

SINGLE TENANT CASUAL DINING

Absolute NNN Ground Lease Investment Opportunity



Scheduled Rental Increases | Fronts ATL International Airport | Ideal Transit-Zone Location



1230 Virginia Avenue

ATLANTA GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



JOHN TOBEN

Vice President

SRS National Net Lease Group

john.toben@srsre.com

D: 602.682.6093 | M: 254.716.4448

3131 E Camelback Road, Suite 110

Phoenix, AZ 85016

AZ License #SA653272000



NATIONAL NET LEASE

Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675



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PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN, freestanding, corporate signed, Ruby Tuesday investment property located in Atlanta, GA (East Point). The tenant, Ruby Tuesday Operations, LLC, has over 9 years of firm term remaining with 4 (5-year) option periods left to extend, demonstrating their long-term commitment to the site. The lease features schedules rental increases throughout the initial term and at the beginning of each option, growing NOI and hedging against inflation. The lease is signed by a subsidiary of the corporate entity and is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Founded in 1972, Ruby Tuesday is an established casual dining chain with over 200 operating restaurants across 7 countries.

Ruby Tuesday is strategically located along Virginia Avenue with clear visibility and access to an average of 18,000 vehicles passing by daily. The asset benefits from direct access onto Interstate 85 (154,000 VPD), Interstate 75 (379,000 VPD), and several other State/U.S. Highways, making this a centralized location with easy commutes for both employees and customers. The property is ideally situated within a dense retail corridor with many nearby national/credit tenants including Walmart Supercenter, Piggly Wiggly, AutoZone, CVS Pharmacy, and Kroger, among many others. The strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. In addition, the asset fronts Hartsfield-Jackson Atlanta International Airport, allowing this property to benefit directly from arriving/departing passengers due to its ideal transit-zone location. Furthermore, the property is near numerous single-family communities and multi-family complexes including Clarion Court (118 units), The Atlantic Aerotropolis (269 units), SCP Hapeville (285 units), and more, providing a direct residential consumer base. The 5-mile trade area is supported by over 182,200 residents and 89,200 daytime employees. Residents within one mile of the subject boast an affluent average household income of \$104,577.

PROPERTY PHOTOS





OFFERING

Price	\$1,384,000
Net Operating Income	\$58,815
Cap Rate	4.25%
Lease Signature	Corporate Subsidiary
Tenant	Ruby Tuesday Operations, LLC
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	6,260 SF
Land Area	0.30 Acres
Property Address	1230 Virginia Avenue Atlanta, Georgia 30344
Year Built	2005
Parcel Number	14 -0130-0003-067-0
Ownership	Leased Fee (Land Ownership)

Over 9 Years Remaining on Lease | Scheduled Rental Increases | Corporate Signed Lease | Well-Known & Established Brand

- The tenant has over 9 years of firm term remaining with 4 (5-year) option periods left to extend, demonstrating their long-term commitment to the site
- The lease features scheduled rental increases throughout the initial term and at the beginning of each option, growing NOI and hedging against inflation
- The lease is signed by a subsidiary of the corporate entity
- Founded in 1972, Ruby Tuesday is an established casual dining chain with over 200 operating restaurants across 7 countries

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

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

Direct Residential Consumer Base | Demographics in 5-Mile Trade Area | Affluent Community

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- The nearby multi-family complexes include Clarion Court (118 units), The Atlantic Aerotropolis (269 units), SCP Hapeville (285 units), and more
- More than 182,200 residents and 89,200 employees support the trade area
- Residents within one mile of the subject boast an affluent average household income of \$104,577

Dense Retail Corridor | Strong National/Credit Tenant Presence

- The property is ideally situated within a dense retail corridor
- The surrounding national/credit tenants include Walmart Supercenter, Piggly Wiggly, AutoZone, CVS Pharmacy, and Kroger, among many others
- The strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site

Fronting ATL International Airport | Ideal Transit-Zone Location

- The asset fronts Hartsfield-Jackson Atlanta International Airport (ATL), allowing this property to benefit directly from arriving/departing passengers due to its ideal transit-zone location
- Hartsfield-Jackson Atlanta International Airport (ATL) is the world's busiest airport with over 104.7 million passengers as of 2023
- The airport generates roughly \$34.8 billion annually and provides 63,000 on-site jobs, making it the state's largest employer
- Ruby Tuesday is ideally situated as an outparcel to a La Quinta Inn (188 rooms) and is within walking distance to Drury Inn & Suites (151 rooms), Sonesta Atlanta (378 rooms), Hilton Atlanta (510 rooms), and other hotels
- The nearby hotels further increase the consumer draw to the site by providing travelers with a meal just minutes from their stay

