



*Image for representation purposes only  
Source: Google Maps*

**Ruby  
Tuesday**



## *Retail Investment Opportunity*

160 Smithfield Crossing Drive  
Smithfield, North Carolina, 27577

# *Confidentiality & Disclaimer Statement*



This Offering Memorandum contains select information pertaining to the business and affairs of the site located at 160 Smithfield Crossing Drive, Smithfield, North Carolina 27577. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Ruby Tuesday Restaurant at 60 Smithfield Crossing Drive, Smithfield, North Carolina 27577 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

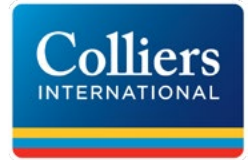
A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





# Table of Contents



I. Offering Summary.....	4
II. Area Overview & Maps.....	6
III. Tenant Information.....	11
IV. Market Overview.....	13
V. About Colliers.....	15



## Offering Summary



Image for representation purposes only  
Source: Google Maps

**Ruby  
Tuesday**



160 Smithfield Crossing Drive  
Smithfield, North Carolina, 27577

## Retail Investment Opportunity

Colliers International is pleased to offer exclusively for sale this freestanding Ruby Tuesday Restaurant at 160 Smithfield Crossing Drive in Smithfield, North Carolina. This opportunity includes a triple net (NNN) lease with no landlord responsibilities. The initial base term ends 12/31/37. The property is located in a highly travelled area with many surrounding retailers, along Interstate 95 with an average 44,000 vehicles per day.

The property is located in the Northwest Quadrant of exit 95 along Interstate 95, this 5,200 square foot building is adjacent to the Carolina Premium Outlet, Cinema, several hotels, and restaurants.

Ruby Tuesday is a casual chain serving American-style burgers and cocktails and is most notable for the garden salad bar.

### Property Details

Address	160 Smithfield Crossing Drive, Smithfield, North Carolina 27577
County	Johnston County
Parcel ID	15008046A
Year built	2002
Zoning	Commercial
Building size	5,200± SF
Latitude/Longitude	35.505894, -78.324516
Land area	1.52 acres
Occupancy	100%
Parking spaces	97± total spaces (2 wheelchair accessible)



# Offering Summary



## Retail Investment Opportunity

Investment Details	
Asking price	\$1,760,000
Cap rate	6.25%
Lease type	NNN
Options	Four 5-year options
Increases	Increases 6th, 11th, 16th & 21st year. Increases tied to lesser of 10% or CPI compounded annually
Operated by	Ruby Tuesday, Inc

