

# Ruby Tuesday

4097 US-280 | Alexander, AL 35010

Retail  
Investment Opportunity  
Offering Memorandum



**MATTHEWS**™

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**Hutt Cooke**

Broker Of Record

Broker Lic. No. 000168807 - 0 (AL)

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## Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 03 Tenant Overview
- 04 Market Overview

# PROPERTY OVERVIEW

**Ruby Tuesday**

4097 US-280 | Alexander, AL 35010



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Frontage to US-280 | New Chick-fil-A & Publix-Anchored Center Nearby** – Current rent is equal to \$20/SF. Immense visibility & access along Highway 280 seeing over 26,990 vehicles per day (VPD) in Alexander City’s primary retail corridor. Major retailers nearby include Chick-fil-A (new), the Publix-Anchored Shopping Center (new), & the Marketplace of Alexander City located directly across the street & home to ALDI, Harbor Freight, and more shops.
- **Booming Economic Growth | Major Thoroughfares Throughout AL | Top 10 Most Visited County in AL** – Located between Birmingham & Auburn, Alexander City is an exponentially growing region in Alabama with long-term upside for future investors. Proximity to major Alabama markets & significant capital investments by local government are two key factors for the booming economic growth of Tallapoosa County.
  - **Tallapoosa County GDP: \$1.51 Billion**
  - **Tallapoosa Average Household Income: \$69,686**
- **Consistent Travel to Nearby Lake Martin** – the largest man-made lake in the world with over 750+ miles of shoreline, and one of Alabama’s major recreational destinations for boating, fishing, and camping. It is considered one of the most popular lakes in Alabama, with millions of annual visitors.
- **Proximity to Auburn University** – located only 45 minutes from Auburn, Alexander City serves as a major hub along US Highway 280 where many students and travelers pass through on the way to Auburn University, resulting in a lot of consumer traffic. The university is home to over 35,172 students with notable growth in the Business and Engineering schools.
- **Surrounded by Major National Retailers** – including Walmart, Publix (new), Aldi, Tractor Supply Co, Chick-fil-A (new), McDonald’s, Taco Bell, Zaxby’s & more, driving consistent consumer activity & foot traffic.
- **Long-Term Absolute NNN Lease** – Fourteen (14) years remaining in the initial term with an investor-friendly lease structure.
- **Attractive to Future Uses Due to the Large Building & Lot Size** – an existing 5,136 SF building positioned on over 1.27 AC creates future flexibility & various future uses for investors.

*Part of a Larger Portfolio of Ruby Tuesday Assets | Available Individually or as a Package*





**Walmart**  
 Supercenter  
 Top 3% of National Locations  
 Source: AlphaMap

**Publix**  
 ±1.1 Miles Away

**Russell Medical**  
 ±81 Beds

**TSC TRACTOR SUPPLY CO**  
**O'Reilly AUTO PARTS**  
**Renfro's MARKET**  
**DOLLAR GENERAL**

**Harbor Learning Academy**  
 Child Care Agency

**Hampton**  
 by Hilton

**U-HAUL**

**TACO BELL**

**EXPRESS OIL CHANGE**  
 10 MINUTE SERVICE

**Chick-fil-A**

**REGIONS**

**SAKURA BISTRO**

**Wharf**  
 Casual Seafood

**CAPTAIN D'S**  
 SEAFOOD KITCHEN

**RubyTuesday**  
 Subject Property

**McDonald's**

280

**ALDI**

±27,270 VPD

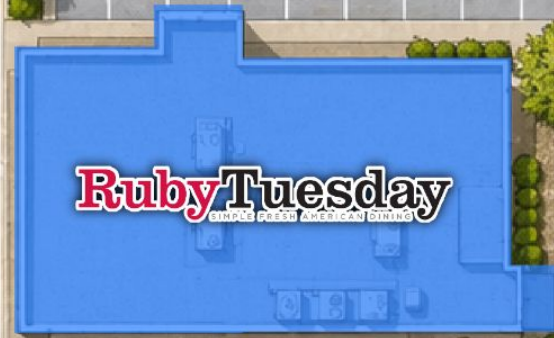
**ZAXBY'S**  
 ±0.7 Miles Away

Marketplace of Alexander City

**planet fitness** **HIBBETT SPORTS** **Domino's**  
**BEALLS** **HARBOR FREIGHT** **BURGER KING**  
 Live Life Local QUALITY TOOLS LOWEST PRICES

