

OFFERING MEMORANDUM

RubyTuesday

CORPORATE GUARANTEE
ABSOLUTE NNN

47 HIGHLAND CROSSING
EAST ELLIJAY, GA

\$1,363,636 | 5.50% CAP

NNN
Retail Investment Group



EXCLUSIVELY LISTED BY

MARK MCLOONE

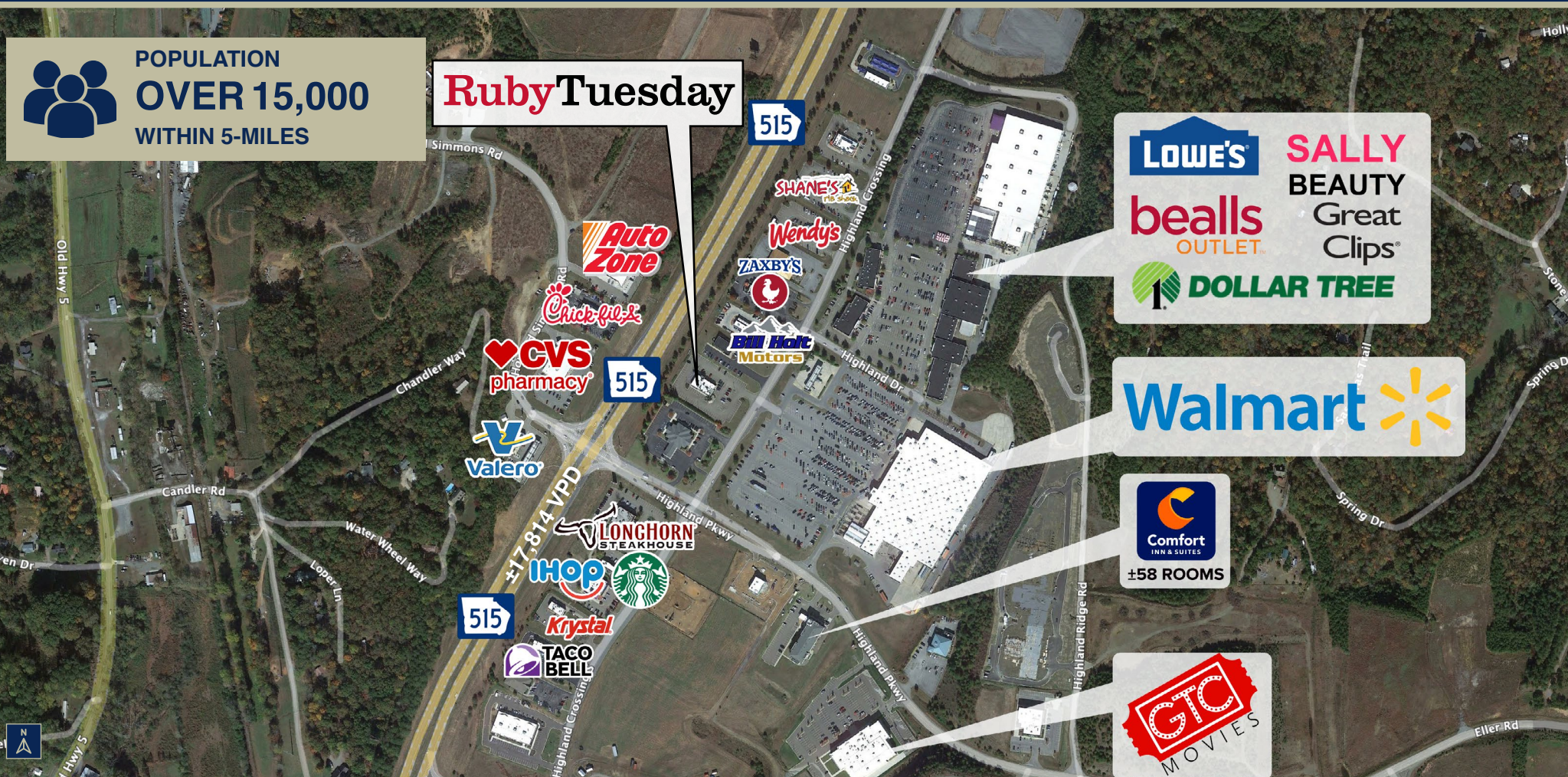
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REPRESENTATIVE PHOTO

RUBY TUESDAY | EAST ELLIJAY, GA

EXECUTIVE SUMMARY

\$1,363,636

PRICE

5.50%

CAP

\$75,000

NOI

LOCATION

47 Highland Crossing
East Ellijay, GA 30540

LEASE TYPE

Absolute NNN

LEASE EXPIRATION

December 31, 2037*

LESSEE

Ruby Tuesday, Inc.

GUARANTOR

Ruby Tuesday, Inc.

OPTIONS

(4) 5-Year Options

INCREASES

10% Every 5 Years

LAND SIZE

±1.42 Acres

BUILDING SIZE

±3,992 Square Feet

YEAR BUILT

2005

ROFR

None

*Right to Terminate on March 31, 2026

Retail Investment Group

480.429.4580 | retail1031.com

PROPERTY HIGHLIGHTS

- Absolute NNN lease with zero landlord responsibilities
- Walmart Supercenter Outparcel
- Small price point - ideal 1031 property
- Nearby retailers include Walmart, AutoZone, CVS, Lowe's, Bealls Outlet, Dollar Tree, Mountain Cinemas, Comfort Inn & Suites (±58 rooms) and more
- Nearly 18,000 VPD along State Route 515
- 5 mile population of 15,000
- Corporate guarantee - Ruby Tuesday, Inc.
- Lease expiration December 31, 2037 (Right to terminate on March 31, 2026)



SITE PLAN IS APPROXIMATE
Buyer to verify all information.





TENANT PROFILE

RubyTuesday



±209
Locations



1972
Founded

In 1972, a young man named Sandy Beall hatched an idea that would lead to the creation of one of America's favorite brands. Ruby Tuesday was born of his vision of a restaurant where the food and drinks were handcrafted, fresh, and full of flavor, made with quality ingredients and prepared and served by friendly, caring people, passionate about their work. He wanted a place that was casual and comfortable but that looked great, too. It was a combination so unique and special that he and his team had to invent it themselves.

Today and every day, the simple, founding philosophy of quality food and beverages, passionate people, and pride in everything we do continues. The Ruby Tuesday history is a proud one, and their future remains dedicated to making each and every one of their guests thoroughly satisfied and delighted every time they visit Ruby Tuesday.





RUBY TUESDAY | EAST ELLIJAY, GA

AREA OVERVIEW

East Ellijay is located in central Gilmer County. It is bordered to the north and west by the city of Ellijay.

According to the United States Census Bureau, the city has a total area of 3.4 square miles, all land. Georgia State Route 5/515, a four-lane bypass of Ellijay, runs the length of East Ellijay from north to south. U.S. Route 76 follows Routes 5/515 in the northern half of East Ellijay. The city of Blue Ridge is 15 miles to the northeast, Jasper is 19 miles to the south, and Chatsworth is 25 miles to the west. Georgia State Route 52 runs southeast from East Ellijay 38 miles to Dahlonega.

The town lies on the southern border of the Chattahoochee National Forest. The Cartecay River, a tributary of the Coosawattee River, flows from east to west through East Ellijay.

DEMOGRAPHICS

RUBY TUESDAY | EAST ELLIJAY, GA

POPULATION



	3 Miles	5 Miles	10 Miles
2021 Est	6,969	15,381	29,358
2026 Proj	7,391	16,315	31,284



FOOD AWAY FROM HOME SPENDING OF
OVER \$17,000,000
WITHIN 5-MILES

2021 HOUSEHOLD INCOME



	3 Miles	5 Miles	10 Miles
Avg Household Income	\$60,260	\$60,523	\$69,686
Med Household Income	\$53,464	\$53,449	\$54,487



2021 POPULATION OF NEARLY
15,000 RESIDENTS
WITHIN 5-MILES

HOUSEHOLDS



	3 Miles	5 Miles	10 Miles
2021 Est	2,677	5,987	11,649
2026 Proj	2,838	6,348	12,409



SR-515 @ Mountain View Dr NE ±17,814 VPD
SR-515 @ Howard Simmons Rd NE ±15,064 VPD

Costar 2020

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This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



ACTUAL SITE