

# Ruby Tuesday

1360 AIRPORT ROAD JACKSONVILLE, FL

**OFFERED  
FOR SALE**

\$2,624,000 | 6.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



# EAST AERIAL

UF Health North  
168 Beds



TOWNEPLACE SUITES



AIRPORT RD 16,900 VPD

AIRPORT SERVICE RD S





Jacksonville Int'l Airport  
7M+ Annual Passengers

**BencoDental**  
Distribution

Mercedes-Benz  
Distribution

**PRIORITY TIRE**  
Distribution

**SPRINGHILL SUITES**  
BY MARRIOTT

**ZAXBYS**

**Hampton Inn & Suites**  
BY HILTON

**LONCHORN**  
STEAKHOUSE



**AIRPORT RD** 16,900 VPD

**AIRPORT SERVICE RDS**

**Ruby Tuesday**

**Residence INN.**  
BY MARRIOTT



## EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a single-tenant, absolute NNN investment occupied by Ruby Tuesday (corporate) in Jacksonville, FL. The asset consists of a 5,370 SF freestanding restaurant on 1.77 acres with zero landlord responsibilities.

The property is strategically positioned along Airport Road with immediate access to Interstate 95 (82,500 VPD) and sits approximately 1.5 miles from Jacksonville International Airport, which serves over 7 million passengers annually. The immediate trade area is driven by a dense concentration of airport hotels, logistics users, and regional retail anchored by River City Marketplace.

Ruby Tuesday executed a 20-year corporate lease in 2017, with approximately 11 years remaining and 10% rent increases every five years. The lease was affirmed through bankruptcy, with this location retained as a top-performing unit – reinforcing the site's underlying real estate and operational strength.

RENT SCHEDULE	RENT	RETURN
Current Term	11-15	\$177,100
Rent Escalation	16-20	\$194,810
1st Extension Term	21-25	\$214,291
2nd Extension Term	26-30	\$235,720
3rd Extension Term	31-35	\$259,292
4th Extension Term	36-40	\$285,221

<b>NOI</b>	<b>\$177,100</b>
<b>CAP RATE</b>	<b>6.75%</b>
<b>LISTING PRICE</b>	<b>\$2,624,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Ruby Tuesday
<b>Address</b>	1360 Airport Road, Jacksonville, FL 32218
<b>Building Size (GLA)</b>	5,370 SF
<b>Land Size</b>	1.77 Acres
<b>Year Built</b>	2001
<b>Signatory/Guarantor</b>	Corporate
<b>Rent Type</b>	Abs. NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	12/1/2017
<b>Lease Expiration Date</b>	12/31/2037
<b>Remaining Term</b>	11+ Years
<b>Rental Increases</b>	10% Every 5 Years and In Options
<b>NOI</b>	\$177,100



**69,691**  
PEOPLE  
IN 5 MILE RADIUS



**\$96,120**  
AHHI IN  
3 MILE RADIUS



**82,500**  
VPD ON  
INTERSTATE 95



**LONG-TERM CORPORATE NNN LEASE WITH BUILT-IN GROWTH**

11 years remaining on a 20-year corporate lease with 10% rent increases every 5 years and throughout option periods. Absolute NNN structure with zero landlord responsibilities.



**RETAINED THROUGH BANKRUPTCY (TOP-PERFORMING UNIT)**

Lease was assumed through Chapter 11 restructuring, with the company eliminating underperforming locations and retaining this site — a direct indicator of relative unit performance.



**IRREPLACEABLE I-95 / AIRPORT NODE**

Direct access to I-95 (82,500 VPD) and Airport Road (16,900 VPD), located approximately 1.5 miles from Jacksonville International Airport (~7 million annual passengers).



**AIRPORT-DRIVEN DEMAND + HOTEL DENSITY**

Surrounded by 10+ flagged hotels (2,000+ rooms) within a half-mile radius, creating consistent, non-discretionary dining demand from travelers and staff.



