

Ruby
Tuesday

RUBY TUESDAY

10509 Gibsonton Dr | Riverview, FL 33569 (TAMPA MSA)

±12.1 YEARS REMAINING | ABSOLUTE NNN LEASE | 1.90 ACRES | LOWES OUT-PARCEL



REPRESENTATIVE PHOTO*



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

RUBY TUESDAY

10509 Gibsonton Dr | Riverview, FL 33569

EXCLUSIVELY LISTED BY



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±1.90 AC
Lot Size



\$114,872
3-Mile Average
Household Income



Absolute NNN
Lease Type

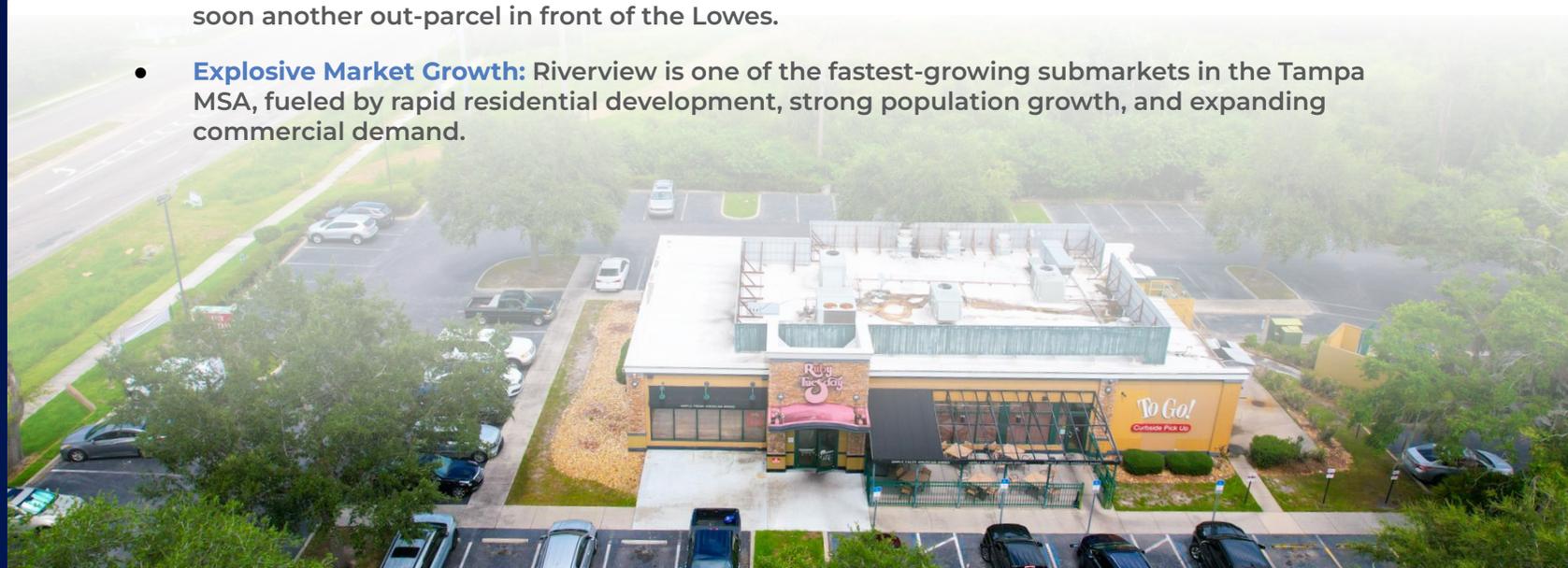
PROPERTY OVERVIEW

Investment Highlights

- **Absolute NNN Lease:** Zero Landlord Responsibilities: The lease is structured as an absolute NNN, offering passive income with no landlord maintenance obligations.
- **Large ±1.90-Acre Parcel:** Positioned on a highly desirable parcel with excellent frontage and visibility, the property benefits from strong traffic flow in a dense retail corridor.
- **Lowe's Outparcel:** Lowe's-Anchored Location – Outparcel to a busy Lowe's, driving consistent customer traffic and providing synergy from a nationally recognized brand.
- **Established Tenant with Long-Term Commitment:** Ruby Tuesday, a popular national American restaurant, has ±12.1 years remaining on their current term with four 5-year renewal options.
- **Corporate Guarantee:** Lease backed by RUBY TUESDAY, INC., providing strong credit and financial stability.
- **Attractive Rental Increases:** The lease includes 10% rent increases every five (5) years (including options), providing a strong hedge against inflation. Next bump occurs on January 1st, 2028, bringing the cap rate to a 7.15%.
- **Heavy Parking Ratio:** The ±4,675 SF building sits on ±1.90 acres with 93 parking spaces (19.9 spaces per ±1,000 SF), ideal for restaurant operations and customer convenience.

