

MATTHEWS™



Charlotte MSA | Recent Lease Extension | Corporate Signed | 41,000 VPD

RubyTuesday

1410 Old Springdale Road, Rock Hill, SC 29730

Single Tenant Absolute NNN Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY



Nathan Roberto

Associate Vice President

(214) 295-8753

Nathan.Roberto@matthews.com

License No. 368703 (TN)

Kyle Matthews

Broker of Record

Broker Lic No. 105710 (SC)

Firm Lic No. 22684 (SC)



\$3,000,000

List Price

6.79%

Cap Rate

\$203,622

NOI

±1.13 AC

Lot Size



RubyTuesday

Table of Contents

04	Property Overview
12	Financial Overview
15	Tenant Overview
16	Market Overview

PROPERTY OVERVIEW

Ruby Tuesday

1410 Old Springdale Road, Rock Hill, SC 29730



EXECUTIVE SUMMARY

Ruby Tuesday

Matthews™ is pleased to present the opportunity to acquire a fee simple, single-tenant net-leased Ruby Tuesday located at 1410 Old Springdale Road in Rock Hill, SC, just 30 minutes south of downtown Charlotte. The offering represents an incredibly attractive opportunity to acquire a recently extended, trophy real estate asset in one of fastest growing and most attractive suburbs in the entire Southeast. Positioned just off of I-77, one of the Carolinas' major interstates running directly into Charlotte, the property is located in a phenomenal retail pocket with numerous shopping centers, retail attractions, multifamily complexes, hotels, and new developments in the immediate surrounding area.

Situated on a ±1.13-acre lot, the ±5,610 SF property is located in the heart of the Rock Hill retail and auto dealership trade area which includes the Rock Hill Galleria, Walmart, Lowe's, Food Lion, Sam's Club, Academy Sports, Hobby Lobby, Kohl's, Target, Best Buy, and several others. The immediate trade area attracts over 15M visitors and represents a very high barrier to entry market, making this Property very attractive for investors.



INVESTMENT HIGHLIGHTS

RubyTuesday

Property Highlights

- **Trophy Location | High Barrier to Entry Market:** The Property offers a rare opportunity to enter one of Rock Hill's most sought-after retail corridors, where available acquisition opportunities are extremely limited. This high barrier to entry underscores the long-term value and desirability of the location.
- **Early 5-Year Extension | Corporate Guarantee:** The tenant has proactively exercised an early 5-year lease extension, demonstrating strong commitment to the site and reinforcing the location's strategic importance for retail operations. The corporate guarantee further enhances the security of the income. .
- **Strong Traffic Counts | Signalized Corner Location:** Positioned on the hard, signalized corner of Dave Lyle Blvd and Galleria Blvd, the Property benefits from exceptional visibility and access. This high-traffic intersection sees over $\pm 41,000$ vehicles per day, providing consistent consumer exposure.
- **Built-In Rent Growth | 2% Annual Escalations:** The lease structure includes 2% annual rent increases, providing predictable income growth and enhancing long-term cash flow and investment performance.
- **Charlotte, NC MSA:** Rock Hill is a rapidly growing suburb within the Charlotte MSA, located just 30 minutes south of downtown Charlotte and Charlotte Douglas International Airport—one of the nation's busiest hubs, serving over 53 million passengers annually.
- **Strong Population Growth:** Rock Hill has experienced steady population growth over the past decade, driven by its proximity to Charlotte and ongoing in-migration. This expanding population base supports continued demand for retail and dining concepts.
- **Favorable Demographic Trends & Income Growth:** The surrounding area has seen consistent increases in household income, with median household income exceeding approximately \$75,000 within a 5-mile radius. These strong demographics support robust consumer spending and long-term tenant success.
- **Ongoing Retail & Mixed-Use Development Pipeline:** The Property is surrounded by significant ongoing development, including new retail centers, residential communities, and mixed-use projects. These developments are driving increased traffic, enhancing visibility, and contributing to the overall economic growth of the trade area.