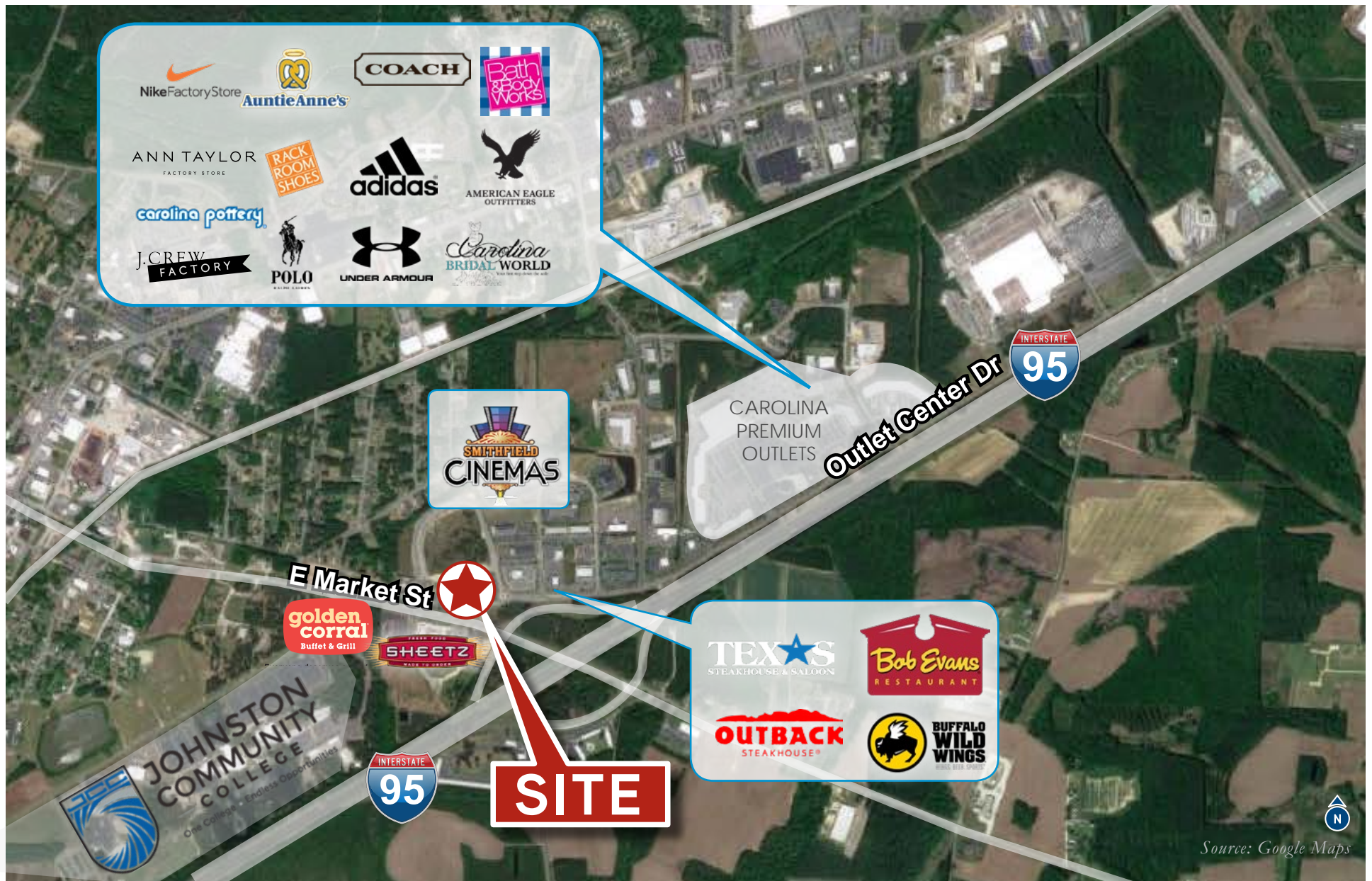
**Ruby  
Tuesday**



160 Smithfield Crossing Drive  
Smithfield, North Carolina, 27577



# Area Retailer Map



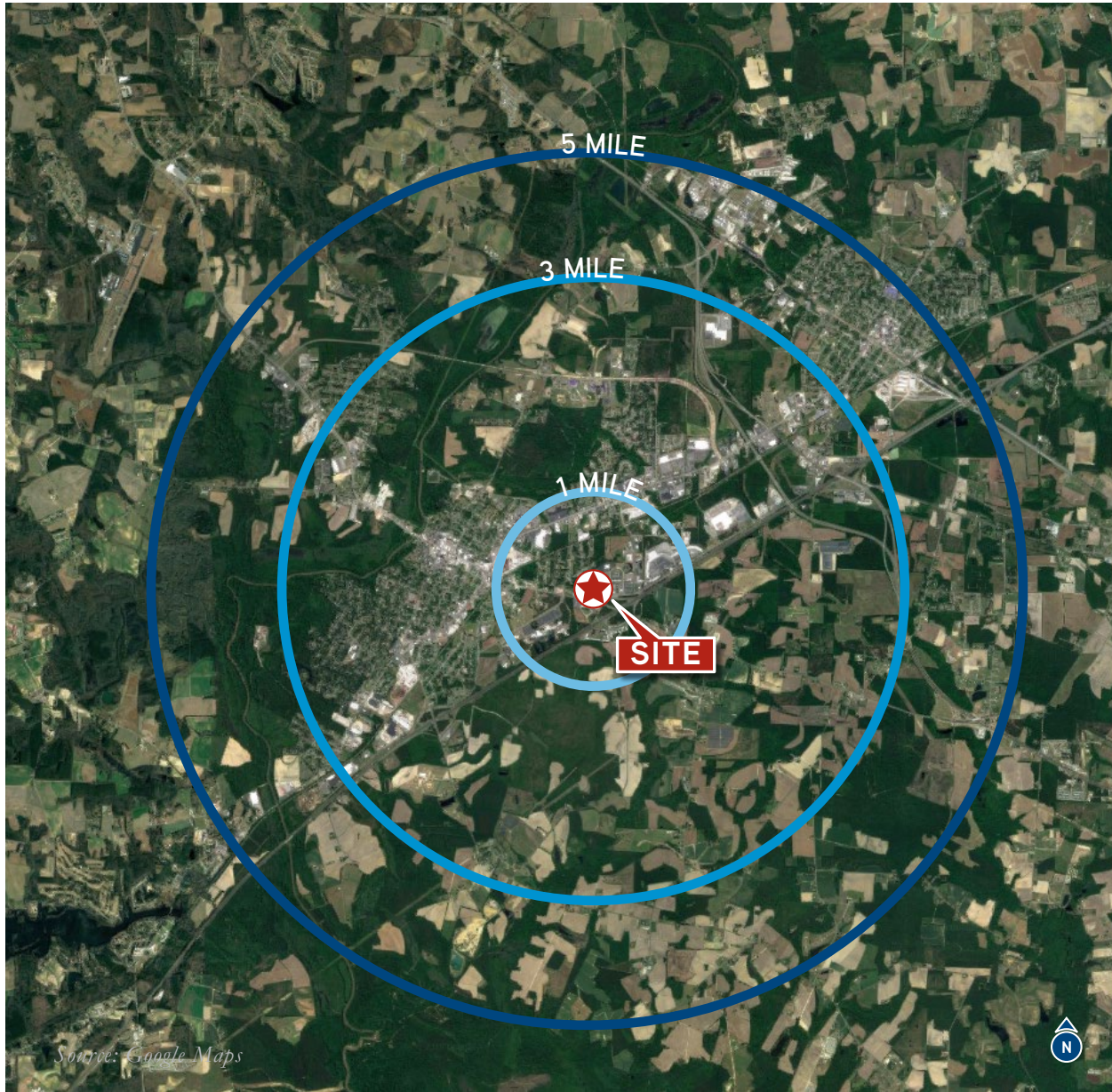


## Area Map - Nearby Hotels





# Demographics



## Area Demographics

Source: ESRI Business Analyst