Signalized, Hard Corner Intersection | Centralized Location

- Ruby Tuesday is strategically located along Virginia Avenue with clear visibility and access to an average of 18,000 vehicles passing by daily
- The asset benefits from direct access onto Interstate 85 (154,000 VPD), Interstate 75 (379,000 VPD), and several other State/U.S. Highways
- The asset has excellent visibility and multiple points of ingress/egress

LOCATION



Atlanta, Georgia (East Point)
Fulton County

ACCESS



Toffie Terrace: 1 Access Point
Virginia Avenue: 1 Access Point

TRAFFIC COUNTS



Virginia Avenue: 18,000 VPD
Interstate 85: 154,000 VPD
Interstate 75: 379,000 VPD

IMPROVEMENTS



There is approximately 6,260 SF
of existing building area

PARKING



Tenant has a perpetual, uninterrupted, nonexclusive
right to 65 spaces in the adjacent parcel
The parking ratio is approximately 10.38 stalls per
1,000 SF of leasable area.

PARCEL



Parcel Number: 14 -0130-0003-067-0
Acres: 0.30
Square Feet: 13,068

CONSTRUCTION



Year Built: 2005

ZONING



CL - Commercial Limited



HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT - 104.7M+ ANNUAL PASSENGERS (2023)



18,000 VEHICLES PER DAY

TOFFEE TERRACE

VIRGINIA AVE





Waffle House

KFC

Arby's

WOODWARD ACADEMY
WOODWARD ACADEMY - LOWER SCHOOL

COUNTRY INN & SUITES
71 ROOMS

SONESTA
378 ROOMS

B10

Hilton Garden Inn
174 ROOMS

OTTER SELF STORAGE

GREEN HEART WATER SYSTEMS

HOMESWOOD SUITES by Hilton
122 ROOMS

330 ROOMS

Waffle House

SUBWAY

Chevron

EconoLodge

Shell

18,000 VEHICLES PER DAY

154,000 VEHICLES PER DAY

DRURY HOTELS
151 ROOMS

INTERSTATE 85

VIRGINIA AVE.

MALONE'S

Ruby Tuesday

Waffle House

SPONDIVITS

McDonald's

TOFFIE TERRACE



VIRGINIA AVE.