Galleria Blvd



Dave Lyle Blvd ± 24,700 VPD

± 72,300 VPD





Rock Hill Galleria

belk **BIG AIR** Bath & Body Works

ASHLEY HIBBETT SPORTS DICK'S SPORTING GOODS

Walmart Supercenter

HOBBY LOBBY KOHL'S PLATO'S CLOSET

DOLLAR TREE

Academy SPORTS+OUTDOORS

RACK ROOM SHOES

BOOT BARN

sam's club

Chick-fil-A

Ginza Buffet

TRUIST

LOWE'S

Applebee's GRILL + BAR

LONGHORN STEAKHOUSE

FOOD LION

DISCOUNT TIRE

Dave Lyle Blvd ± 24,700 VPD

Ruby Tuesday
Subject Property



Hardee's

Galleria Blvd

Galleria Blvd



Distribution Center
ROSS
DRESS FOR LESS®

MERLO



HOME2
SUITES BY HILTON

Comfort
INN & SUITES

Bradford Park
±280 Units



CLEARDEFENSE®
PEST CONTROL

Miracle-Ear®

spark
by Hilton™

±72,300 VPD

SHERWIN WILLIAMS

LONGHORN
STEAKHOUSE

DISCOUNT
TIRE

RubyTuesday
Subject Property

Hardee's

TARGET

Calleria Blvd

Dave Lyle Blvd ±24,700 VPD





Ruby Tuesday

Galleria Blvd

Dave Lyle Blvd ± 24,000 VPD



1410 Old Springdale Road
Rock Hill, SC 29730

±5,610 SF
GLA*

2000
Year Built

±41,000
Vehicles Per Day

Absolute NNN
Lease Type

±1.13 AC
Lot Size*

*Buyer to verify GLA and Lot Size with a new survey



FINANCIAL OVERVIEW

RubyTuesday

1410 Old Springdale Road, Rock Hill, SC 29730



FINANCIAL SUMMARY

Ruby Tuesday

\$3,000,000

List Price

6.79%

Cap Rate

\$203,622

NOI

±1.13 AC

Lot Size

Lease Details

Tenant Trade Name	Ruby Tuesday Operations, LLC
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Original Lease Commencement	3/31/2012
Original Lease Expiration	3/31/2027
Lease Extension Expiration	3/31/2032
Remaining Term	±6 Years
Options	Three, 5 Year Options
Lease Guarantor	Corporate
Rent Increases	2% Annual

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Year 1	\$16,968.50	\$203,622.00	\$36.30	6.79%
Year 2	\$17,307.87	\$207,694.44	\$37.02	6.92%
Year 3	\$17,654.03	\$211,848.33	\$37.76	7.06%
Year 4	\$18,007.11	\$216,085.30	\$38.52	7.20%
Year 5	\$18,367.25	\$220,407.00	\$39.29	7.35%
Year 6	\$18,734.60	\$224,815.14	\$40.07	7.49%



TENANT SUMMARY

Ruby Tuesday

Year Founded
1972

Headquarters
Maryville, TN

Ownership Status
Privately Held

Employees
10,000+

Locations
204+

Annual Revenue
\$750 million

Tenant Overview

Ruby Tuesday is a privately held American casual dining restaurant chain founded in the early 1970s and headquartered in Maryville, Tennessee. The company operates a network of restaurants primarily across the Eastern and Southeastern United States, along with a limited international presence. The brand is known for its approachable, bar-and-grill style menu that includes burgers, steaks, seafood, pasta, and its well-known Garden Bar, which has long been a key differentiator. Ruby Tuesday caters to a broad, middle-market customer base, appealing to families, casual diners, and value-oriented consumers seeking a relaxed dining experience.

Over time, the company has evolved from a high-growth national chain into a more focused and streamlined operator, concentrating on its strongest geographic markets and core customer segments. Ownership by private equity has supported efforts to refine operations, improve efficiency, and reposition the brand within the competitive casual dining sector. Ruby Tuesday continues to emphasize menu quality, hospitality, and a comfortable in-restaurant experience, while also adapting to changing consumer preferences through off-premise dining options such as takeout and delivery.