**SCOOTER'S COFFEE**

± 27,270 VPD  
280



# FINANCIAL OVERVIEW

**Ruby Tuesday**

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# FINANCIAL SUMMARY

## Annualized Operating Data

Tenant	Ruby Tuesday, Inc.
Lease Expiration	June 30, 2040
Lease Term Remaining	14 Years
Options Remaining	Four, 5-Years
Lease Type	Absolute NNN
NOI	\$101,218
Increases	1.50% Annually (Jan. 1)
Right of First Refusal (ROFR)	No
Corporate Financial Reporting	Yes

## Property Details

**±5,136 SF**  
GLA

**±1.27 AC**  
Lot Size

**2007**  
Year Built

**±14 Years**  
Lease Term

**\$1,065,454**

List Price

**9.50%**

Cap Rate

## Annualized Operating Data

Term	Annual Rent	Rent Per SF	Cap Rate
Current	\$101,218	\$18.40	9.50%
Year 2	\$102,736	\$18.68	9.64%
Year 3	\$104,277	\$18.96	9.79%
Year 4	\$105,842	\$19.24	9.93%
Year 5	\$107,429	\$19.53	10.08%
Year 6	\$109,041	\$19.83	10.23%
Year 7	\$110,676	\$20.12	10.39%
Year 8	\$112,336	\$20.42	10.54%
Year 9	\$114,021	\$20.73	10.70%
Year 10	\$115,732	\$21.04	10.86%
Year 11	\$117,468	\$21.36	11.03%
Year 12	\$119,230	\$21.68	11.19%
Year 13	\$121,018	\$22.00	11.36%
Year 14	\$122,833	\$22.33	11.53%

# TENANT SUMMARY

## Ruby Tuesday

Year Founded

1972

Headquarters

Maryville, TN

Locations

200

### Tenant Overview

Ruby Tuesday is a casual dining restaurant chain founded in 1972 by Samuel E. Beall III. The chain is named after the Rolling Stones' song of the same name and is known for offering a variety of American comfort foods, including burgers, ribs, pasta, and seafood. Its hallmark features include the famous Endless Garden Bar, which offers a wide selection of fresh vegetables, toppings, and dressings, catering to health-conscious diners. Ruby Tuesday emphasizes a warm, family-friendly dining environment, with locations primarily in the United States and a few international spots.

Over the years, Ruby Tuesday has undergone changes to adapt to shifting consumer preferences, including updates to its menu and dining experience. The company has faced challenges in the competitive restaurant industry but has worked to stay relevant through revamped marketing strategies, enhanced digital ordering options, and a focus on quality ingredients. Despite store closures and restructuring efforts in recent years, Ruby Tuesday continues to maintain a presence as a go-to spot for casual dining with a menu that balances traditional favorites and modern twists.

### Why Invest in Ruby Tuesday?

- **Established National Brand:** Over 50 years of brand recognition within the casual dining restaurant industry.
- **Diverse Casual Dining Offering:** Broad menu including burgers, steaks, seafood, and its signature garden bar, appealing to a wide consumer base.
- **Strategic Suburban Locations:** Many restaurants are located in established retail corridors with strong traffic and accessibility.
- **Private Equity Backing:** Ownership by NRD Capital provides strategic support and operational expertise in restaurant and franchise brands.
- **Recognized Dining Experience:** Known for its garden bar concept and consistent casual dining environment that attracts repeat customers.