18,000
VEHICLES PER DAY

MALONE'S
Steak & Seafood

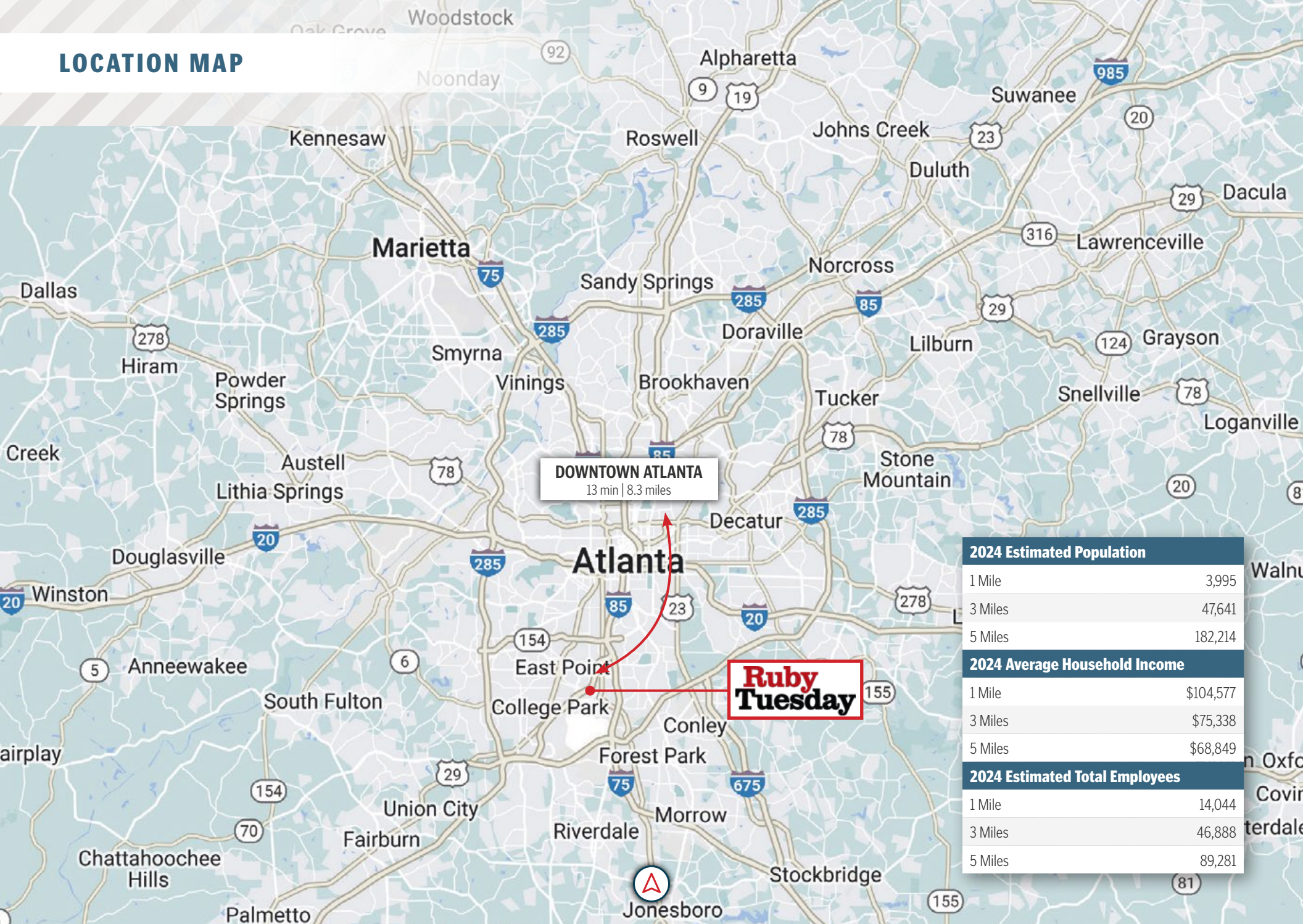
PYLON SIGN

**Ruby
Tuesday**

TOFFIE TERRACE



LOCATION MAP



2024 Estimated Population	
1 Mile	3,995
3 Miles	47,641
5 Miles	182,214
2024 Average Household Income	
1 Mile	\$104,577
3 Miles	\$75,338
5 Miles	\$68,849
2024 Estimated Total Employees	
1 Mile	14,044
3 Miles	46,888
5 Miles	89,281



ATLANTA, GEORGIA

Atlanta City Founded in 1837 as Marthasville, Atlanta is the largest city in Georgia, as well as the state's capital. Atlanta is located in north/central Georgia. Atlanta was founded in 1837 as Marthasville at the end of the Western & Atlantic railroad line. It was officially incorporated as Atlanta in 1847. Atlanta, city, capital of Georgia, U.S., and seat of Fulton county (but also partly in DeKalb county). It lies in the foothills of the Blue Ridge Mountains in the northwestern part of the state, just southeast of the Chattahoochee River. It is the centre of an extensive metropolitan area that includes 20 counties and cities such as Decatur, East Point, and Marietta. The city of Atlanta is the largest city in Georgia with a population of 525,050 as of July 1, 2024.

Atlanta is Georgia's largest city and the principal trade and transportation centre of the southeastern United States. Atlanta remains the financial and commercial capital of the Southeast and is its most important distribution centre. Printing and publishing, high-technology industries, telecommunications, airline services, military and government services, and banking and insurance are supplemented by industries producing aircraft, beverages, automobiles, electronics and electrical equipment, chemicals, processed foods, and paper products. It is home to over 10 Fortune 500 companies, including household names such as The Coca-Cola Company, Delta Airlines, Home Depot, and UPS. In fact, as of 2005, the Atlanta metropolitan area was ranked third behind New York and Houston on the list of cities with the most Fortune 500 headquarters. Atlanta is also the focus of federal government activity in the Southeast and is the headquarters of the 6th Federal Reserve District. Hartsfield–Jackson Atlanta International Airport (ATL) has served as a key engine of the city's economic growth. Delta Air Lines, the city's largest employer and the metro area's third-largest, operates the world's largest airline hub at Hartsfield-Jackson, and it has helped make it the world's busiest airport, in terms of both passenger traffic and aircraft operations.