Location Highlights

- **High Traffic Corridor:** Strategically positioned along Gibsonton Drive (±15,600 VPD) with immediate access to I-75, providing excellent visibility and steady consumer exposure.
- **Surrounded by National Retailers:** Located in a dense retail corridor featuring Walmart Supercenter, ALDI, Lowe's, Wawa, Starbucks, Cracker Barrel, and Chick-fil-A, among other top-performing national brands. Additionally, Chipotle and Dutch Bros are breaking ground soon another out-parcel in front of the Lowes.
- **Explosive Market Growth:** Riverview is one of the fastest-growing submarkets in the Tampa MSA, fueled by rapid residential development, strong population growth, and expanding commercial demand.



FINANCIAL SUMMARY



\$3,531,372

LIST PRICE



±12.1

YEARS REMAINING



6.50%

CAP RATE



±1.90 AC

LOT SIZE



\$229,539.24

NOI

TENANT SUMMARY

Tenant Trade Name Ruby Tuesday

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type Absolute NNN

Roof and Structure Tenant

Rent Commencement Date 12/21/2017

Lease Expiration Date 12/31/2037

Initial Term 20 Years

Term Remaining on Lease ±12.1 Years

Increase 10% Every 5 Years

Options Four, 5-Years

Building Size ±4,675 SF

RENT SCHEDULE

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - Dec 31st, 2027	\$19,128.27	\$229,539.24	-	6.50%
Jan 1st, 2028 - Dec 31st, 2032	\$21,041.10	\$252,493.16	10.00%	7.15%
Jan 1st, 2033 - Dec 31st, 2037	\$23,145.21	\$277,742.48	10.00%	7.87%

OPTIONS

Jan 1st, 2038 - Dec 31st, 2042	\$25,459.73	\$305,516.73	10.00%	8.65%
Jan 1st, 2043 - Dec 31st, 2047	\$28,005.70	\$336,068.40	10.00%	9.52%
Jan 1st, 2048 - Dec 31st, 2052	\$30,806.27	\$369,675.24	10.00%	10.47%
Jan 1st, 2053 - Dec 31st, 2057	\$33,886.90	\$406,642.77	10.00%	11.52%



Ruby Tuesday

TENANT OVERVIEW

Ruby Tuesday is a casual dining restaurant chain founded in 1972 by Samuel E. Beall III. The chain is named after the Rolling Stones' song of the same name and is known for offering a variety of American comfort foods, including burgers, ribs, pasta, and seafood. Its hallmark features include the famous Endless Garden Bar, which offers a wide selection of fresh vegetables, toppings, and dressings, catering to health-conscious diners. Ruby Tuesday emphasizes a warm, family-friendly dining environment, with locations primarily in the United States and a few international spots.

Over the years, Ruby Tuesday has undergone changes to adapt to shifting consumer preferences, including updates to its menu and dining experience. The company has faced challenges in the competitive restaurant industry but has worked to stay relevant through revamped marketing strategies, enhanced digital ordering options, and a focus on quality ingredients. Despite store closures and restructuring efforts in recent years, Ruby Tuesday continues to maintain a presence as a go-to spot for casual dining with a menu that balances traditional favorites and modern twists.

HEADQUARTERS
Maryville, TN

YEAR FOUNDED
1972

OF EMPLOYEES
±32,100



CALUSA CREEK
150 HOMES

SENTOSA RIVERVIEW
368 UNITS

BURGER KING **RBC** **save a lot**
NAPA **bealls**
OUTLET

ExtraSpace
Storage

McDonald's **DOLLAR TREE**
Bravo **planet fitness**
Little Caesars

BUBBAQUE'S
REAL PIT GRILLING

Chick-fil-A

76

DOLLAR GENERAL



WAFFLE HOUSE

Walgreens

CVS
pharmacy

7
ELEVEN

301 ± 48,500 VPD

TACO BELL **Pizza Hut**

LOWE'S

GIBSONTOWN DR ± 15,900 VPD

Wendy's

SUBJECT PROPERTY

DICKEY'S BARBECUE PIT **MATTRESS FIRM**
BOX OF CUBANS **AMSCOT**
The Money Superstore

COMING SOON
TOMMY'S EXPRESS

COMING SOON
CHIPOTLE MEXICAN GRILL **Dutch Bros**





SW

SOUTH POINTE OF TAMPA
±1000 HOMES

Ring Power
UTILITY | TRUCK | CRANE

McDonald's **extended STAY AMERICA**
 McALISTER'S DELI **Cracker Barrel**
 ZAXBY'S **Walmart Supercenter**