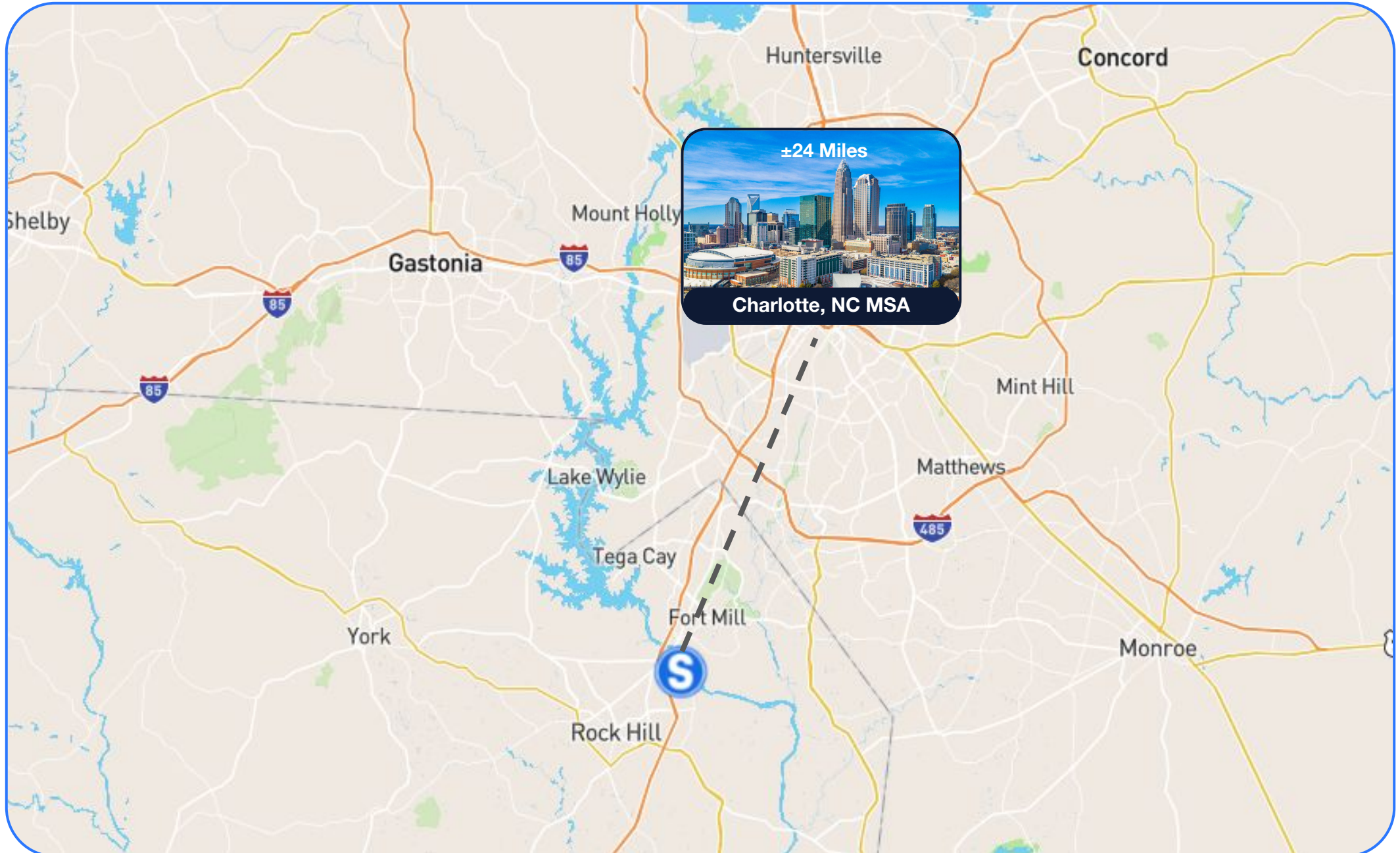
Why Invest in Ruby Tuesday ?

- **Brand Recognition:** Established casual dining brand with decades of market presence and strong consumer familiarity, particularly in the Eastern and Southeastern United States.
- **Focused Operating Model:** Streamlined restaurant footprint concentrated in core markets, allowing for improved operational efficiency and better alignment with local demand.
- **Private Equity Sponsorship:** Backed by NRD Capital, providing strategic oversight, operational expertise, and access to capital to support long-term performance and brand repositioning.
- **Menu Differentiation:** Known for its diverse, value-oriented menu and signature Garden Bar, offering broad appeal to families and casual diners seeking a relaxed dining experience.
- **Off-Premise Growth:** Continued investment in takeout and delivery channels to capture shifting consumer preferences and enhance revenue diversification.
- **Market Opportunity:** Positioned within the large and resilient casual dining sector, with opportunities to drive traffic through menu innovation, brand refresh initiatives, and targeted marketing efforts.

