

# Ruby Tuesday

Net Leased Investment Property  
945 N. Dupont Blvd. Milford, DE 19963



- Triple Net Lease  
No Roof or Structure
- Great Location  
Wal-Mart Outparcel
- Strong Credit  
Corporate Guaranty
- Annual Rental Increases  
2% Annual Increases
- Strong Retail Co-Tenancy  
Great Neighboring Retail
- Strong Traffic Patterns  
Located on Busy US113



**RINNIER**  
DEVELOPMENT COMPANY

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*All information is deemed reliable but not guaranteed. Prospective purchasers should verify the information to their own satisfaction.*

# Executive Summary

**RUBY TUESDAY**

945 N Dupont Blvd  
 Milford, DE 19963

List Price ..... \$2,445,000  
 CAP Rate - Current.....7.4%  
 Gross Leasable Area ..... ± 5,000 SF  
 Lot Size ..... ± 1.70 Acres (74,052 SF)  
 Year Built..... 2002

**Annualized Operating Data**

<u>Term</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>CAP Rate</u>
9/14/2023-9/13/2024	\$15.083	\$180.993	6.63%
9/14/2024-9/13/2025	\$15.385	\$184.613	6.76%
9/14/2025-9/13/2026	\$15.692	\$188.305	6.90%
9/14/2026-9/13/2027	\$16.006	\$192.071	7.04%



**Tenant Summary**

Tenant Trade Name	Ruby Tuesday
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencment	9/14/2012
Rent Commencemnt	9/14/2012
Lease Expiration	9/13/2027
Increases	2% Annual Increases
Options	Four (4), Five (5) Year Options

# Tenant Map



