

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 10-Year Lease | Scheduled Rental Increases | New Construction



2583 Pine Grove Road

RINGGOLD GEORGIA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETING BY



ANDREW FALLON

**EVP & Managing Principal
National Net Lease**

andrew.fallon@srsre.com
D: 703.787.4733 | M: 202.286.1542
1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
VA License No. 0225193951

PHILIP WELDE JR.

**First Vice President
National Net Lease**

philip.welde@srsre.com
D: 202.552.0092 | M: 703.268.0854
1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
FL license No. SL3430880



OFFERING SUMMARY



OFFERING

Pricing	\$4,500,000
Net Operating Income	\$225,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	2583 Pine Grove Road Ringgold, Georgia 30736
Rentable Area	5,700 SF (Est.)
Land Area	1.91 AC
Year Built	2026 (Under Construction)
Tenant	Longhorn Steakhouse
Guaranty	Franchisee (Rare Hospitality International Inc)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	10 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Opening Date	3/9/2026
Lease Expiration	4/30/2036
ROFR	Yes

19,700

LOCATIONS
GLOBALLY

\$27B

TOTAL
SALES

S&P: BB

CREDIT
RATING

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Longhorn Steakhouse	5,700	4/13/2026	4/30/2036	Year 1	-	\$18,750	\$225,000	4 (5-Year)
(Franchisee Guaranty)	(Est.)			Year 6	10%	\$20,625	\$247,500	

1) Tenant shall have a 30-day Right of First Refusal.

10% Increase Beg. of Each Option

Brand New 10-Year Lease | Scheduled Rental Increases | New Construction | Established Brand

- The tenant just recently signed a brand new 10-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years and at the beginning of each option, growing NOI and hedging against inflation
- Headquartered in Orlando, LongHorn has more than 622 restaurants across 44 states and is a division of Darden Restaurants, Inc., (NYSE: DRI), which owns and operates more than 2,100 restaurants

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

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

Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 68,000 residents and 22,000 employees support the trade area
- Affluent average household income of \$114,254 in 1-mile trade area

Dense Retail Corridor | Strong National/Credit Tenant Presence | CHI Memorial Hospital

- The subject property is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Publix, Marshall's, Ross, Petco, Hobby Lobby, Burlington, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The site is in close proximity to the brand new CHI Memorial Hospital (35 beds), further increasing consumer traffic to the site

Signalized, Hard Corner Intersection | Interstate 75 | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of Battlefield Pkwy and Pine Grove Rd with a combined 31,900 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Interstate 75, a major thoroughfare that averages 95,300 VPD
- The asset has excellent visibility and multiple points of ingress/egress



LONGHORN STEAKHOUSE

longhornsteakhouse.com

Company Type: Subsidiary

Locations: 2,100+

Parent: Darden Restaurants, Inc.

2024 Employees: 197,924

2024 Revenue: \$12.08 Billion

2024 Net Income: \$1.05 Billion

2024 Assets: \$12.59 Billion

2024 Equity: \$2.31 Billion

Credit Rating: S&P: BBB

LongHorn Steakhouse is known for fresh, boldly seasoned and expertly grilled steaks like the signature bone in Outlaw Ribeye all served in a relaxed, warm atmosphere inspired by a rancher's home. Headquartered in Orlando, LongHorn has more than 622 restaurants across 44 states and is a division of Darden Restaurants, Inc., (NYSE: DRI), which owns and operates more than 2,100 restaurants. LongHorn is committed to making a positive difference in the lives of others in the community. As part of this commitment, LongHorn Steakhouse restaurants have donated nearly 28 million pounds of food to local non-profit organizations across the country.

Source: longhornsteakhouse.com/about-us, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Ringgold, Georgia
Catoosa County
Chattanooga MSA

ACCESS



Pine Grove Road: 1 Access Point

TRAFFIC COUNTS



Pine Grove Road: 3,200 VPD
Battlefield Pkwy/State Hwy 2: 31,900 VPD
State Hwy 401/Interstate 75: 95,300 VPD

IMPROVEMENTS



There is approximately 5,700 SF of existing building area

PARKING



There are approximately 143 parking spaces on the owned parcel.
The parking ratio is approximately 25.09 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 22C00100A
Acres: 1.91
Square Feet: 83,200 SF