# MARKET OVERVIEW

**Ruby Tuesday**

4097 US-280 | Alexander, AL 35010



# ALEXANDER CITY, ALABAMA

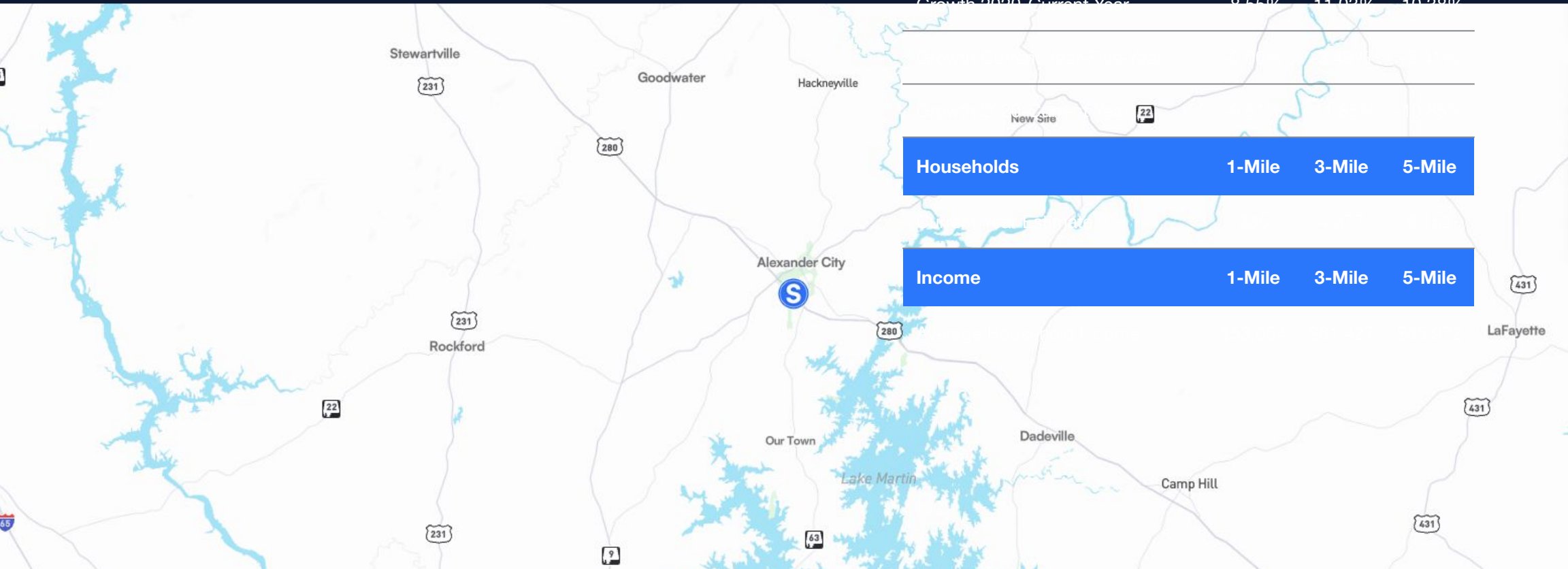
## Local Market Overview

Alexander City, Alabama is located in Tallapoosa County in east-central Alabama, along the shores of Lake Martin. It provides a small-town setting while still offering access to nearby employment and services in areas like Auburn and Opelika. With a population of around 15,000 residents, the city has experienced steady, moderate growth over time. Its location along U.S. Highway 280 also makes it a convenient point for regional travel and commerce.

The economy in Alexander City is supported by manufacturing, healthcare, retail, and tourism. Its proximity to Lake Martin helps drive tourism and supports jobs in hospitality and recreation, especially during peak seasons. Median household income is in the mid-\$40,000 range, and many residents benefit from reasonable commute times within the region. Continued investment in housing, infrastructure, and small business development has helped maintain a stable local economy.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	837	10,510	14,858
Five-Year Projection	837	10,144	14,351
2020 Census	896	11,923	16,667
Five-Year Projection	335	4,223	5,932
2020 Census	366	4,920	6,864
Growth Current Year-Five-Year	-0.14%	-3.51%	-3.57%
Growth 2020-Current Year	8.55%	11.02%	10.28%



Households	1-Mile	3-Mile	5-Mile

Income	1-Mile	3-Mile	5-Mile

# AVAILABLE AS A PORTFOLIO

Address	Term	Cap Rate	List Price
<a href="#">2239 Madison St   Clarksville, TN 37043</a>	14 Years	6.75%	\$1,823,169
<a href="#">12037 Indian River Rd.   D'Iberville, MS 39540</a>	14 Years	7.25%	\$1,647,213
<a href="#">4097 US-280   Alexander, AL 35010</a>	14 Years	9.50%	\$1,065,454
<a href="#">135 St Robert Blvd   St Robert, MO 65584</a>	14 Years	9.50%	\$1,134,439
<b>Total</b>	-	-	<b>\$5,670,275</b>

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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.

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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.

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