected Households	5,521	61,360	172,159
Income			
2025 Estimated Average Household Income	\$71,592	\$79,918	\$89,082
2025 Estimated Median Household Income	\$56,984	\$61,247	\$63,604
Businesses & Employees			
2025 Estimated Total Businesses	784	8,544	23,475
2025 Estimated Total Employees	4,760	59,764	156,637



MIAMI, FLORIDA

Miami is the cultural, economic and financial center of South Florida. Miami is the seat of Miami-Dade County, the most populous county in Florida. The City of Miami is the 2nd largest city in Florida with a population of 465,603 as of July 1, 2025. Miami's metro area is the second-most populous metropolis in the south-eastern United States and fourth-largest urban area in the U.S. Miami has the third tallest skyline in the United States with over 300 high-rises, 80 of which stand taller than 400 feet.

Miami is a major center, and a leader in finance, commerce, culture, media, entertainment, the arts, and international trade. The Miami Metropolitan Area is by far the largest urban economy in Florida and the 9th largest in the United States.

Greater Downtown Miami has one of the largest concentrations of international banks in the United States and is home to many large national and international companies. The Civic Center is a major center for hospitals, research institutes, medical centers, and biotechnology industries. For more than two decades, the Port of Miami, known as the "Cruise Capital of the World", has been the number one cruise passenger port in the world. It accommodates some of the world's largest cruise ships and operations and is the busiest port in both passenger traffic and cruise lines. Metropolitan Miami is also a major tourism hub in the southeastern U.S. for international visitors, ranking number two in the country after New York City.

Tourism is one of the city's largest private-sector industries. Annual events such as the Sony Ericsson Open, Art Basel, Winter Music Conference, South Beach Wine & Food Festival, and Mercedes-Benz Fashion Week Miami attract millions to the metropolis every year.

#2 MIAMI

Miami is a major tourist destination, both domestically and internationally. The city welcomed over 27 million visitors in 2023. Known for its nightlife, beaches, and diverse culture, tourism is a major economic driver for the metro area. PortMiami is the world's second busiest cruise port by passenger count—edged out only by Orlando to the north—and home to major cruise lines.

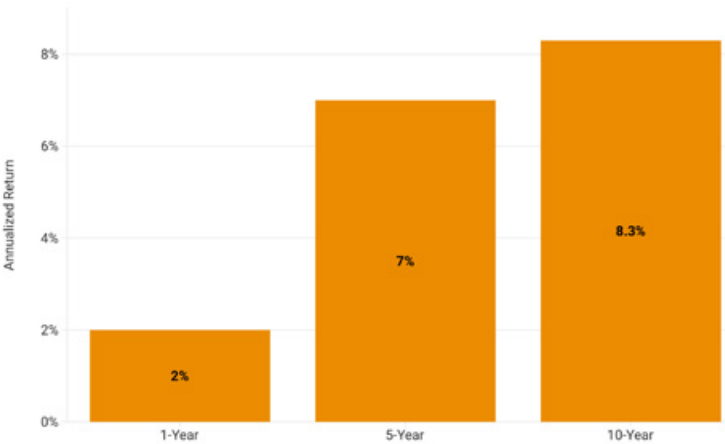
Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach over 3.5 percent per year through 2028, the highest among the nation's top 50 markets.



Home prices have risen 80 percent since the onset of the pandemic.

MIAMI TRAILING TOTAL RETURNS ANNUALIZED
AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Ongoing demand from international arrivals and wealthy buyers alike has driven explosive growth in Miami's housing market. Home prices have risen 80 percent since the onset of the pandemic. This, combined with a subsequent 400-basis-point rise in mortgage rates, has sunk housing affordability to a four-decade low. Moody's Analytics rates Miami's relative cost of living at 122 percent of the national average, higher even than New York City's 119 percent.

As a result of this high cost of living, Miami has become one of the few Florida markets experiencing domestic net outmigration, primarily to more affordable communities in the state. Continued high international arrivals are more than compensating, however. Moody's expects population growth in the metro area to amount to between 0.5 percent and 1.0 percent per year for at least the next five years, despite cost-driven net domestic outmigration.

Miami's strengths have granted its institutional real estate market resilience in the face of a challenging interest rate environment. The MSA posted positive one-year total returns of 2.0 percent in the NCREIF Property Index (NPI), largely due to strong industrial performance, even as the national index returned -5.3 percent over the same period. Miami's offices are still relatively well utilized, and apartments relatively well occupied.

[Read Full Article Here](#)



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