CONSTRUCTION



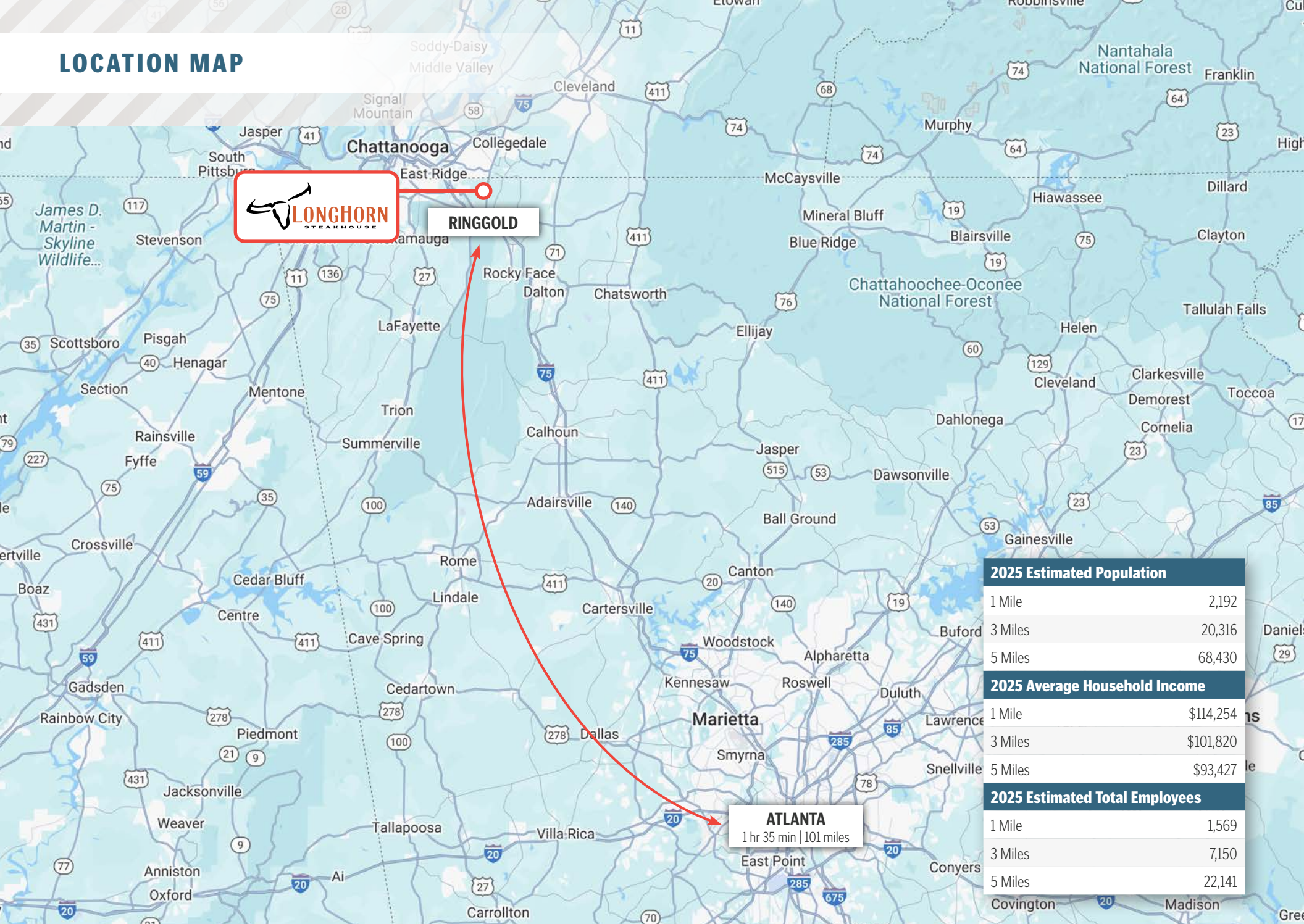
Year Built: 2026

ZONING



C2: General Commercial

LOCATION MAP



