



Taken March 2022

**ABSOLUTE NNN
GROUND LEASE**

RubyTuesday

1230 VIRGINIA AVE | ATLANTA, GA 30344

Exclusively Listed By

Primary Contact

JOHN TOBEN

Senior Advisor

AZ Lic: SA653272000

254.716.4448

john@retail1031.com

STEVEN DAVIS

Managing Partner

AZ Lic: BR101032000

602.625.8338

steven@retail1031.com

BROKER OF RECORD

Brian Brockman

GA Lic: 378952



Ruby Tuesday

\$1,450,000
PRICE

4.06%
CAP

\$58,814*
NOI

*Based on upcoming
increase

±5,400 SF
BUILDING SIZE

±0.27 AC
LAND SIZE

2005
YEAR BUILT

Ruby Tuesday ATLANTA, GA

Executive Summary

ADDRESS	1230 Virginia Ave Atlanta, GA 30344
LEASE TYPE	Absolute NNN Ground Lease
LEASE EXPIRATION	December 31, 2034
LESSEE	Ruby Tuesday Corporate
GUARANTOR	Ruby Tuesday Operations, LLC
OPTIONS	(4) 5-Year Options
INCREASES	01/01/24: 10% 01/01/26: 12% 01/01/29: 10%
ROFR	No