MARKET OVERVIEW

RubyTuesday

1410 Old Springdale Road, Rock Hill, SC 29730



ROCK HILL, SC



78,000

Total Population

\$75,000

Median HH Income

33

Median Age

38,000

Employed Population

Local Market Overview

Rock Hill, South Carolina is a growing mid-sized city that benefits from its close proximity to the Charlotte metropolitan area. The market is supported by steady population growth, driven in part by migration from higher-cost regions and the appeal of a more affordable suburban lifestyle. Its location along a major regional corridor makes it attractive for both commuters and businesses seeking access to a larger economic hub while maintaining lower operating costs.

The retail landscape is anchored by a mix of regional shopping centers, corridor retail, and a growing downtown district. Major corridors such as Dave Lyle Boulevard and the Rock Hill Galleria serve as the primary retail nodes, capturing both local and regional consumer traffic. The Galleria, in particular, functions as the dominant retail anchor for the broader trade area, while surrounding corridors support a mix of national tenants, service providers, and quick-service dining.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,656	32,964	99,992
Current Year Estimate	5,427	31,780	96,364
2020 Census	4,998	29,126	89,170
Growth Current Year-Five-Year	4.22%	3.73%	3.77%
Growth 2020-Current Year	8.59%	9.11%	8.07%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,589	14,203	41,227
Current Year Estimate	2,436	13,458	39,051
2020 Census	2,255	12,192	35,206
Growth Current Year-Five-Year	6.25%	5.53%	5.57%
Growth 2020-Current Year	8.04%	10.38%	10.92%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$81,694	\$98,029	\$100,498

CHARLOTTE, NC MSA

Market Overview

Charlotte is the county seat and the largest city in Mecklenburg County, North Carolina. With a population of over 879,000 people, Charlotte is the largest city in North Carolina and the 16th largest city in the United States. It is also the third-largest Banking Center in the country. It is home to several headquarters of prosperous companies such as Bank of America and Truist Financial. Charlotte is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm.

Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame, and the U.S. National Whitewater Center. The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

Total Population

2.83 Million+

Median HH Income

\$80,201

Annual Visitors

30 Million+

GDP

\$255.7 Billion



CHARLOTTE, NC MSA

Charlotte is one of the Southeast's most dynamic and fast-growing metropolitan areas, supported by a diverse economic base, strong job creation, and sustained population growth. As a major financial hub and the second-largest banking center in the United States, the city benefits from a concentration of corporate headquarters, expanding professional services, and continued business relocation activity. This economic strength, combined with a favorable cost of living relative to other major metros, continues to attract both residents and employers. The region's growth is further reinforced by significant residential development, including a mix of urban infill, suburban expansion, and large-scale master-planned communities across Mecklenburg County and surrounding submarkets.

Ongoing infrastructure investments—such as transportation improvements, light rail expansion, and roadway enhancements—are helping to support increasing density and connectivity throughout the metro area. Charlotte continues to solidify its position as one of the Southeast's most prominent and resilient growth markets, underpinned by a diverse economic foundation, strong demographic trends, and sustained investment across both public and private sectors. As the second-largest banking center in the United States, the metro is anchored by major financial institutions including Bank of America and Truist, alongside a growing presence of fintech, insurance, and professional services firms. In recent years, Charlotte has also emerged as a key destination for corporate relocations and expansions.



UPTOWN CHARLOTTE

Major Employment, Entertainment,
and Cultural Hub with Dining



SOUTHPARK

Retail Districts with Luxury
Shopping and High-End Dining



BALLANTYNE

Growing Mixed-Use Area with
Office, Retail, and Residential
Development



MATTHEWS™

EXCLUSIVELY LISTED BY



Nathan Roberto
Associate Vice President
(214) 295-8753
Nathan.Roberto@matthews.com
License No. 368703 (TN)

Kyle Matthews
Broker of Record
Broker Lic No. 105710 (SC)
Firm Lic No. 22684 (SC)

Ruby
Tuesday

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1410 Old Springdale Road, Rock Hill, SC, 29730** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.