2025 Estimated Population

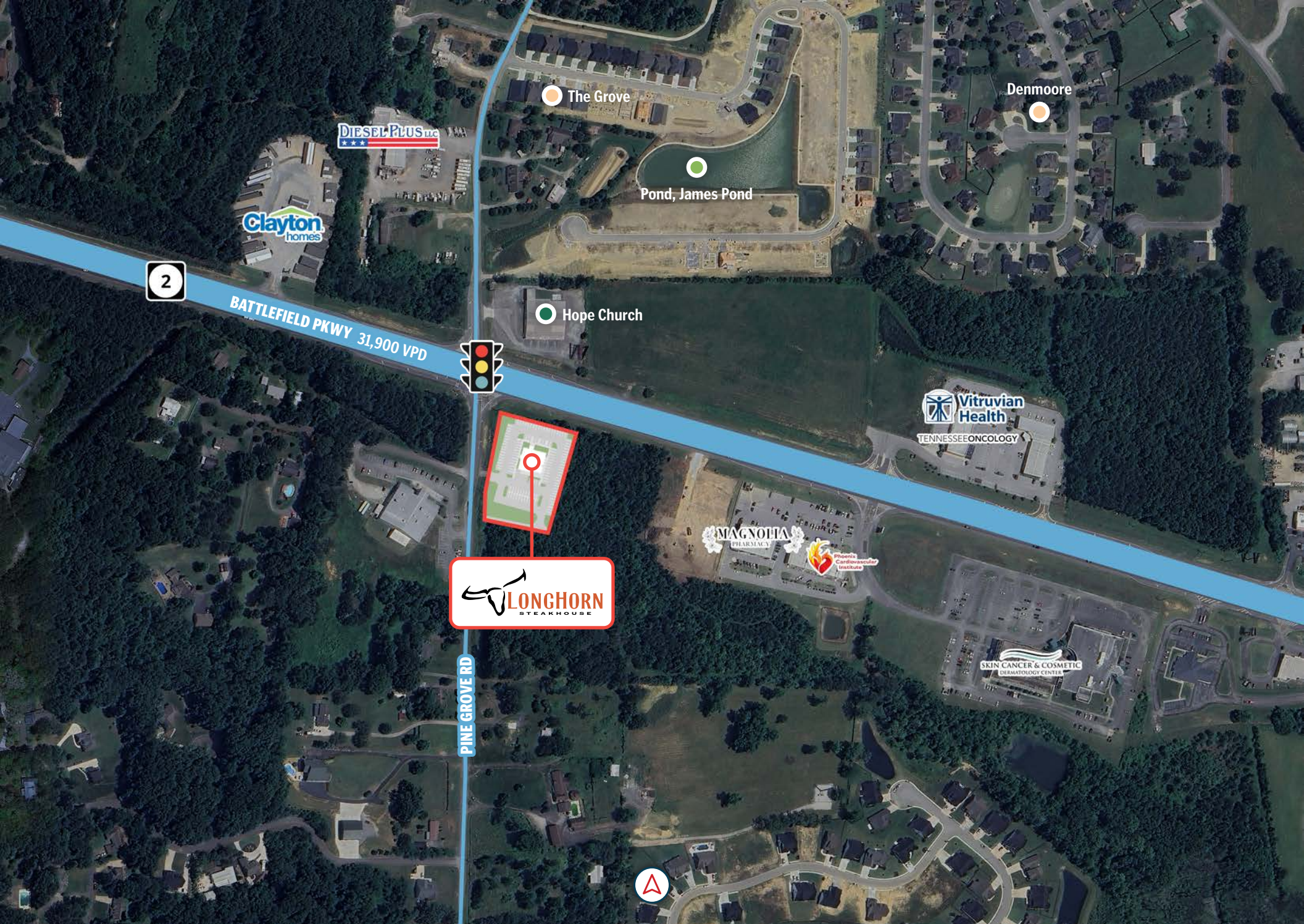
1 Mile	2,192
3 Miles	20,316
5 Miles	68,430