### Estimated Population (2018)

1 mile: 1,768  
3 mile: 12,939  
5 mile: 26,678



### Projected Population (2023)

1 mile: 1,779  
3 mile: 13,221  
5 mile: 27,849



### Estimated Average HH Income (2018)

1 mile: \$50,124  
3 mile: \$50,880  
5 mile: \$52,491

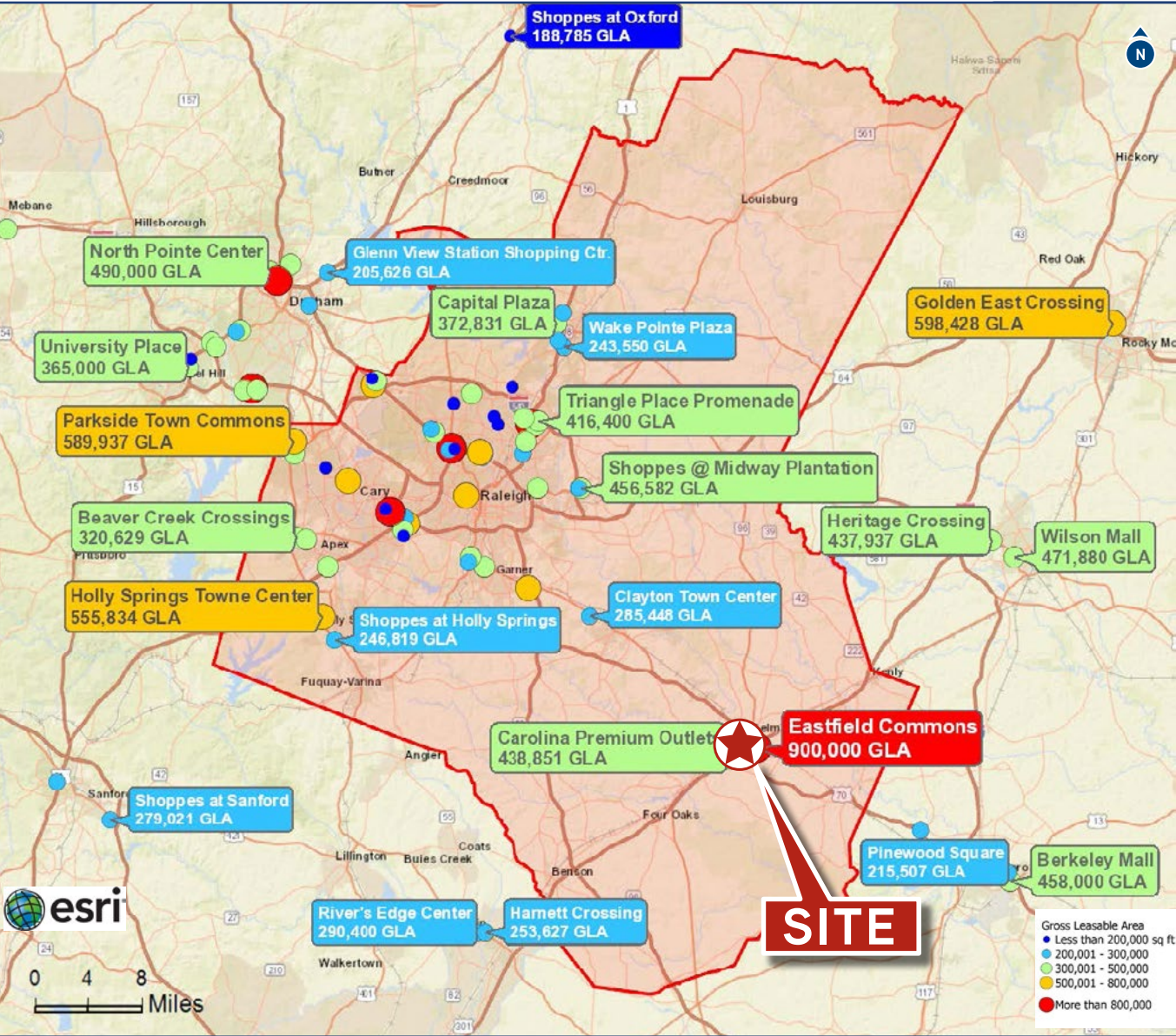


### Projected Average HH Income (2023)

1 mile: \$59,000  
3 mile: \$58,911  
5 mile: \$61,079

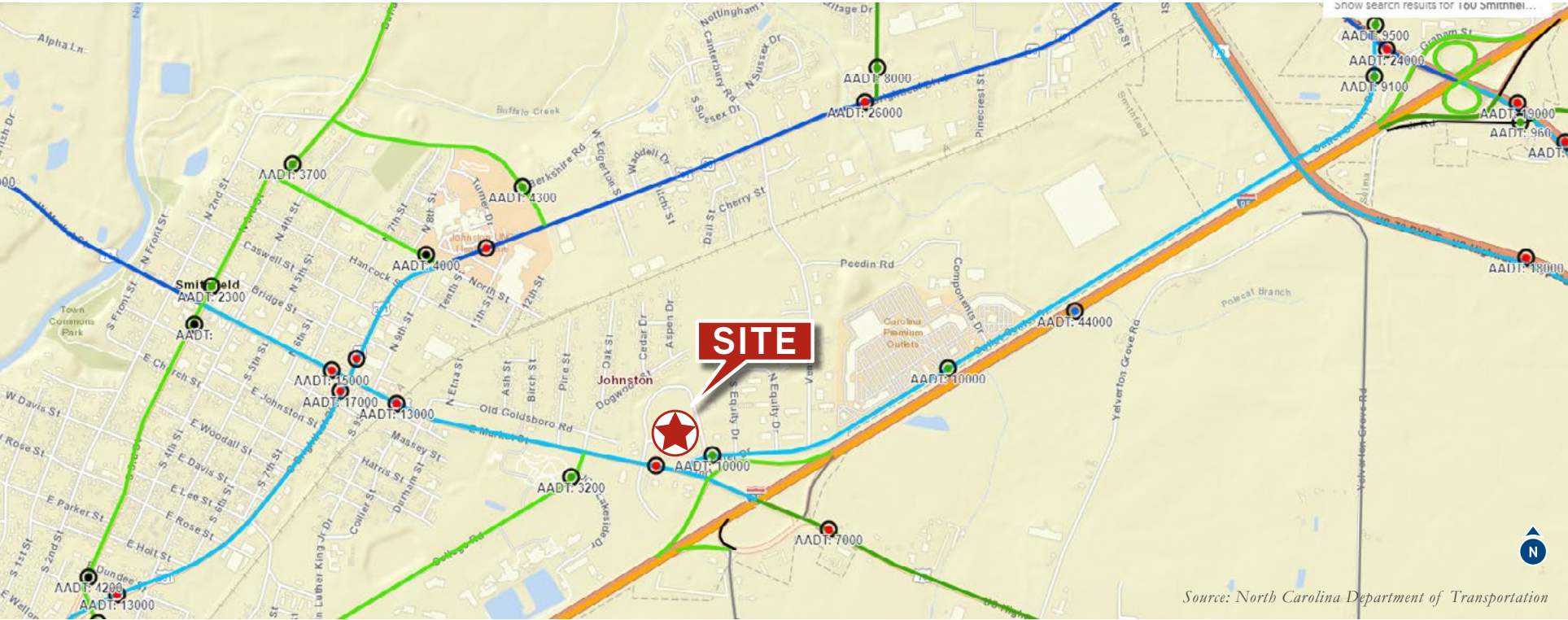
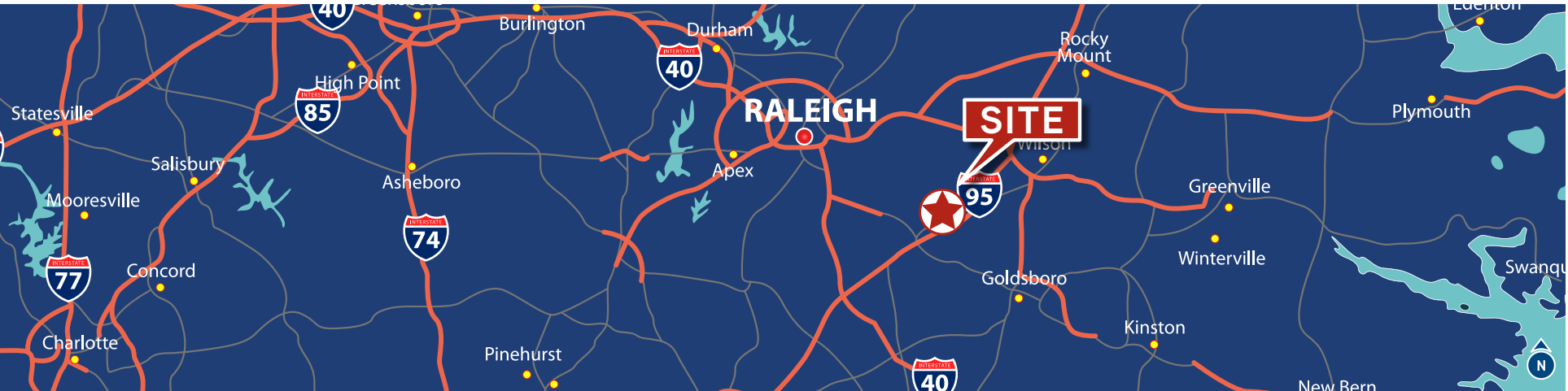


# Major Shopping Centers





# Interstate & Traffic Count Maps





## Tenant Information

**Ruby  
Tuesday**



Ruby Tuesday is driven by uncompromising freshness and quality, gracious hospitality and a growing list of restaurants destined to be the envy of the casual dining business.