Jersey Mike's SUBS **FATBURGER**

PRESERVE AT ALAFIA
352 UNITS

Mobil

RaceTrac



FULHAM TERRACE
116 UNITS

LOWE'S

COMING SOON
 CHIPOTLE MEXICAN GRILL **Dutch Bros**

MATTRESS FIRM



DICKEY'S BARBECUE PIT **MATTRESS FIRM**
 BOX OF CUBANS **AMSCOT**
The Money Superstore

TIRE KINGDOM
A MAVIS COMPANY

COMING SOON
 TOMMY'S EXPRESS

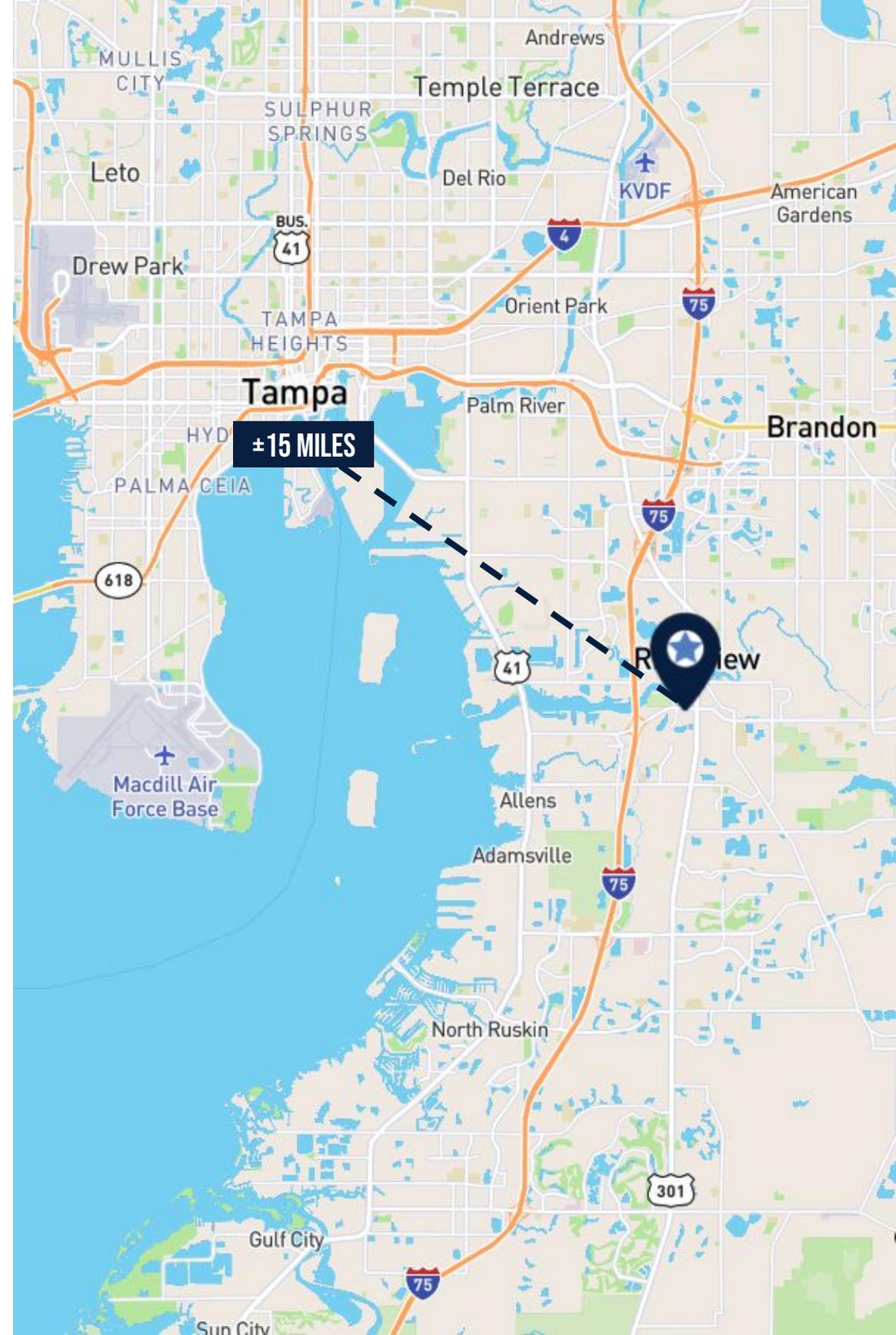
SUBJECT PROPERTY

GIBSONTOWN DR ± 15,600 VPD

MARKET OVERVIEW

Riverview, Florida is a growing community located in Hillsborough County, just southeast of Tampa. Its position along major roadways like I-75 provides convenient access to Tampa's urban center, as well as nearby cities such as St. Petersburg and Sarasota. The area benefits from its proximity to the Port of Tampa and MacDill Air Force Base, which support regional employment and infrastructure. Riverview's economy includes sectors such as healthcare, retail, construction, education, and professional services, supported by continued residential and commercial development.