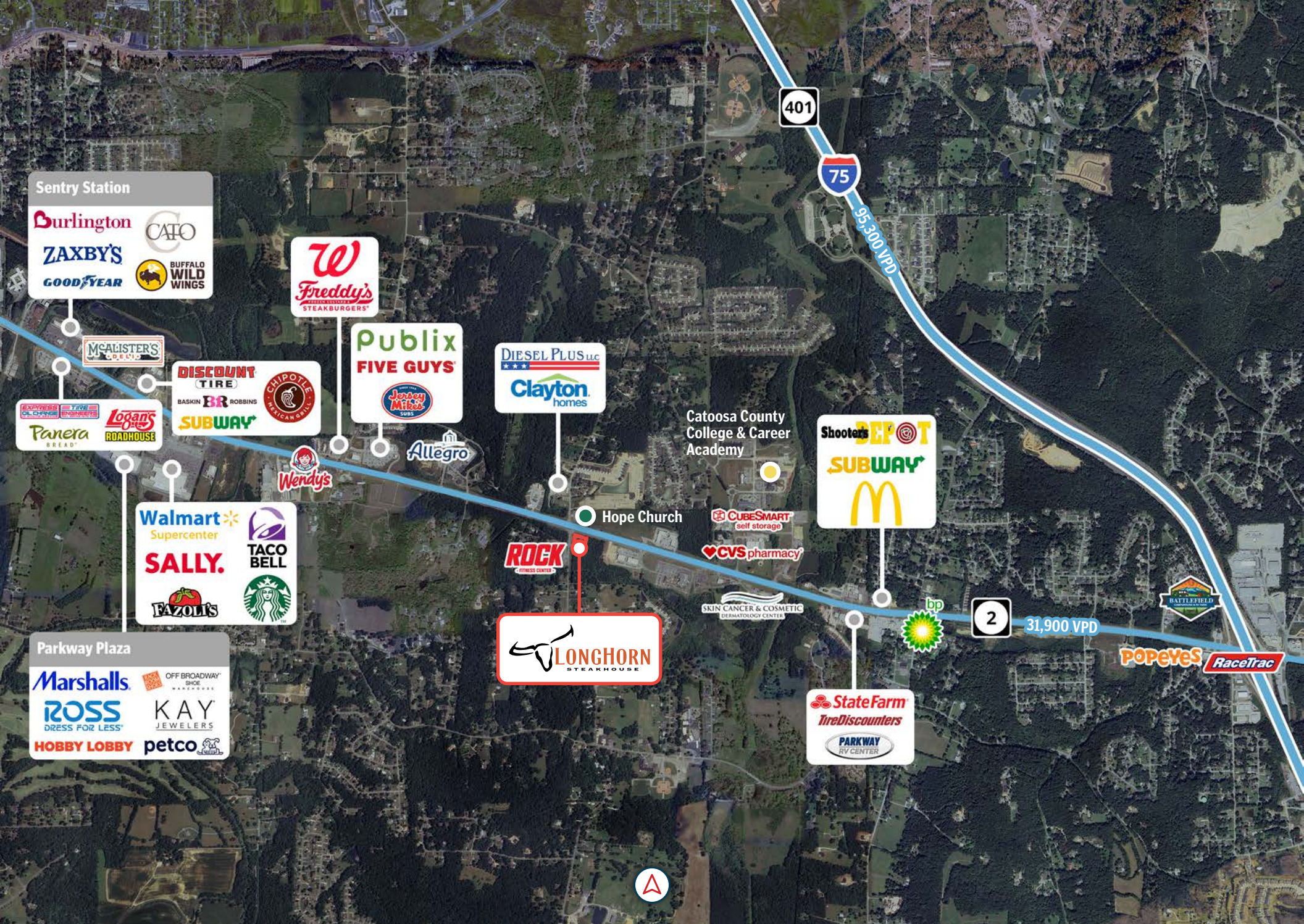
2025 Average Household Income

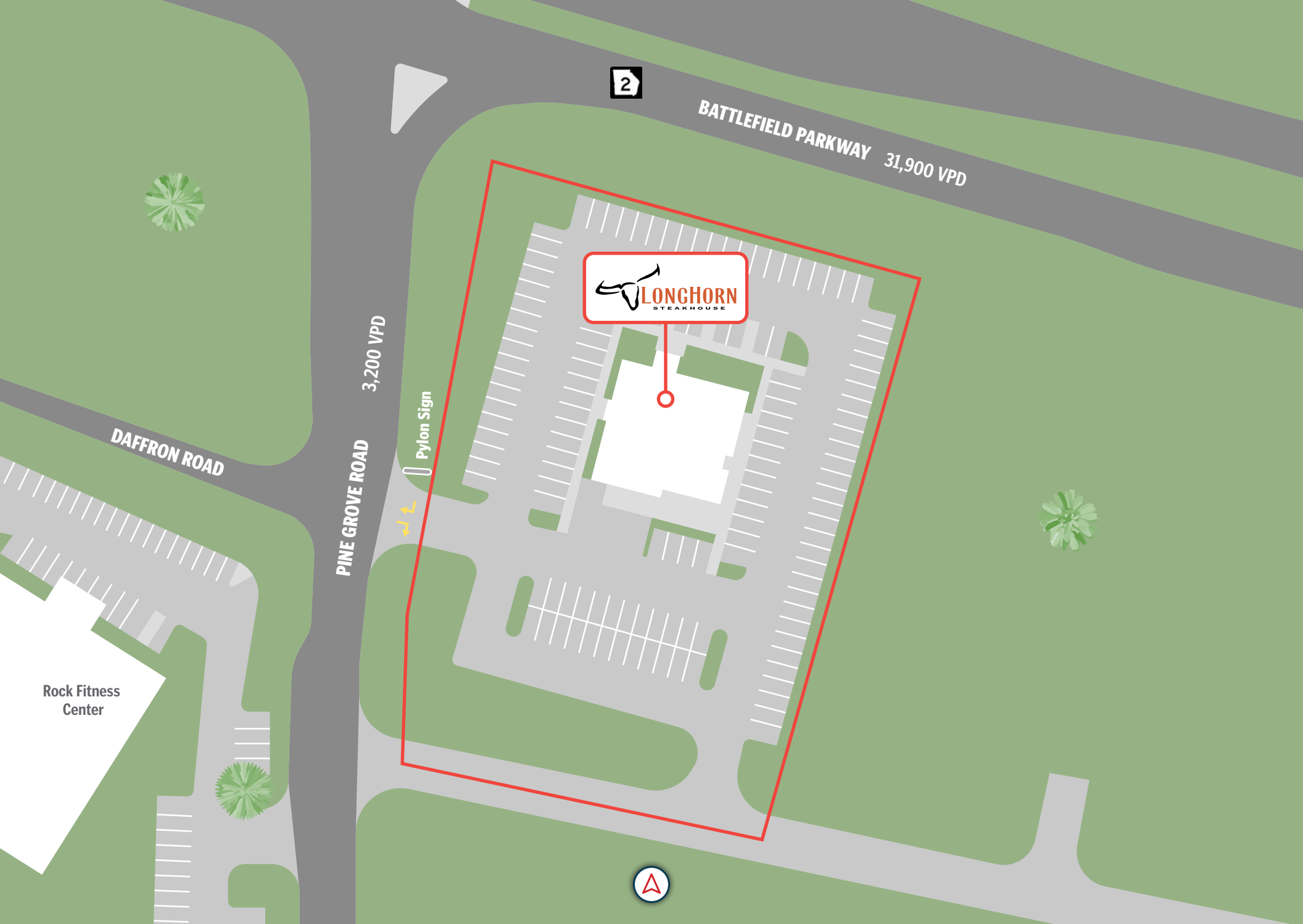
1 Mile	\$114,254
3 Miles	\$101,820
5 Miles	\$93,427

2025 Estimated Total Employees

1 Mile	1,569
3 Miles	7,150
5 Miles	22,141







AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,192	20,316	68,430
2030 Projected Population	2,268	20,845	69,896
2025 Median Age	45.7	42.6	41.3
Households & Growth			
2025 Estimated Households	877	7,850	27,656
2030 Projected Households	917	8,104	28,442
Income			
2025 Estimated Average Household Income	\$114,254	\$101,820	\$93,427
2025 Estimated Median Household Income	\$77,089	\$79,075	\$69,092
Businesses & Employees			
2025 Estimated Total Businesses	131	638	2,074
2025 Estimated Total Employees	1,569	7,150	22,141



RINGGOLD, GEORGIA

Ringgold is a historic city located in Catoosa County, northwest Georgia, just south of Chattanooga, Tennessee. Serving as the county seat, Ringgold combines small-town charm with convenient access to a major metropolitan area. Its location along Interstate 75 makes it a popular residential choice for commuters while retaining a quiet, community-oriented atmosphere. The City of Ringgold had a population of 3,569 as of July 1, 2025.

Ringgold's economy is supported by manufacturing, logistics, healthcare, retail, and small businesses, with many residents commuting to nearby Chattanooga for employment. The city benefits from strong regional connectivity via I-75, attracting distribution and light industrial operations. Local retail and service businesses along U.S. Route 41 continue to grow alongside steady residential development, contributing to long-term economic stability.

Ringgold is rich in history and outdoor recreation. The Ringgold Depot, a Civil War landmark, anchors the historic downtown area, which features local shops, restaurants, and community events. Nearby parks, walking trails, and access to the scenic North Georgia mountains provide ample outdoor activities. The city's proximity to Chattanooga offers easy access to major attractions, including museums, entertainment venues, and riverfront recreation.

Ringgold is served by the Catoosa County Public School System, including Ringgold Elementary, Ringgold Middle, and Ringgold High School, known for strong academics and extracurricular programs. Higher education options are available nearby in Chattanooga, including Chattanooga State Community College, University of Tennessee at Chattanooga, and other regional institutions. The closest major airport to Ringgold, Georgia is Chattanooga Metropolitan Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets