Large 2.59-Acre Site | Dense Hospitality Corridor With 25+ Hotels | Near the I-95 Interchange (108,358 VPD)

Ruby Tuesday

580 Al Henderson Blvd, Savannah, GA 31419

Exclusively Listed By:

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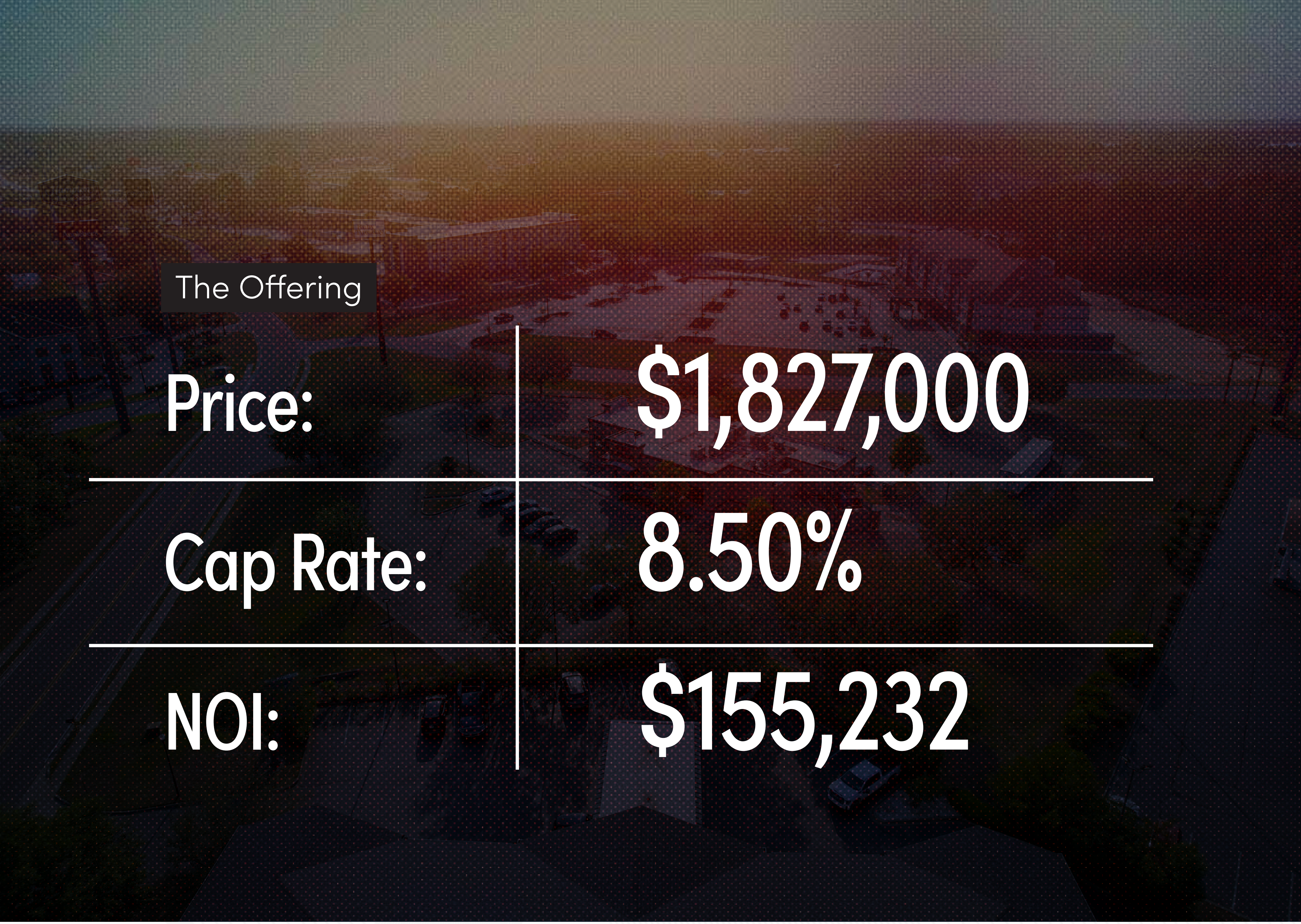
Abercorn St
27,577 VPD
Gateway Blvd E
7,810 VPD
Howard Johnson
GLō
Exxon
Sonic
America's Drive-In
Super 8
Baymont Inn & Suites
America's Best Inn
Hardee's
bp
oneway
Shell
McDonald's
bealls
Wingate by Wyndham
Hampton Inn & Suites
Sleep Inn
Cracker Barrel Old Country Store
spark by Hilton
clarion pointe
Quality Inn
motel 6
Fairfield Inn & Suites Marriott
SpringHill Suites Marriott
76
Holiday Inn
IHOP
Country Inn & Suites
Applebee's Grill & Bar
Sonesta essential
2023 Renovation
Subject Property
Ruby Tuesday
Best Western Plus
Comfort Suites



The Offering

Price:	$1,827,000
Cap Rate:	8.50%
NOI:	$155,232

Investment Highlights

Absolute Net Lease With 1.7 Years Remaining | 18-Year Operating History

The tenant has operated at this location since 2008 and operates under an Absolute Net lease, requiring full responsibility for all property-level expenses.

Large 2.59-Acre Site

The site provides ample scale and frontage within a heavily trafficked interchange environment, supporting strong access, circulation, and long-term functional flexibility.

Located Near the Interstate 95 Interchange With Abercorn Street (108,358 VPD Combined)

The property is positioned at the convergence of Interstate 95 (80,781 VPD) and Abercorn Street (27,577 VPD), also known as the Gateway corridor, connecting regional interstate traffic to Savannah's primary southern retail and residential trade area.

Positioned Within Dense Hospitality Corridor With 25+ Hotels

The property is surrounded by more than 25 hotels including Comfort Suites, Holiday Inn, Hampton Inn, Fairfield Inn, and Best Western, and is located near regional draws such as Henderson Golf Club, Coastal Georgia Botanical Gardens, and Keller's Flea Market, generating consistent transient demand from overnight guests, leisure visitors, and weekend tourism traffic.

Investment Highlights

Affluent Trade Area With $101,700 Average Household Income and Strong Population Growth (5-Mile Radius)

The 5-mile radius supports 48,435 residents with an average household income of $101,700, reflecting stable consumer spending capacity, while population growth of 27.26 percent from 2010 to 2020 and continued projected growth through 2030 reinforce sustained residential expansion and long-term demand.

Ruby Tuesday: 210+ Locations Nationwide With Strong Southeast Presence

Ruby Tuesday is a long-standing casual dining brand founded in 1972, operating approximately 210 locations nationwide, with Florida leading at 31 units (15 percent of total), followed by Georgia and North Carolina with 23 and 22 locations respectively, reflecting a concentrated presence across the Southeast and continued operation within regional highway and suburban retail corridors.

Savannah MSA: 423,000+ Population | 3.7% Growth | 17M Annual Visitors

The regional economy is anchored by the Port of Savannah, one of the largest container ports in the United States handling approximately 5 million TEUs annually, alongside major employers including Gulfstream Aerospace, Memorial Health, and the Stewart/Hunter Army airfields. The market attracts more than 17 million visitors annually generating roughly $4 billion in tourism spending, supported by the Historic District, coastal access, and year-round hospitality demand, reinforcing consistent economic activity across retail, dining, and service sectors.

Lease Abstract

$1,827,000
Listing Price

8.50%
Cap Rate

- Address: **580 Al Henderson Blvd, Savannah, GA 31419**
- Rentable Square Feet: **5,101**
- Price/SF: **$358.17**
- Year Built: **2002**
- Lot Size: **2.59 Acres**
- Type of Ownership: **Fee Simple**
- Ownership: **Private**
- Tenant: **Corporate Store**
- Lease Guarantor: **Corporate**
- Lease Type: **Absolute Net**
- Roof and Structure: **Tenant Responsible**
- Initial Lease Term: **20 Years**
- Lease Commencement Date: **1/1/2008**
- Rent Commencement Date: **1/1/2008**
- Lease Expiration Date: **12/31/2027**
- Term Remaining: **1.7 Years**
- Increases: **2% Annually; FMV in Options**
- Options: **Four, 5-Year**

Lease Term	Monthly Rent	Annual Rent
Year 14 (Current)	$155,232.00	$12,936.00
Year-15	$158,336.64	$13,194.72
Years 16-20 (Option 1)	FMV	FMV
Years 21-25 (Option 2)	FMV	FMV
Years 26-30 (Option 3)	FMV	FMV
Years 31-35 (Option 4)	FMV	FMV
Summary		
Base Rent ($30.43/SF)		$155,232
Net Operating Income		$155,232
Total Return (8.50%)		$155,232


Hampton Inn & Suites
Applebee's
Ruby Tuesday

Tenant Overview

The Stats

- Tenant Name: **Ruby Tuesday**
- Options to Terminate: **No**
- Options to Purchase: **No**
- First Right of Refusal: **Yes**
- No. of Locations: **210+**
- Headquartered: **Atlanta, GA**
- Web Site: **www.rubytuesday.com**
- Years in the Business: **50+**

Ruby Tuesday: 210+ Locations Nationwide | Privately Held Casual Dining Brand With Active Reinvestment Strategy

Ruby Tuesday is a privately held casual dining restaurant chain founded in 1972, with more than 50 years of operating history across the United States. The brand operates approximately 210 locations nationwide, maintaining a concentrated footprint throughout the Southeast region. Florida leads with 31 locations (approximately 15% of the total), followed by Georgia with 23 locations and North Carolina with 22 locations, reflecting a strong regional presence in markets with established dining demand and consistent population growth.

The company is owned by NRD Capital Management, which acquired the brand in 2017 and has since led a strategic repositioning, including guiding the company through its 2020 restructuring. Under current ownership, Ruby Tuesday has focused on operational efficiency, brand repositioning, and long-term stability within the competitive casual dining segment.

Ruby Tuesday continues to deliver classic American comfort food with a full-service dining model centered around hospitality, offering a broad menu that includes burgers, steaks, seafood, salads, and bar offerings designed to appeal to a wide customer base. The brand's locations are typically positioned within suburban retail corridors and interstate-adjacent trade areas, supporting both local and traveler-driven traffic patterns.

As part of its forward-looking strategy, the company has committed approximately $25 million in capital expenditures through 2026 toward a systemwide "Refresh" program. This initiative is focused on modernizing restaurant interiors, enhancing exterior visibility, and improving the overall guest experience, reinforcing the brand's continued investment in its physical footprint and long-term operational performance.

Aerial Map


Subject Property
Ruby Tuesday
I-95
80,781 VPD
Abercern St
27,577 VPD
Gateway Blvd E
7,810 VPD
Links at Georgetown
Shoppes of Savannah
Retail Center
Holiday Inn Express
avid
Hunt Brothers Pizza
Krispy Krunchy Chicken
Savannah Motorsports
Shell House
Hooters
Polaris
Marathon
Waffle House
Subway
Red Roof Plus+
Days Inn
Harley-Davidson
Best Western Plus
Comfort Suites
Sonesta essential
Holiday Inn
Applebee's
Country Inn & Suites
Hampton Inn & Suites
IHOP
Motel 6
SpringHill Suites
Fairfield Inn & Suites
Sleep Inn
Wingate by Wyndham
Shell
76
McDonald's
Cracker Barrel
Quality Inn
GLō
Howard Johnson
clarion pointe
Exxon
Hardee's
Sonic
America's Best Inn
oneway
bp
Super 8
Baymont Inn & Suites
spark by Hilton
bealls

Market Overview

Population

423K

(Proj. Growth 2024-2029: +3.7%)

Households

167K

(Proj. Growth 2024-2029: +4.3%)

Median Age

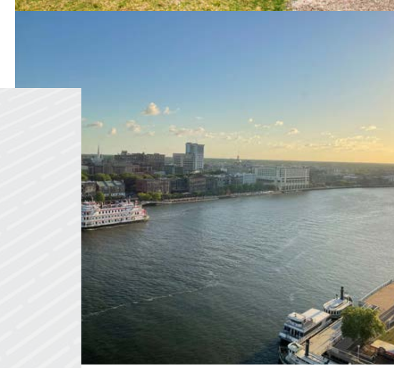
38.0

(U.S. Median: 39)

Coastal Growth Market Anchored by Port Activity, Tourism & Military Presence

Savannah, located along Georgia's coast, is widely recognized for its historic district, preserved architecture, and strong tourism appeal driven by its beaches and golf destinations. Beyond tourism, the metro is anchored by one of the nation's largest and most active ports, a substantial military presence, and a diverse employment base. As the third-largest metro in Georgia, spanning Bryan, Chatham, and Effingham counties, Savannah continues to experience above-average population growth, with approximately 15,000 new residents projected over the next five years. The local economy is further supported by more than 17 million annual visitors generating roughly $4 billion in economic impact, a robust manufacturing sector with over 400 facilities, and major employers including Gulfstream Aerospace, Memorial Health, St. Joseph's/Candler, Georgia Southern University Armstrong Campus, and International Paper.