Atlanta's some notable and unique attractions are The Atlanta Cyclorama and Civil War Museum, Centennial Olympic Park, CNN Center, The Jimmy Carter Library and Museum, The Martin Luther King Jr. Center, Stone Mountain Park, home to the Memorial Carving which depicts three Confederate heroes of the Civil War: Confederate President Jefferson Davis, General Robert E. Lee, and Lt. General Thomas "Stonewall" Jackson, Underground Atlanta offering shopping, dining, history and entertainment, The World of Coca-Cola, Zoo Atlanta, and many more.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	3,995	47,641	182,214
2029 Projected Population	4,056	49,272	186,021
2010 Census Population	3,477	46,666	167,269
Projected Annual Growth 2024 to 2029	0.30%	0.68%	0.41%
Historical Annual Growth 2010 to 2020	1.19%	0.28%	0.72%
Households & Growth			
2024 Estimated Households	1,874	20,221	76,541
2029 Projected Households	1,928	21,536	80,088
2010 Census Households	1,544	18,098	65,309
Projected Annual Growth 2024 to 2029	0.57%	1.27%	0.91%
Historical Annual Growth 2010 to 2020	1.52%	0.86%	1.27%
Race & Ethnicity			
2024 Estimated White	25.62%	14.95%	7.31%
2024 Estimated Black or African American	59.10%	68.32%	80.21%
2024 Estimated Asian or Pacific Islander	1.60%	1.44%	1.46%
2024 Estimated American Indian or Native Alaskan	0.45%	0.70%	0.46%
2024 Estimated Other Races	7.21%	8.79%	5.49%
2024 Estimated Hispanic	13.72%	14.61%	9.13%
Income			
2024 Estimated Average Household Income	\$104,577	\$75,338	\$68,849
2024 Estimated Median Household Income	\$66,407	\$55,189	\$50,027
2024 Estimated Per Capita Income	\$49,236	\$31,991	\$28,958
Businesses & Employees			
2024 Estimated Total Businesses	467	2,916	7,303
2024 Estimated Total Employees	14,044	46,888	89,281



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Ruby Tuesday Operations, LLC	6,260	Jan. 2022	Dec. 2034	Current	-	\$6,716	\$1.07	\$80,590	\$12.87	Absolute NNN Ground Lease	4 (5-Year)
(Corporate Signature)				Jan. 2026	16.34%	\$7,813	\$1.25	\$93,760	\$14.98		10% Increase at the Beg. of Each Option
				Jan. 2029	10.00%	\$8,595	\$1.37	\$103,136	\$16.48		

FINANCIAL INFORMATION

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OPERATING CASH FLOW

Rental Revenue	\$80,590
Reimbursement Revenue	NNN
Effective Gross Revenue	\$80,590
Landlord Expenses	(NNN)
Tenant's Additional Parking	(\$21,775)
Net Operating Income	\$58,815

Note: Lessee pays parking rent on the adjacent parcel in the sum of \$21,775 annually. Lessee's additional parking rent may be adjusted every 2 years by the greater of 5% per year or the CPI increase. If lessee's parking rent exceeds the monthly rent or if lessee does not have at least 65 spaces, lessee has the option to immediately terminate the lease.



RUBY TUESDAY

rubytuesday.com

Company Type: Private

Locations: 200+

Ruby Tuesday Inc. is an American multinational foodservice retailer that owns, operates, and franchises Ruby Tuesday restaurants globally. The concept was first opened on Wednesday, 12 April 1972, by Samuel E. (Sandy) Beall III in Knoxville, Tennessee, USA. With over 50 years of continuous operations, the company is now headquartered in Maryville, Tennessee, and has more than 200 locations worldwide. Ruby Tuesday is a family-friendly, casual American Bar and Grill famous for its succulent Premium Ribs, mouthwatering Burgers, and Steaks complemented by easy-to-share appetizers and indulgent desserts such as Ruby's very own Chocolate Tallcake™.

Source: rubytuesday.com



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TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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