



**Ruby
Tuesday**

ACTUAL LOCATION

Single Tenant Ruby Tuesday

Corporate NNN Ground Lease | Newly Extended Lease

Established Operator, 20+ Year Operating History | Low Price Point

690 Shaffer Road | DuBois, PA 15801



FORGED
REAL ESTATE

Main: 610-608-2621 | www.forgedre.com

MARKETING ADVISORS

MARC MANDEL

Managing Principal

mmandel@forgedre.com

MAXWELL LEONARD

Director

mleonard@forgedre.com

STEVE SCHRENK

Principal

sschrenk@forgedre.com

JAMES YI

Director

jyi@forgedre.com

MARCO DIPRINZIO

Partner

mdiprinzio@forgedre.com

GREG ZIMMERMAN

Partner

gzimmerman@forgedre.com

Ruby Tuesday

690 SHAFFER ROAD
DUBOIS, PA



Table of Contents

I. INVESTMENT SUMMARY	3
II. TENANT OVERVIEW	7
III. LOCATION OVERVIEW	10

Forged Real Estate ("FRE") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than FRE, and neither Owner nor FRE, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and FRE, its officers, directors, employees and agents disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.

The Offering

Forged Real Estate is pleased to exclusively offer the opportunity to acquire the fee simple interest in a single tenant property leased to Ruby Tuesday, (the "Property") in DuBois, Pennsylvania, a regional economic hub in northwestern Clearfield County. Ruby Tuesday operates on a corporately signed, triple-net (NNN) ground lease, providing investors with a fully passive, hands-off ownership experience. With no landlord responsibilities, this asset offers predictable cash flow and can be managed seamlessly from anywhere. Ruby Tuesday has successfully operated at this location since 2001, solidifying its presence and brand identity within the market. The tenant's recent 5-year lease extension further underscores their commitment to the site and confidence in long-term performance. With annual rent positioned at \$60,000, the asset offers an accessible entry into a nationally recognized casual dining tenancy.

Positioned at the signalized intersection of Shaffer Road and Bee Line Highway, the property benefits from dominant corner exposure and excellent visibility to a combined 25,700 vehicles per day (VPD), driving consistent traffic and supporting long-term tenant performance. The property serves as the exclusive Ruby Tuesday location within a 30-mile radius, capturing a wide regional customer base without nearby brand competition.



Property Summary



ADDRESS
590 Shaffer Road
DuBois, PA 15801



PRICE
\$857,000



CAP RATE
7.00%



NOI**
\$60,000



LEASE TYPE
NNN Ground Lease



BUILDING SIZE
5,566 SF



PARCEL SIZE
1.38 Acres



YEAR BUILT
2001



REMAINING LEASE TERM
5+ Years



OPTIONS
Three (3), Five (5) Year Options



RENTAL INCREASES
8.33% Next Option

Ruby Tuesday

TENANT
Ruby Tuesday, Inc.

***Pricing based on 3/1/2026 rental increase. Seller will credit buyer the difference from date of closing to 3/1/2026.*



Ruby Tuesday

DuBois Mall

JCPenney Ashley HomeStore BIG LOTS!

Staples ROSS DRESS FOR LESS OLD NAVY

Bath & Body Works maunces SHOE DEPT. ENCORE

TACO BELL

Also for Sale -
Inquire with Forged Team

SHAFFER ROAD (17,800 VPD)

255

E DUBOIS AVENUE (17,500 VPD)

DuBois Logistics

Investment Highlights



CORPORATE NNN GROUND LEASE – The lease is signed by Ruby Tuesday’s corporate entity and structured as a triple-net (NNN) ground lease, providing investors with a fully passive, hands-off ownership experience. With no landlord responsibilities, this asset offers predictable cash flow and can be managed seamlessly from anywhere.



PRIME, HIGH-VISIBILITY CORNER LOCATION – Positioned at the signalized intersection of Shaffer Road and Bee Line Highway, the property benefits from dominant corner exposure and excellent visibility to a combined 25,700 vehicles per day (VPD), driving consistent traffic and supporting long-term tenant performance.



ESTABLISHED 20+ YEAR OPERATING HISTORY – Ruby Tuesday has successfully operated at this location since 2001, solidifying its presence and brand identity within the market. The tenant’s recent 5-year lease extension further underscores their commitment to the site and confidence in long-term performance.



BITE-SIZED PRICED OFFERING – With annual rent positioned at \$60,000, the asset offers an accessible entry into a nationally recognized casual dining tenancy.



LACK OF FULL-SERVICE CASUAL DINING OPTIONS – ONLY RUBY TUESDAY WITHIN 30 MILES – The surrounding market has a notable shortage of full-service casual dining restaurants, positioning this site as one of the few true sit-down dining destinations in the area. As the only Ruby Tuesday location within a 30-mile radius, the property uniquely captures regional demand, drawing from a broad customer base without direct brand competition. This scarcity of comparable dining alternatives reinforces the tenant's market share, supports consistent traffic, and enhances long-term operational strength.



Site Plan

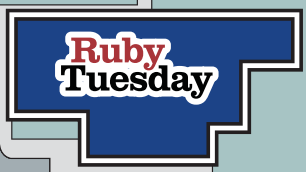


255 Bee Line Highway (13,900 VPD)

Shaffer Road (11,800 VPD)

Approximate Property Boundary

Signage




TACO BELL
Also for Sale -
Inquire with Forged Team

DuBois Mall



Ruby Tuesday

Ruby Tuesday is a casual dining restaurant chain founded in 1972 by Samuel E. Beall III in Knoxville, Tennessee. Named after the Rolling Stones' song of the same name, Ruby Tuesday is known for its American fare, including burgers, ribs, and its well-recognized Garden Bar concept.

Throughout the 1980s, 1990s, and early 2000s, Ruby Tuesday expanded aggressively, transitioning from a regional concept to a national chain with locations in prime suburban, retail, and highway-oriented corridors. Over the years, the company has continued to refine its menu, introduce new product categories, and invest in restaurant modernization initiatives to stay aligned with evolving consumer preferences. Today, the brand embodies a national presence with over 200 locations across the U.S. and select international markets.

Today, Ruby Tuesday continues to operate as a well-known national casual dining tenant with decades of brand equity, a loyal customer base, and a footprint concentrated in communities where the chain often serves as one of the primary full-service dining options.

Financial Analysis

Address	690 Shaffer Road, DuBois, PA 15801
Tenant	Ruby Tuesday, Inc.
Building Size	5,566 SF
Parcel Size	1.38 Acres
Year Built	2001
Annual Rent**	\$60,000
Lease Type	NNN Ground Lease
Roof & Structure	Tenant's Responsibility
Parking Lot	Tenant's Responsibility
HVAC (Maintenance, Repair, Replacement)	Tenant's Responsibility
Rent Commencement	11/7/2001
Lease Expiration	2/28/2031
Remaining Options	Three (3), Five (5) Year Options

**Pricing based on 3/1/2026 rental increase. Seller will credit buyer the difference from date of closing to 3/1/2026.

Ruby Tuesday

Ownership
PRIVATE

Credit Rating
N/R

Headquarters
MARYVILLE, TN

#of Locations
200+

Website
www.rubytuesday.com

Rent Schedule

Description	Dates	Annual Rent	% Increase
Current Term**	3/1/2026 - 2/28/2031	\$60,000	-
Option Term 1	3/1/2031 - 2/28/2036	\$65,000	8.33%
Option Term 2	3/1/2036 - 2/28/2041	\$70,000	7.69%
Option Term 3	3/1/2041 - 2/28/2046	\$75,000	7.14%

Price
\$857,000

Cap Rate
7.00%

NOI
\$60,000

Tenant Responsibility Detail

Maintenance & Repairs	<p>Ruby Tuesday agrees that it shall be responsible for any and all repairs, both of a minor and major nature for the Leased Premises and all improvements thereon, and agrees to keep the Leased Premises and the improvements, including all portions of the restaurant facility to be constructed in good order and repair and in the same condition they are in the at the Commencement Date, reasonable wear and tear excepted. Ruby Tuesday shall also maintain all parking and access areas located on the Leased Premises in a condition similar to a condition of the parking lots and access areas otherwise maintained by Landlord for the Mall, its respective means of ingress and egress. All landscaping on the Leased Premises shall be maintained by Ruby Tuesday in order that the Leased Premises and the amenities thereto retain a neat and clean appearance.</p>
Insurance	<p>Ruby Tuesday hereby covenants and agrees to maintain and keep in force comprehensive general liability insurance against all claims for personal injury, death, or property damage occurring on the Leased Premises with minimum limits of liability of two million (\$2,000,000) dollars per person, occurrence and property damage.</p>
Taxes	<p>Ruby Tuesday agrees to pay to the appropriate governmental agencies all other real property taxes, assessments, impositions, or all other claims or charges (herein collectively called the "taxes").</p>
Utilities	<p>Ruby Tuesday shall pay all charges for telephone, gas, electricity, sewage and water used in or on the Leased Premises.</p>

Landlord Responsibility Detail

Maintenance & Repairs	<p>None.</p>
----------------------------------	--------------



Satellite View | DuBois, PA

80 CONFAIR MEMORIAL HIGHWAY
(20,100 VPD)

BEE LINE HIGHWAY
(13,900 VPD)

Walmart*
Placer.ai:
 - 32.8M Visits In Last 12 Months
 - Top 83th Percentile in U.S.

The Commons
Dunham's SPORTS *Placer.ai:*
 - Top 88th Percentile in U.S.
 LOWE'S TJ-maxx FIVE BELOW petco DOLLAR TREE
OLLIE'S - Expected to Fill former Michael's in 2026

DuBois Area Senior High School
903 Students

PENN STATE
DuBois - 400 Students

E DUBOIS AVE
(17,500 VPD)

BEAVER DRIVE

219

DuBois Area Middle School
1,063 Students

DUBOIS

RED LOBSTER
 SHEETZ
 MCDONALD'S MONRO (AUTO SERVICE AND TIRE CENTERS)
 DUNKIN'
 TRACTOR SUPPLY CO
 STARBUCKS (New 2025 Development)
 verizon
 O'Reilly AUTO PARTS
 HARBOR FREIGHT
 BURGER KING
 DuBois Logistics

Ruby Tuesday

Sandy Plaza
 ALDI HOBBY LOBBY planet fitness
 DOLLAR GENERAL Wendy's

CNB BANK
 Also for Sale -
 Inquire with Forged Team

DuBois Mall
JCPenney
 ROSS DRESS FOR LESS
Staples

TACO BELL
Placer.ai:
 - 1 Location Within 15 Miles
 - Top 86th Percentile in PA
 - Top 83th Percentile in U.S.
 Also for Sale -
 Inquire with Forged Team

DuBois Mall Strip Center
 PNC BANK SUBWAY
 GOLDEN TICKET CINEMAS EPIC PIZZA
 Lease Up Opportunity
 Also for Sale -
 Inquire with Forged Team

Ashley HOMESTORE
 Also for Sale -
 Inquire with Forged Team

SHAFFER ROAD
(11,800 VPD)

DuBois, PA | Clearfield County

DuBois, Pennsylvania is a regional economic hub in northwestern Clearfield County, offering strong connectivity via Interstate 80. The city serves as a central retail, healthcare, and service destination for surrounding rural communities, drawing consistent daily traffic from a broad trade area. Clearfield County benefits from a diverse economic base supported by manufacturing, logistics, healthcare, and education. The region also offers a stable workforce and strategic access to major northeastern markets through its proximity to I-80. Together, DuBois and Clearfield County provide a balanced blend of small-city amenities, transportation advantages, and long-term economic stability.