At Ruby Tuesday, we're fully committed to preparing and serving food of uncompromising freshness and quality - with signature choices like our premium Handcrafted Burgers and our bountiful, Create Your Own Garden Bar - and we're grateful that our restaurants are made possible by passionate employees who make it their business to delight each and every guest with an excellent dining experience. From our ongoing efforts to bring you the best menu in casual dining and the best Handcrafted Burgers anywhere, to the gracious smiles and genuine hospitality that greet you at our doors, Ruby Tuesday wants to make our Simple Fresh American Dining your favorite dining anywhere.

**Our Mission**  
Quality. Passion. Pride.



*Image for representation purposes only  
Source: Google Maps*

### Lease Summary

Tenant Trade Name	Ruby Tuesday #4205
Lease term	12/19/17 - 12/31/37
Renewal options	(4) 5-year options
Lease type	NNN (no landlord responsibilities)
Current rent	\$110,000/annual
Net Rentable Square Feet	5,200± RSF



# Property Survey

B&C Zoning #7201700467:69 dated 05/11/17

## Miscellaneous Notes

- MN1 All underground utilities shown were plotted from maps provided and actual above ground location. No underground investigation has been performed.
- MN2 No evidence of any recent earth moving work, building construction or building additions within the recent months.
- MN3 No apparent changes in the street right-of-way lines, either completed or proposed. No observed evidence of recent street or sidewalk construction.
- MN4 No evidence that any portion of the property is being used as a cemetery.
- MN5 From above ground appurtenances only as shown hereon, electric, gas, sanitary sewer and water lines and/or service is available to the subject property within a dedicated street or easement.
- MN6 Property has direct access to Smithfield Drive, a dedicated public right-of-way.
- MN7 No observed party walls unless otherwise noted.
- MN8 No information has been provided to determine possible wetlands on the subject property.

## Parking

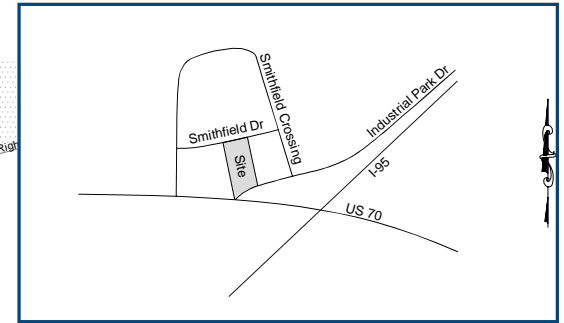
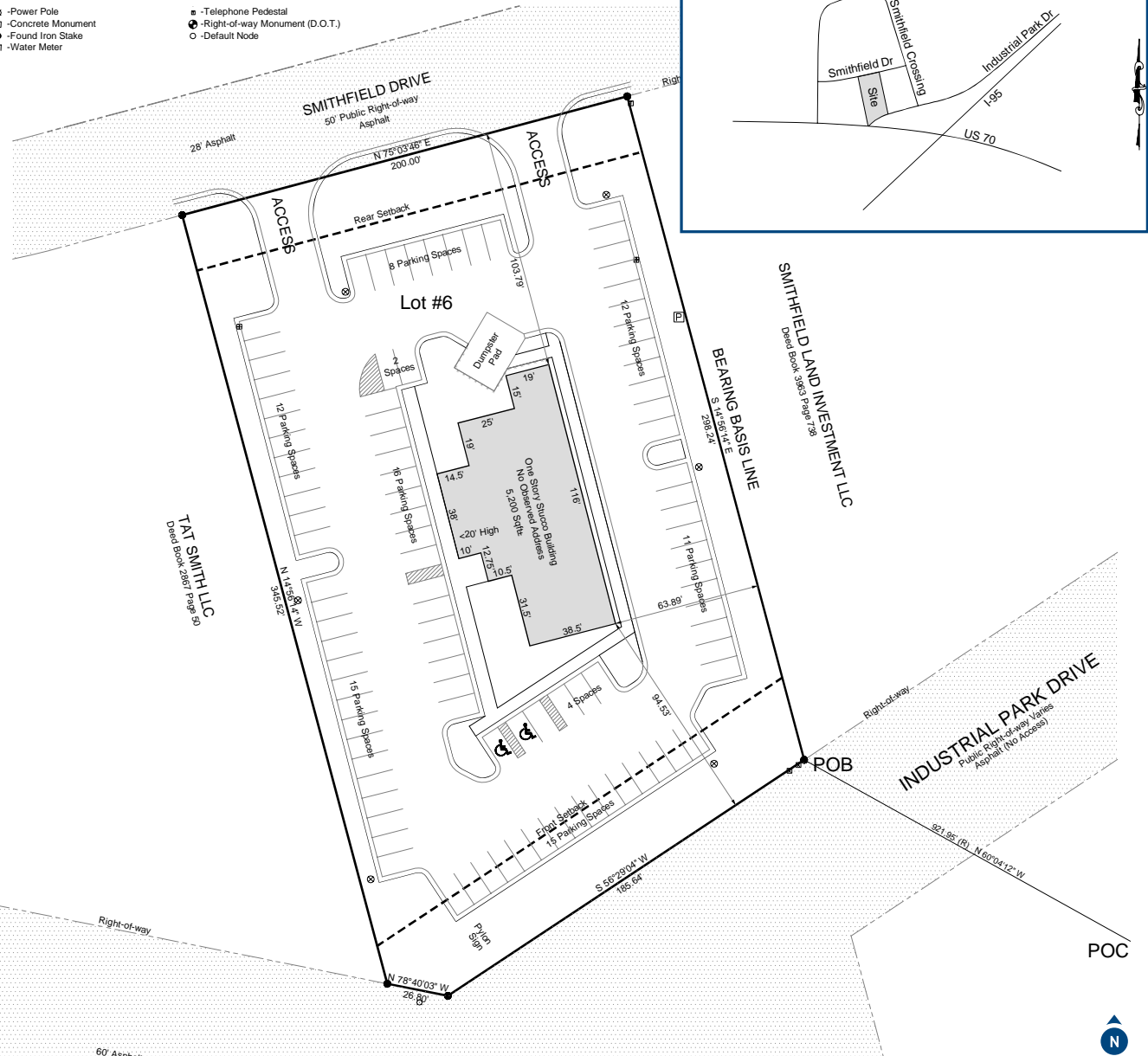
95 Standard Spaces  
02 Handicap Spaces  
97 Total Parking Spaces