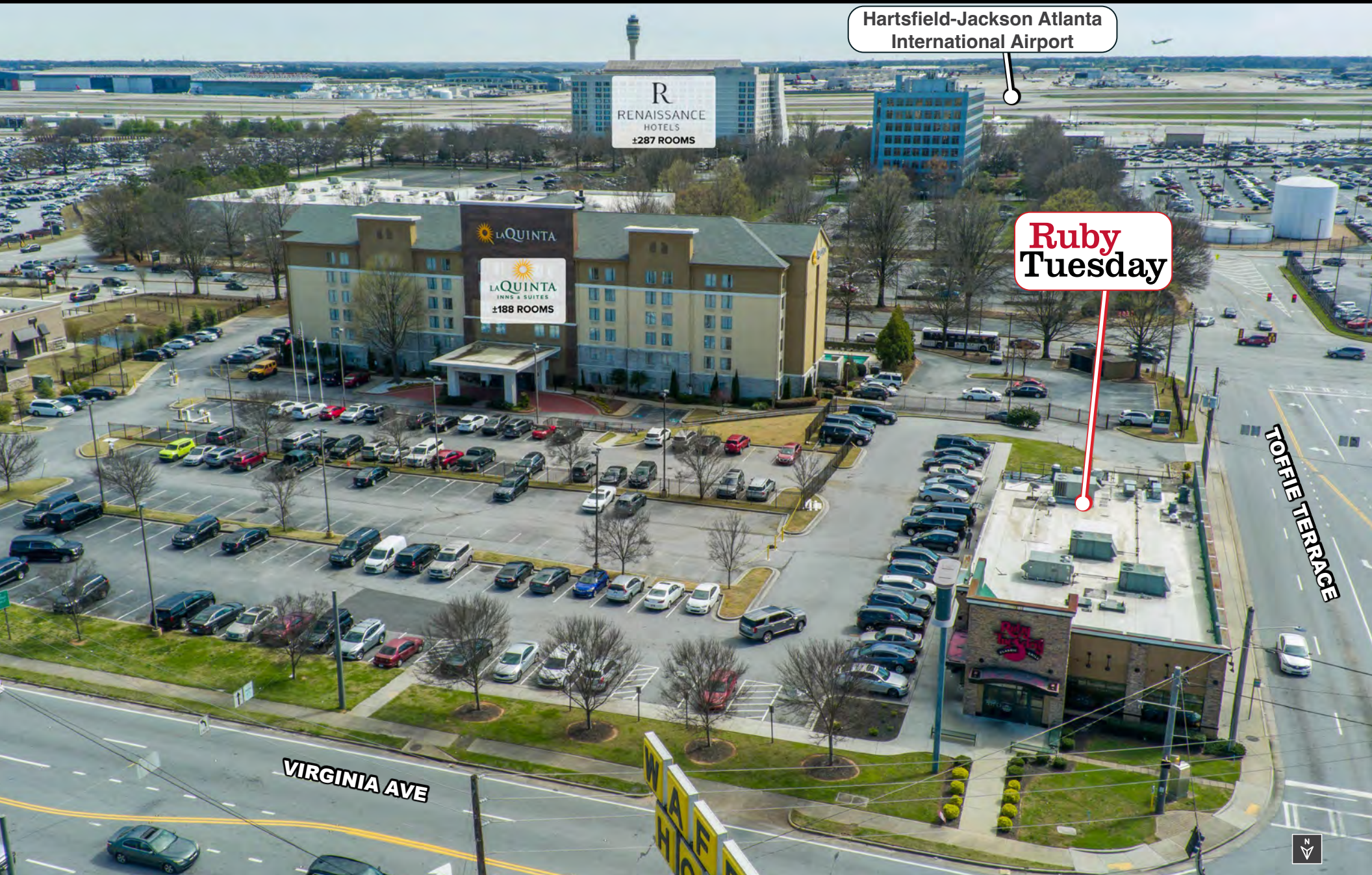
Property Highlights

- ✓ Signalized hard corner
- ✓ Across the street from Hartsfield-Jackson Atlanta International Airport (the busiest airport in the world with ±89 million passengers per year).
- ✓ Proven location success since 2005
- ✓ Low rents in place with long-term parking solution
- ✓ New 12 year initial term
- ✓ Just off I-85 with nearly 120,000 vehicles per day
- ✓ Along strong retail corridor among other credit-rated national retailers
- ✓ Great looking building that has been well maintained
- ✓ Up-to-date tenant design concept



