

# Ruby Tuesday

12037 Indian River Rd | D'Iberville, MS 39540

Retail  
Investment Opportunity

Offering Memorandum



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# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

**Ruby Tuesday**

12037 Indian River Rd | D'Iberville, MS 37043



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Below Market Rent | Walmart Outparcel at Signalized Intersection | 1st Parcel at I-10 & I-110 Interchange** – Current rent is equal to \$26/SF. Positioned at the intersection of Sangani Blvd and Indian River Rd with direct access from I-10 & I-110 split with a combined 97,445 vehicles per day (VPD), offering great access & visibility to thousands of daily travelers; prime outparcel location on a signalized corner next to a Walmart Supercenter, benefiting from strong daily consumer traffic.
- **Consistent Population Growth | MS's Most Populated County | Biloxi-Gulfport MSA** – Harrison County is home to over 219,000 residents, the #1 most populated county in the state. Located only 5 miles from the Mississippi coast. D'Iberville is one of the most desirable & dependable growth markets in the Biloxi-Gulfport MSA with strong long-term fundamentals.
  - **Harrison County 5-Year Population Growth: 4.1%**
  - **Harrison County Average Household Income: \$80,923**
- **Highly-Trafficked Route to New Orleans | Tourist Destination | Direct Access from Interstate Junction** – located at the interchange of I-10 & I-110, D'Iberville benefits greatly from increased traffic patterns that is accompanied with beach and casino tourism. Bolstering an average of 15.7 million visitors per year in Harrison County.
- **Surrounded by Major National Retailers** – Including Walmart Supercenter, Lowe's, Target, Kohl's, Marshall's, Chick-fil-A, Whataburger, Starbucks, Chipotle & more, driving consistent consumer activity & foot traffic.
- **Nearby Keesler Air Force Base** – One of the U.S. Air Force's key training hubs; home to over 15,000 active air force & family members, including the 81st Training Wing and the 2nd Air Force, which oversees all Air Force tech training.
- **Long-Term Absolute NNN Lease** – Fourteen (14) years remaining in the initial term with an investor friendly lease structure.
- **Attractive Building & Lot Size | Future Property Use Flexibility** – existing 4,673 SF building positioned on over 1.20 AC. Creates future flexibility & various future uses for investors.

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

## Demographic Overview

67,604

### Population Current Year Estimate

*Within 5 Mile Radius*

\$85,823

### Median Household Income

*Within 5 Mile Radius*

5.40%

### 2030 Population Growth

*Since 2020*

# FINANCIAL OVERVIEW

**Ruby Tuesday**

12037 Indian River Rd | D'Iberville, MS 37043



# 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	\$119,423
Increases	1.50% Annually (Jan. 1)
Right of First Refusal (ROFR)	No
Corporate Financial Reporting	Yes

## Property Details

**± 4,673 SF**  
GLA

**± 1.20 AC**  
Lot Size

**2004**  
Year Built

**± 14 Years**  
Lease Term

**\$1,647,213**

List Price

**7.25%**

Cap Rate

## Annualized Operating Data

Term	Annual Rent	Rent Per SF	Cap Rate
Current	\$119,423	\$21.71	7.25%
Year 2	\$121,214	\$22.04	7.36%
Year 3	\$123,033	\$22.37	7.47%
Year 4	\$124,878	\$22.71	7.58%
Year 5	\$126,751	\$23.05	7.69%
Year 6	\$128,652	\$23.39	7.81%
Year 7	\$130,582	\$23.74	7.93%
Year 8	\$132,541	\$24.10	8.05%
Year 9	\$134,529	\$24.46	8.17%
Year 10	\$136,547	\$24.83	8.29%
Year 11	\$138,595	\$25.20	8.41%
Year 12	\$140,674	\$25.58	8.54%
Year 13	\$142,784	\$25.96	8.67%
Year 14	\$144,926	\$26.35	8.80%



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Academy  
SPORTS+OUTDOORS

TWIN PEAKS  
EATS • DRINKS • SCENIC VIEWS



Chick-fil-®

WAFFLE  
HOUSE

Promenade Pkwy ± 7,150 VPD

Ruby Tuesday  
Subject Property

WHATABURGER

PUB

10

CHICKEN SALAD  
CRICK

SONIC

CVS pharmacy®

Starbucks

Comfort  
INN & SUITES

Walgreens

Olive Garden

target

Pepper's

Walmart  
Supercenter  
Top 1% of National Locations  
Source: AlphaMap

THE GRAND  
THEATRE

Michael's five BEL'W  
carter's  
PET SMART crumbl  
cookies

DICK'S  
SPORTING GOODS

Pedro's  
TACOS AND TEQUILA BAR

INTERSTATE  
10

± 71,200 VPD

Burlington  
Ashley  
HOMESTORE

KOHL'S  
SEPHORA

BEST  
BUY



Promenade Pkwy ±7,150 VPD

Indian River Rd

**Ruby Tuesday**  
SIMPLE FRESH AMERICAN DINING



# 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**

12037 Indian River Rd | D'Iberville, MS 37043

*BILOXI, MISSISSIPPI MSA*



# D'IBERVILLE, MISSISSIPPI

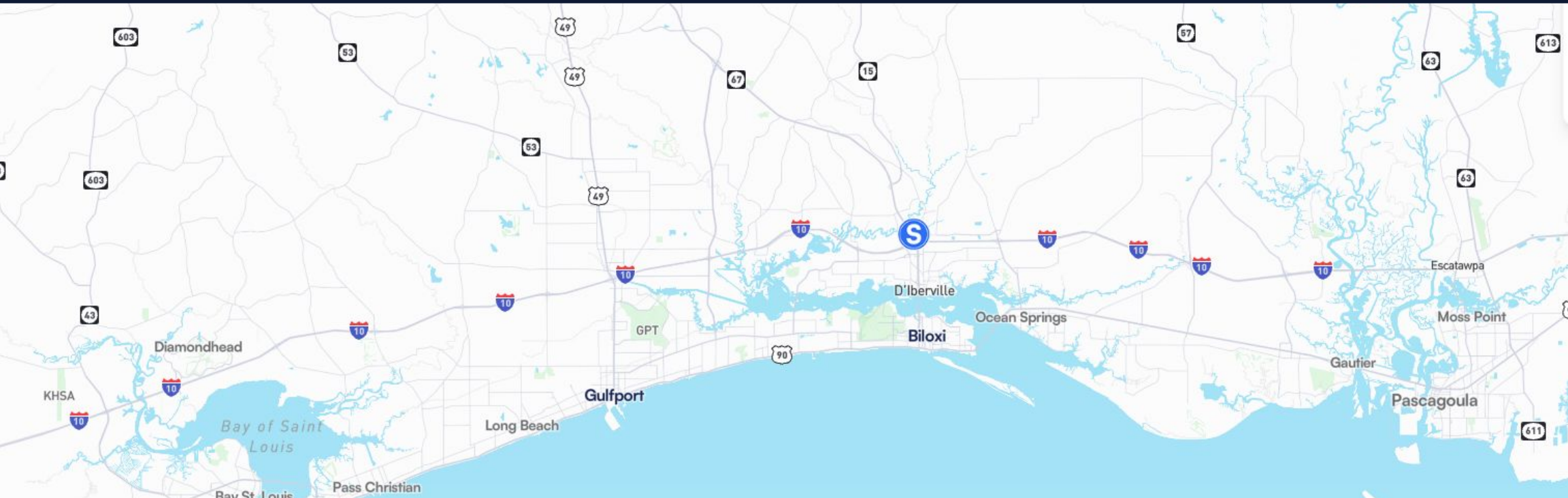
## Local Market Overview

D'Iberville, Mississippi is a city in Harrison County along the Gulf Coast, located just across the bay from Biloxi. As part of the Gulfport–Biloxi metropolitan area, it has access to regional employment, transportation, and services while maintaining a smaller community setting. Since its incorporation in 1988, the city has experienced steady population growth, with just over 13,000 residents and continued residential development.

The economy in D'Iberville is supported by retail, tourism, and healthcare. The city has a strong retail presence, with major shopping centers contributing significant sales activity each year. Its location near Biloxi's casinos and coastal attractions also supports jobs in hospitality and service industries. Median household income is in the mid-\$60,000 range, and many residents benefit from relatively short commute times within the metro area. Ongoing development has brought new housing, commercial projects, and infrastructure improvements to the area. Local efforts to manage growth and attract business investment have helped maintain a stable economic base. With its connection to the broader Gulf Coast economy and consistent expansion, D'Iberville continues to develop as a place to live and work.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,253	28,179	69,385
Current Year Estimate	2,027	27,005	67,373
2020 Census	1,884	26,248	65,400
Growth Current Year-Five-Year	11.16%	4.35%	2.99%
Growth 2020-Current Year	7.61%	2.88%	3.02%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	969	11,946	28,194
Current Year Estimate	883	11,469	27,402
2020 Census	779	10,563	25,588
Growth Current Year-Five-Year	9.83%	4.15%	2.89%
Growth 2020-Current Year	13.33%	8.58%	7.09%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$124,460	\$92,256	\$91,008



# BILOXI, MISSISSIPPI MSA

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Biloxi, Mississippi, is a coastal city located along the Gulf of Mexico known for its beaches, history, and entertainment options. The city features iconic landmarks like the Biloxi Lighthouse and the Maritime and Seafood Industry Museum, which highlights the area's cultural and economic heritage. Visitors and locals enjoy fishing, boating, and other water-based activities, as well as seasonal festivals such as the Biloxi Seafood Festival and Mardi Gras parades. The city is also home to several major casino resorts, including Beau Rivage and Hard Rock Hotel & Casino, offering gaming, live entertainment, and fine dining. Biloxi's mix of historic and modern attractions makes it a popular destination for both tourists and new residents.

The economy of Biloxi is heavily influenced by tourism, the gaming industry, and seafood processing, with the casinos and waterfront activities serving as major revenue sources. Keesler Air Force Base also plays a significant role, providing jobs and contributing to the city's economic stability. Biloxi offers a cost of living that is generally lower than the national average, with affordable housing options that range from single-family homes to waterfront condos. The city has a combination of urban and suburban areas, with access to schools, parks, healthcare facilities, and local businesses.

**Total Population**

1,008,485

**Annual Visitors**

17.1 Million

**Tourism Economic Impact**

\$10.84 Billion

**GDP**

\$204.9 Billion



# 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 City, 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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