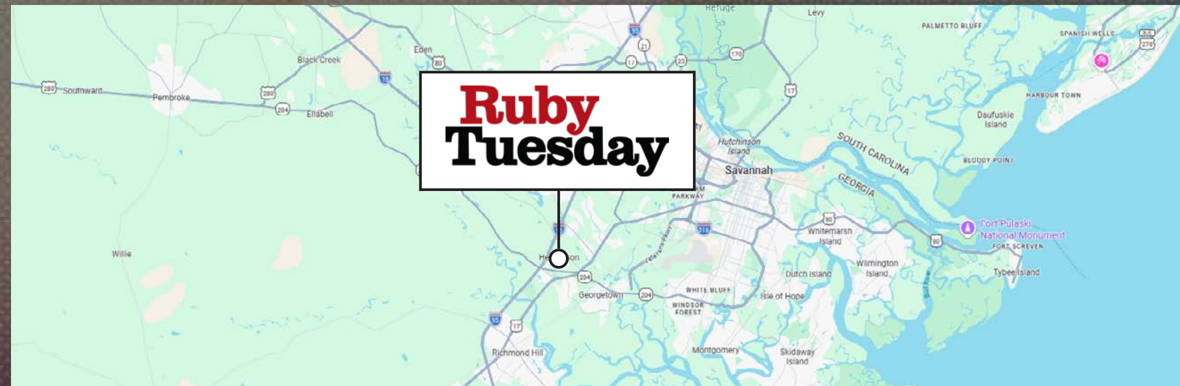
The Port of Savannah serves as a critical economic driver, ranking among the busiest container ports in the United States and supporting regional and national supply chains. Ongoing industrial development and logistics expansion continue to attract new investment, reinforcing the metro's position as a key distribution hub in the Southeast. Additionally, the presence of Hunter Army Airfield and nearby Fort Stewart provides economic stability, with thousands of active-duty personnel and civilian employees contributing to the local workforce and housing demand. Together, these factors position Savannah as a well-rounded and growing coastal market with sustained long-term economic momentum.



Highlight

The Port of Savannah is the third-busiest United States container exporter and the largest single-container terminal in North America. Around 5 million TEUs pass through the port annually.

Demographic Overview



Within the 5-mile radius, the Savannah trade area is supported by a growing population base tied to the broader metro population of approximately 423,000 residents, with projected growth of 3.7 percent over the next five years. Household counts across the metro total approximately 167,000 and are expected to increase 4.3 percent, supporting continued consumer demand and residential expansion.

The median household income in the Savannah metro is approximately $80,600, exceeding the U.S. median of $76,100, indicating stable purchasing power across the region. The median age of 38.0 aligns closely with national benchmarks, supporting a balanced mix of workforce population and family households that contribute to daily retail and dining demand.

The subject property benefits from a strong daytime population driven by the surrounding Interstate 95 commercial corridor, which includes a concentration of hotels, fuel centers, and service-oriented retail. Nearby hospitality assets such as Comfort Suites, Holiday Inn, Hampton Inn, and Fairfield Inn contribute to transient population levels, reinforcing consistent daily traffic beyond the residential base.

This combination of population growth, above-average household income, and layered demand from both local residents and interstate travelers supports consistent consumer activity throughout the day, particularly for restaurant and service-oriented uses within the immediate trade area.

	1 Mile	3 Mile	5 Mile
Population - 2030 Projection	3,760	19,889	50,460
Population - 2025 Estimate	3,652	19,135	48,435
Population - Growth 2025 - 2030	2.94%	3.94%	4.18%
Population - 2010 Census	2,288	12,686	35,431
Population - 2020 Census	3,423	17,703	45,089
Population - Growth 2010 - 2020	49.61%	39.55%	27.26%
Daytime Population	2,802	11,154	27,782
Households - 2030 Projections	1,644	7,797	20,043
Households - 2025 Estimate	1,580	7,457	19,156
Households - Growth 2025 - 2030	4.08%	4.56%	4.63%
Households - Growth 2010 - 2020	52.95%	46.64%	30.76%
2030 Est. Average Household Income	$108,447	$101,452	$113,928
2025 Est. Average Household Income	$94,700	$90,017	$101,700
2030 Est. Median Household Income	$86,053	$87,245	$99,310
2025 Est. Median Household Income	$72,834	$78,243	$88,779

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Reach out to the MMCC Team for Financing Options

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