Retail Investment Group

480.429.4580 | retail1031.com



Hartsfield-Jackson Atlanta
International Airport

Ruby
Tuesday

JOFFE TERRACE

VIRGINIA AVE

Hartsfield-Jackson Atlanta
International Airport

R
RENAISSANCE
HOTELS
±287 ROOMS

DELTA
NORTH HANGAR

LAQUINTA
INNS & SUITES
±188 ROOMS

Ruby
Tuesday

RaceTrac

DRURY
HOTELS
±151 ROOMS

MALONE'S
Steak & Seafood

VIRGINIA AVE

TOFFIE TERRACE

Ruby Tuesday

ATLANTA, GA



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WITHIN WALKING
DISTANCE TO
SEVERAL HOTELS

**Ruby
Tuesday**

±119,325 VPD

6
±191 ROOMS

**Hilton
Garden Inn**
±174 ROOMS

SONESTA
HOTELS AND RESORTS
±378 ROOMS

**HYATT
PLACE**
±150 ROOMS

DOUBLETREE
by Hilton
±220 ROOMS

Residence INN
±126 ROOMS

**SONESTA
select**
±168 ROOMS

**EMBASSY
SUITES**
by Hilton
±236 ROOMS

Hilton
±510 ROOMS

EconoLodge
±99 ROOMS

Holiday Inn
AN IHG HOTEL
±326 ROOMS

**DRURY
HOTELS**
±151 ROOMS

LAQUINTA
INNS & SUITES
±188 ROOMS

**RENAISSANCE
HOTELS**
±287 ROOMS

RaceTrac

Chick-fil-A

Schlottsky's

Wendy's

**WELLS
FARGO**
CORPORATE OFFICE



Federal Aviation
Administration

**HARTSFIELD-JACKSON ATLANTA
INTERNATIONAL AIRPORT**
±89 MILLION PASSENGERS PER YEAR

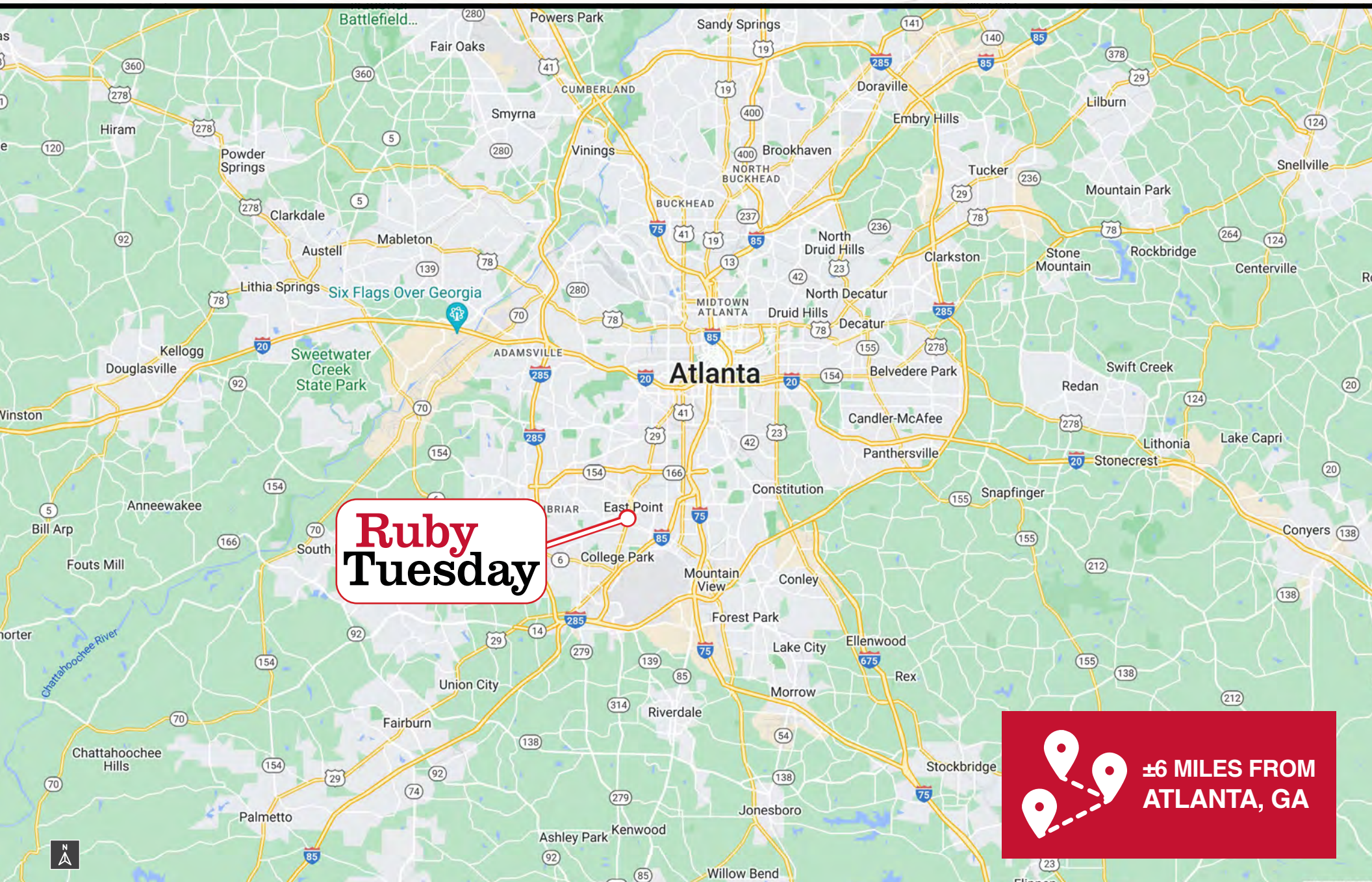




**HARTSFIELD-JACKSON ATLANTA
INTERNATIONAL AIRPORT**
±89 MILLION PASSENGERS PER YEAR

RubyTuesday

ATLANTA, GA



RubyTuesday



**±6 MILES FROM
ATLANTA, GA**



RUBYTUESDAY.COM
WEBSITE

1972
FOUNDED

±50 YEARS
IN BUSINESS

RubyTuesday ATLANTA, GA

Tenant Profile

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.



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QUICK FACTS

2020 POPULATION
±498,715

2020 MSA POP.
±6,089,815

COUNTY
FULTON, DEKALB

TOTAL AREA
±136.3 SQ MI

About Atlanta, GA

Atlanta is the capital and most populous city of the U.S. state of Georgia. With a population of 498,715 living within the city limits, it is the 38th most populous city in the United States according to the 2020 U.S. census. However, it serves as the cultural and economic heart of the much larger Atlanta metropolitan area, home to 6,089,815 people, making it the ninth-largest metropolitan area in the United States.

Atlanta has stayed true to its reputation as a major center of transportation, with Hartsfield–Jackson Atlanta International Airport becoming the world’s busiest airport by passenger traffic in 1998 (a position it has held every year since, with the exception of 2020 as a result of the worldwide COVID-19 pandemic).



Demographics



POPULATION

	1 Mile	3 Miles	5 Miles
2021 Population	3,067	46,691	183,779
2026 Population Proj	3,148	48,178	192,420



INCOME

	1 Mile	3 Miles	5 Miles
2021 Avg HH Income	\$104,936	\$59,145	\$53,199
2021 Med HH Income	\$78,658	\$42,137	\$38,488



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2021 Households	1,374	18,061	69,693
2026 Household Proj	1,413	18,613	72,807



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2021 Employees	9,020	34,895	73,579
2021 Businesses	416	2,858	7,002

Traffic Counts



Virginia Ave @ I- 85 W

±18,353 VPD

I- 85 @ Bobby Brown Pkwy NE

±119,325 VPD

I- 85 @ Norman Berry Dr NE

±172,846 VPD

Costar 2020



Food Away From Home
Spending Of

±\$155,805,574

Within 5-Miles



2021 Population
Of Over

187,500

Within 5-Miles



2021 Avg HH Income
Of Nearly

\$105,000

Within 1-Mile

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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.



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