The community offers a range of recreational and cultural amenities. Residents have access to parks, trails, golf courses, and nearby waterfront areas along the Alafia River. Shopping centers, restaurants, and local entertainment venues contribute to Riverview's appeal, while its location allows for short trips to Tampa's museums, professional sports, and major attractions. The area continues to attract new development, drawing both businesses and residents seeking connectivity and access to the broader Tampa Bay region.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,178	80,714	206,147
Current Year Estimate	8,200	82,056	209,641
2020 Census	7,458	75,100	197,125
Growth 2020-Current Year	9.95%	9.26%	6.35%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,243	30,575	77,870
Current Year Estimate	3,248	30,896	78,619
2020 Census	2,835	27,664	71,703
Growth 2020-Current Year	14.57%	11.68%	9.65%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$104,614	\$114,872	\$117,706

TAMPA, FL

A photograph of the Tampa skyline at dusk. The sky is a deep blue, and the city lights are beginning to glow. In the foreground, a bridge with blue supports spans across a river. The river reflects the lights from the buildings and the bridge. The skyline is dominated by several tall skyscrapers, including a prominent one with a green-tinted facade and a pointed top. Other buildings have various architectural styles, including a cylindrical one on the left and a large one with a brown facade on the right. The overall scene is a vibrant and modern cityscape.

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- PRNEWswire.COM

Tampa is the largest city in Hillsborough County and the third-most populous city in Florida. It is located on the west coast of the state, approximately 200 miles northwest of Miami, 180 miles southwest of Jacksonville, and about 20 miles northeast of St. Petersburg. The city's population accounts for roughly one-third of the total population of Hillsborough County. Tampa's economy is supported by a broad mix of industries, including tourism, agriculture, construction, finance, healthcare, government, technology, and shipping via the Port of Tampa, one of the largest in Florida.

Tampa is the core city within the metropolitan region commonly referred to as the "Tampa Bay Area." It is part of the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area, which spans four counties and is home to approximately 2.9 million people—making it the second-largest MSA in Florida and the fourth-largest in the Southeastern United States. The broader Greater Tampa Bay area, which often includes neighboring Sarasota and its metro area, has a population exceeding 4 million. The region has been recognized as one of the most fiscally fit in the nation, ranking third in the U.S. for financial stability. This ranking reflects strong investment potential, a high quality of life, and widespread access to insurance and other essential services, contributing to the area's continued growth and appeal.

TAMPA ECONOMY

MAJOR EMPLOYERS IN TAMPA, FL



The major features of Tampa's economy include the Port of Tampa Bay, Tampa International Airport, a central business district, several professional sports teams, numerous institutions of higher education, museums, and two military installations: MacDill Air Force Base and Coast Guard Air Station Clearwater. The city is home to several company headquarters including TECO Energy, HCA West Florida, Ashley Global Retail, Mosaic, and Bloomin' Brands. Thus, Tampa's major industries are defense, financial services, and technology. According to Forbes, Tampa has a gross metro product of \$166 billion. The metropolitan statistical area economic indicators for Tampa-St. Petersburg-Clearwater is expected to show relatively high growth. According to the University of Central Florida's Florida & Metro Forecast 2020-2023, population growth will average 1.2%, employment growth is expected to average 1.7% annually, and the unemployment rate is expected to average 3.1% through 2023.

Port of Tampa Bay has an economic impact of over \$17 billion. It supports 85,000 direct and indirect jobs and handles over 33 million tons of bulk cargo annually. In 2022, the Tampa International Airport (TPA) served more than 21.5 million passengers, handled 459 million pounds of cargo, and transported 26.8 million pounds of mail. The MacDill Air Force Base is a full-service facility for air fueling operations of military aircraft. It is also home to the United States Central Command, the United States Special Operations Command, and thirty-one other tenant units. The entire facility has an annual economic impact of approximately \$11 billion.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 10509 Gibsonton Dr, Riverview, FL, 335785435 ("Property"). The 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 Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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.

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If you wish not to pursue negotiations leading to the acquisition of the Property 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 Owner or Matthews Real Estate Investment Services™. 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.

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Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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