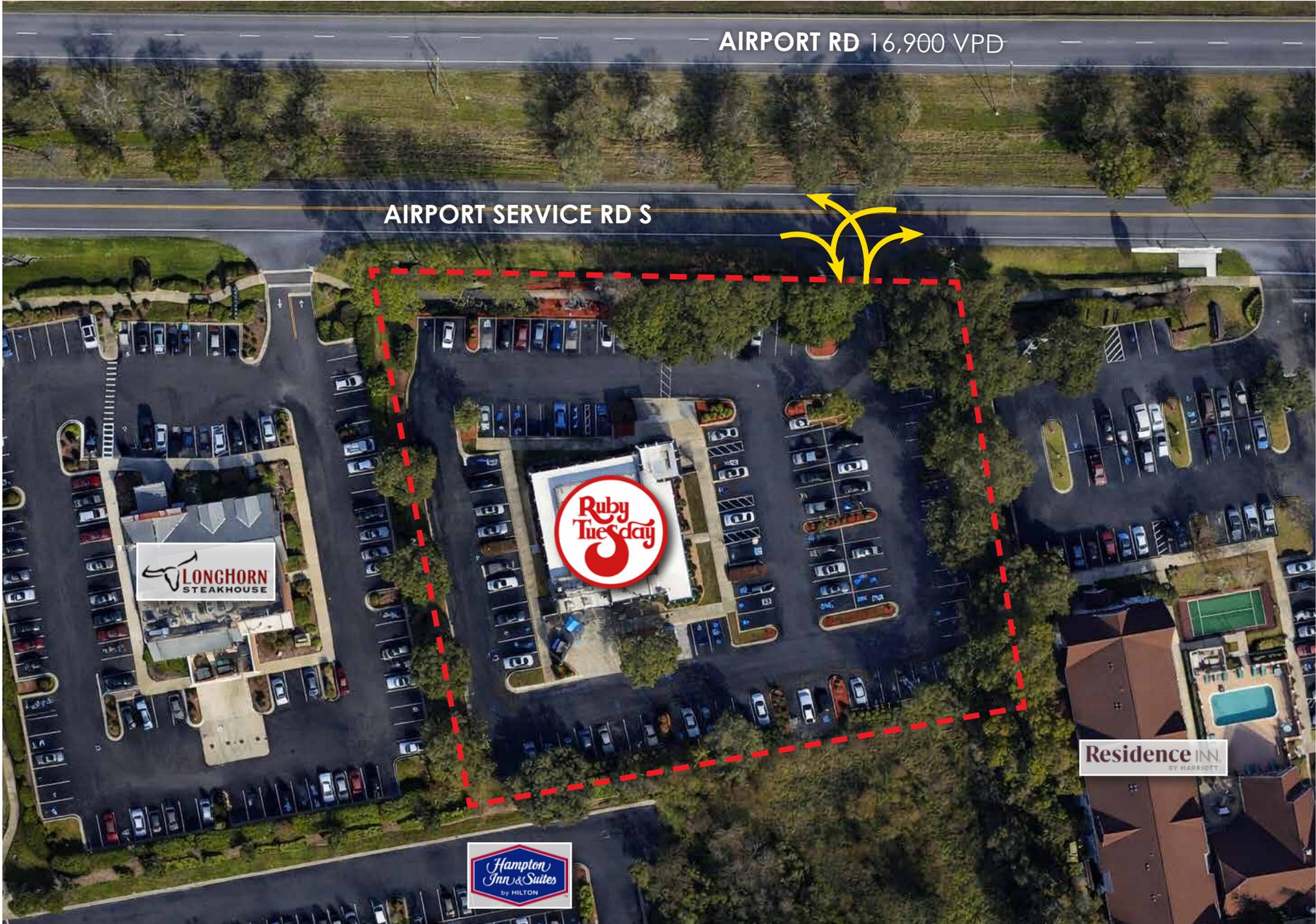
**STRONG SUNBELT GROWTH MARKET WITH FAVORABLE DEMOGRAPHICS**

Jacksonville is one of Florida's fastest-growing metros, benefiting from sustained in-migration, a diversified employment base, and no state income tax, driving long-term population and economic growth across the region.



**PROXIMITY TO RIVER CITY MARKETPLACE**

Located 1.3 miles from a dominant 850,000 SF power center anchored by Walmart, Lowe's, and Best Buy, with a dense lineup of national retailers and restaurants.



AIRPORT RD 16,900 VPD

AIRPORT SERVICE RD S



LONGHORN STEAKHOUSE

Hampton Inn & Suites BY HILTON

Residence INN BY MARRIOTT



**TALLAHASSEE**  
 155 MILES  
 2:40 DRIVE



**JACKSONVILLE**  
 10 MILES  
 0:15 DRIVE

**ORLANDO**  
 135 MILES  
 2:30 DRIVE

**TAMPA**  
 180 MILES  
 3:30 DRIVE

**FORT MYERS**  
 265 MILES  
 5:10 DRIVE

**1 MILES**  
 1,388  
 PEOPLE  
 \$81,459  
 AHHI  
 4,058  
 TOTAL  
 EMPLOYEES

**3 MILES**  
 26,964  
 PEOPLE  
 \$96,120  
 AHHI  
 13,390  
 TOTAL  
 EMPLOYEES

**5 MILES**  
 69,691  
 PEOPLE  
 \$94,872  
 AHHI  
 23,368  
 TOTAL  
 EMPLOYEES

## Jacksonville, FL

Jacksonville is one of the fastest-growing metros in the Southeast, benefiting from sustained in-migration driven by relative affordability, job growth, and Florida’s no state income tax environment. The MSA exceeds 1.7 million residents and continues to see population expansion across Duval and surrounding counties. The local economy is anchored by logistics, healthcare, financial services, and defense, with Jacksonville serving as a major distribution hub for the Southeast due to its port access, rail infrastructure, and connectivity along I-95 and I-10.

### Fast Facts

- Jacksonville MSA Population: ~1.7M+ (40th largest U.S. metro)
- MSA GDP: ~\$129B annually (Top 40 U.S. metro economy)
- Jacksonville ranked among Top 15 U.S. cities for population growth (2024)
- Jacksonville International Airport: 7.6M annual passengers (record high)



## TENANT SUMMARY

Ruby Tuesday is a national casual dining restaurant operator founded in 1972 and currently owned by NRD Capital, a private equity firm focused on restaurant and franchise investments. The company operates approximately 200+ locations across the United States, primarily in suburban and highway-oriented trade areas.

Following its 2020 Chapter 11 restructuring, Ruby Tuesday optimized its footprint by closing underperforming stores and retaining its strongest operating locations. The Jacksonville site was among those retained, with uninterrupted operations following a newly executed 20-year corporate lease in 2017. This location's continued operation through restructuring and long-term lease commitment reinforces its position as a core unit within the tenant's portfolio.



### RUBY TUESDAY QUICK FACTS

<b>Founded:</b>	1972
<b>Ownership:</b>	Private (NRD Capital)
<b>Credit Rating</b>	N/A (Private)
<b># of Locations:</b>	~212
<b>Headquarters:</b>	Maryville, TN



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Exclusively Offered By



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