

# Ruby Tuesday

135 St Robert Blvd | St Robert, MO 65584

Retail  
Investment Opportunity  
Offering Memorandum



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# PROPERTY OVERVIEW

**Ruby Tuesday**

135 St Robert Blvd | St Robert, MO 65584



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Below Market Rent | Prime Position Down the Street from Walmart** – Current rent is equal to \$19/SF. Positioned on St. Robert Blvd, parallel with Interstate 44. The property sees a combined 43,127 vehicles per day (VPD), offering immense visibility from the interstate; prime location capturing increased daily traffic from Walmart Supercenter consumers.
- **Continuous Population Inflow | Pulaski County** – Located in Central Missouri, St. Robert benefits from a highly active and rotating population influenced by Fort Leonard Wood, resulting in a sustained demand for retail.
  - **Pulaski County Population: 54,400**
  - **Pulaski County Average Household Income: \$73,235**
- **Surrounded by Major National Retailers** – including Walmart, Taco Bell, Starbucks, McDonalds, Buffalo Wild Wings & more, driving consistent consumer activity & foot traffic.
- **Strategic Location with Major Regional Highway Access** – Interstate 44 is a highly trafficked thoroughfare adding consistent traffic flow throughout St Robert. Increased daily traffic is one key driver of retailer success throughout St Robert.
- **Nearby Fort Leonard Wood** – built during World War II, Ft. Leonard Wood is a major U.S. Army base responsible for training over 80,000 soldiers per year. According to the most recent publications, the base holds over 22,000 military members.
- **Long-Term Absolute NNN Lease** – Fourteen (14) years remaining in the initial term with an investor friendly lease structure.
- **Attractive Future Uses | Large Building & Parcel Size** – an existing 5,641 sf building positioned on over 1.38 acres creates future flexibility & various future uses for investors.
- **Part of a Larger Portfolio of Ruby Tuesday Assets | Available Individually or as a Package**



# FINANCIAL OVERVIEW

**Ruby Tuesday**

135 St Robert Blvd | St Robert, MO 65584



# 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	\$107,772
Increases	1.50% Annually (Jan. 1)
Right of First Refusal (ROFR)	No
Corporate Financial Reporting	Yes

## Property Details

**± 5,641 SF**  
GLA

**± 1.38 AC**  
Lot Size

**2001**  
Year Built

**± 14 Years**  
Lease Term

**\$1,134,439**

List Price

**9.50%**

Cap Rate

## Annualized Operating Data

Term	Annual Rent	Rent Per SF	Cap Rate
Current	107,772	19.59	9.50%
Year 2	109,388	19.89	9.64%
Year 3	111,029	20.19	9.79%
Year 4	112,695	20.49	9.93%
Year 5	114,385	20.80	10.08%
Year 6	116,101	21.11	10.23%
Year 7	117,842	21.43	10.39%
Year 8	119,610	21.75	10.54%
Year 9	121,404	22.07	10.70%
Year 10	123,225	22.40	10.86%
Year 11	125,073	22.74	11.03%
Year 12	126,950	23.08	11.19%
Year 13	128,854	23.43	11.36%
Year 14	130,787	23.78	11.53%



**Walmart Supercenter**  
 Top 22% of National Locations  
 Source: AlphaMap

**Norvi-Faulkner Apartments**  
 ±75 Units

**Business Loop 44 ± 16,605 VPD**

**± 26,522 VPD**



**ALL TOWNE SUITES**  
 St. Robert MO/ Fort Leonard Wood



**Oak Point Townhomes**  
 ±72 Townhome Units



**Ruby Tuesday**  
 Subject Property

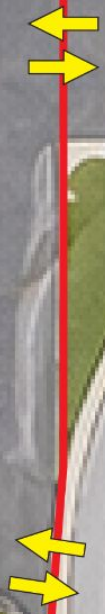


Pulaski  
County  
Missouri USA

Ruby Tuesday  
AMERICAN RESTAURANT

44

± 26,522 VPD



# 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**

135 St Robert Blvd | St Robert, MO 65584



# ST. ROBERT, MISSOURI

±3 Miles From Waynesville, MO

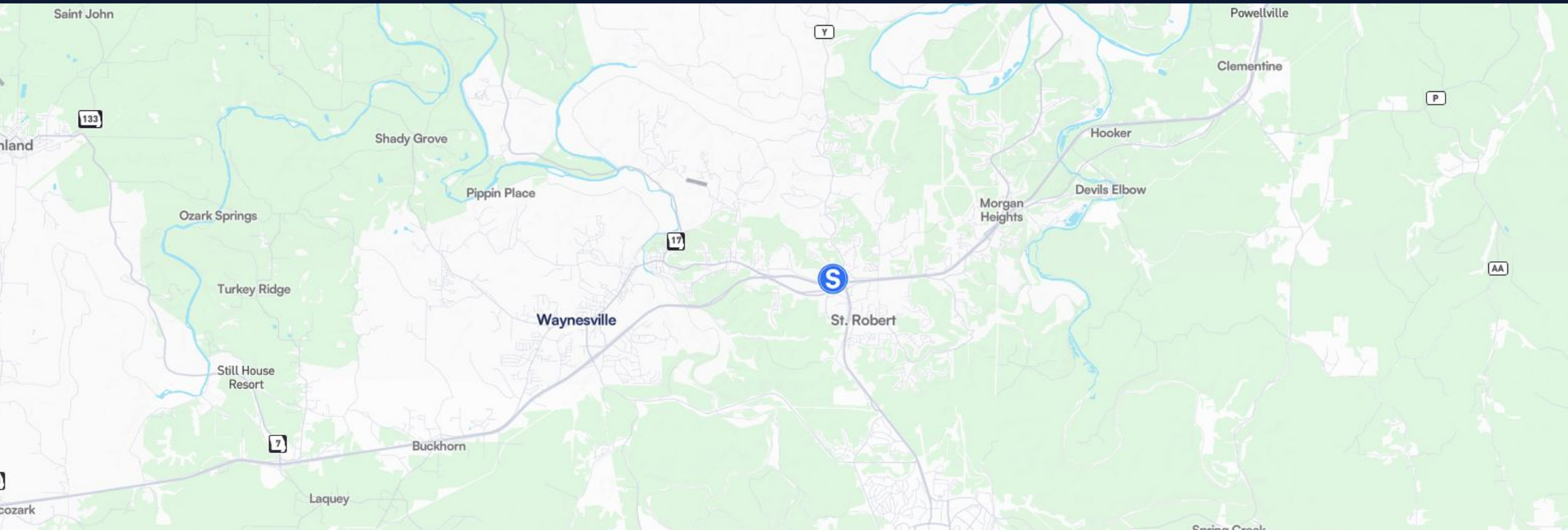
## Local Market Overview

St. Robert, Missouri is located in Pulaski County in south-central Missouri, directly adjacent to Fort Leonard Wood. The city serves as a primary support community for the installation, offering convenient access to employment, services, and transportation while maintaining a small-town environment. Its position along Interstate 44 makes it a key stop for regional travel and commerce, further supporting local activity and growth.

The economy in St. Robert is heavily driven by Fort Leonard Wood, one of the region's largest employers and a major U.S. Army training center. The base brings a steady population of military personnel, civilian employees, contractors, and visitors, creating strong demand for housing, retail, dining, and hospitality services. This consistent military presence helps stabilize the local economy and supports ongoing business development. Continued investment in infrastructure and commercial growth has strengthened St. Robert's role as a reliable and service-oriented community tied closely to the installation.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,768	12,622	28,362
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,172	4,902	9,693
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$94,079	\$90,772	\$90,160



# 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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2. You will hold it and treat it in the strictest of confidence; and
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