## Area

66130.28 Sqft±  
1.5181 Ac±

- -Power Pole
- -Concrete Monument
- -Found Iron Stake
- ⊕ -Water Meter

- -Telephone Pedestal
- -Right-of-way Monument (D.O.T.)
- -Default Node





# Market Overview

## Raleigh-Durham MSA



**Total Population  
(2018)**  
1,358,294



**Total Households  
(2018)**  
513,364



**Average Household  
Income (2018)**  
\$92,910



**Projected Population  
(2023)**  
1,515,978



**Projected Households  
(2023)**  
571,487



**Projected Average  
Household Income (2018)**  
\$103,047

### 2018 Consumer Spending



**Food Away from Home:**  
\$2,058,143,467  
Average Spent: \$4,009.13  
Spending Potential Index: 111



**Estimated 78.9% adults  
went to a family restaurant  
in last 6 months**

*Source: ESRI*



## *Raleigh-Durham MSA*



**#1**

Best big city  
to live in the  
Southeast



**#4**

Best place to  
live



**#3**

Healthiest  
housing  
market



**#3**

Best places  
for business  
& career



**#2**

Hottest spot  
for tech jobs



**#2**

Area with the  
highest # of  
tech jobs



**#6**

Best  
performing  
large city



**#2**

Best city  
for young  
entrepreneurs



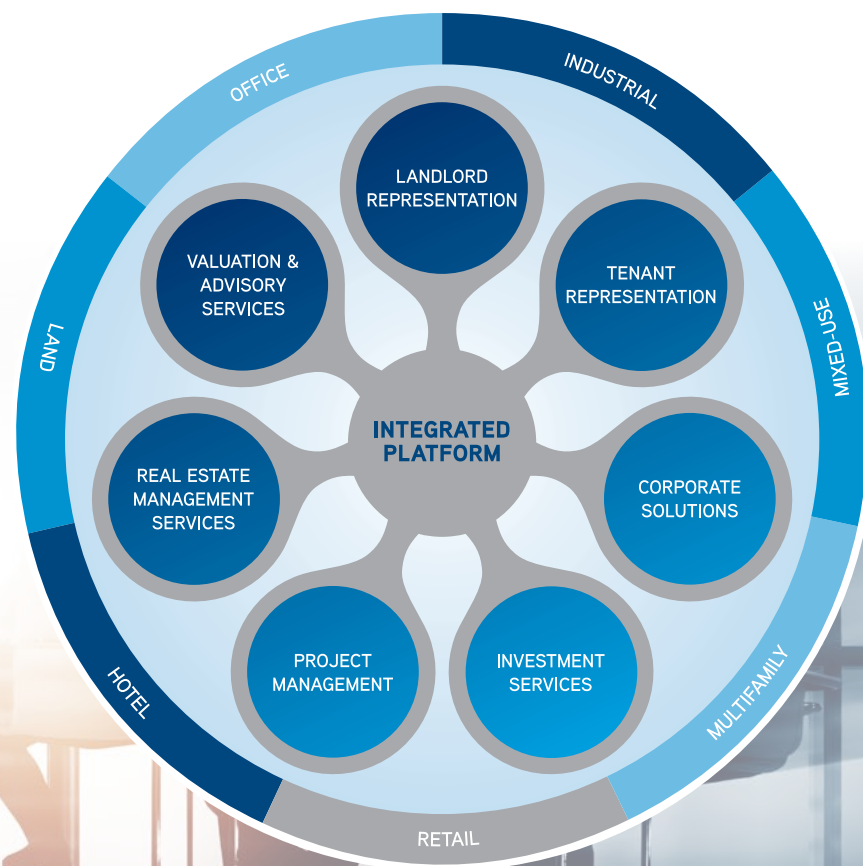
# About Colliers

Colliers International is a leader in global real estate services, defined by our spirit of enterprise. Through a culture of service excellence, and a shared sense of initiative, we have integrated the resources of real estate specialists worldwide to accelerate the success of our clients.

Colliers International delivers real estate services globally through 15,400 specialized professionals in over 554 offices in 69 countries. Colliers provides advice for clients on approximately \$116 billion in transactions annually and manages in two billion square feet with revenue reaching \$2.7 billion.

Colliers professionals bring an intimate knowledge of local, regional and global office markets to every real estate assignment. Our brokers are experts at identifying creative ways to match commercial property environments with our client's business needs. This depth of knowledge is built on years of cultivated relationships with tenants, landlords, investors, government agencies and lending institutions.

Whether you want to sell, relocate, renew, build, expand, or buy, Colliers real estate specialists have the market knowledge and industry relationships that can help you capitalize on market conditions and maximize value. By combining our core values with our market and negotiation expertise, we have established a proven formula for success that is evident in the volume of transactions we have completed.



**15,400**  
BROKERS  
PROFESSIONALS  
AND STAFF



**2B**  
SF UNDER  
MANAGEMENT




**554**  
OFFICES



**69**  
COUNTRIES



**\$2.7B**  
IN REVENUE



**\$116B**  
TRANSACTION  
VALUE



# Ruby Tuesday



## *Retail Investment Opportunity*

160 Smithfield Crossing Drive  
Smithfield, North Carolina, 27577



*Image for representation purposes only  
Source: Google Maps*

## Contact us



**Robert W. Selton, III**  
Senior Executive Director  
+1 904 861 1111  
robert.selton@colliers.com



**Joe Cinosky**  
Vice President  
Investment Sales  
+1 973 722 7373  
joe.cinosky@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.