

Ruby Tuesday



Retail Investment Opportunity

160 Smithfield Crossing Drive
Smithfield, North Carolina, 27577

Property Overview

- > Freestanding Ruby Tuesday Restaurant in Smithfield, NC located along Interstate 95 with an average 44,000 vehicles per day
- > Building Size: 5,200± SF
- > Zoned: Commercial
- > Population: 26,600± residents (5 mi radius) with a 44,000± average daily traffic on I-95 & 10,000± average daily traffic on Outlet Center Dr (in front of property)
- > The property is along the main entrance road to the Carolina Premium Outlets and is adjacent to several hotels, movie theatres, and restaurants.

Investment Details

- > Asking price: \$1,760,000
- > CAP Rate: 6.25%
- > Lease Type: NNN (no landlord responsibilities)
- > 20 year remaining base term through 2037
- > Operated by: Ruby Tuesday, Inc

For more information, click here:

[Confidentiality Agreement](#)



*Image for representation purposes only
Source: Google Maps*

Contact us



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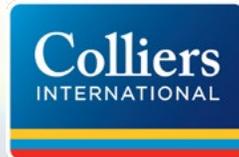
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Offering Summary



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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.

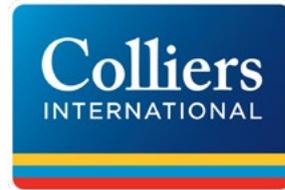
Property Details

| | |
|--------------------|--|
| 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) |

Area Retailer Map



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