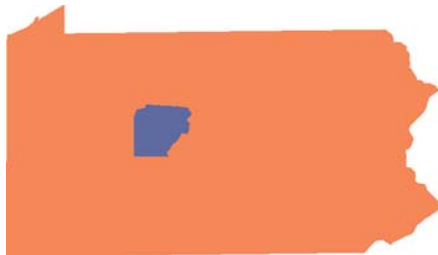
Population

- DuBois, PA: 7,400
- Clearfield County, PA: 77,100

Demographics

	3-MILE RADIUS	7-MILE RADIUS	10-MILE RADIUS
Population			
2025 Summary	13,088	24,424	35,859
2030 Projection	12,900	24,012	35,272
Estimated Household Income			
Average Household Income	\$85,633	\$90,240	\$85,807
Median Household Income	\$62,123	\$68,173	\$64,911
Households			
2025 Summary	5,791	10,538	15,341
2030 Projection	5,681	10,319	15,039

Source: ESRI



Nearby Major Cities

- Pittsburgh, PA: 80 miles Southwest
- Harrisburg, PA: 115 miles Southeast
- Buffalo, NY: 120 miles North
- Cleveland, OH: 155 miles Northwest



Attractions of Clearfield County

Clearfield County Fair & Park (Clearfield, PA) - County fair filled with bull riding, carnival rides, concerts and more drawing over 100,000 visitors annually.

Placer.ai:

- **Top 93rd Percentile** of Attractions in Pennsylvania
- **Top 91st Percentile** of Attractions in United States

DuBois Mall (DuBois, PA) - JCPenney anchored shopping mall with over 60 stores.

Bilger's Rocks (Grampian, PA) - Park containing a stunning natural formation of sandstone boulders, caves, and trails.

Parker Dam State Park (Penfield, PA) - 968-acre state park featuring scenic views with a lake, beach, and hiking trails.

Doolittle Station (DuBois, PA) - Attraction featuring historic train cars turned into restaurants, a nano-brewery, and unique lodging along with dinosaur exhibits.

Colleges & Universities

PENNSTATE



Employment within Clearfield County

Leading Industries:

1. Health Care & Social Assistance
2. Retail Trade
3. Transportation & Warehousing

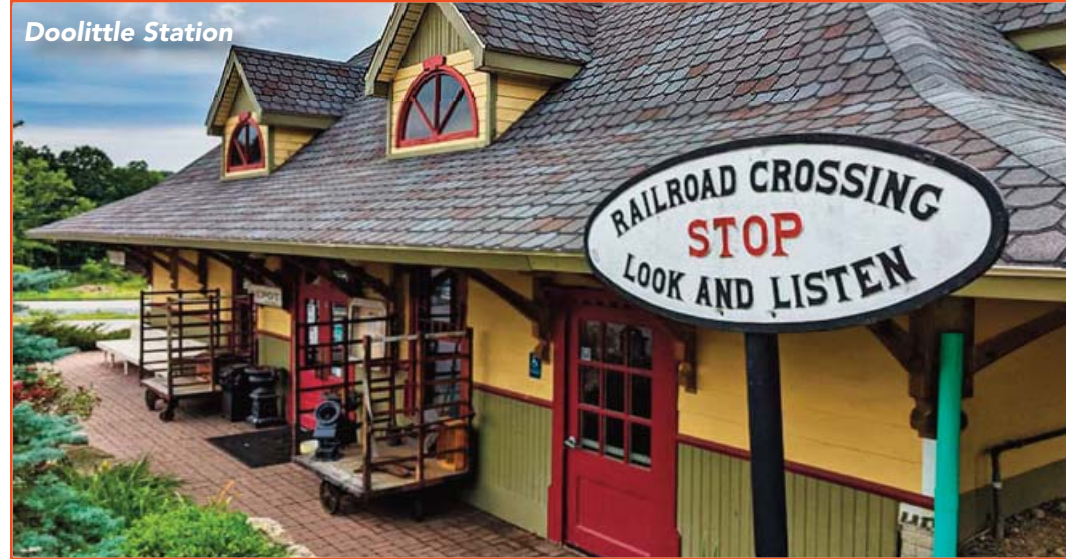
Leading Employers:

- DuBois Regional Medical Center
- Wal-Mart Associates Inc.
- State Government
- DuBois Area School District
- Penn Highlands Healthcare

Clearfield County Fair



Doolittle Station



Single Tenant Ruby Tuesday

Corporate NNN Ground Lease | Newly Extended Lease
Established Operator, 20+ Year Operating History | Low Price Point

690 Shaffer Road | DuBois, PA 15801



**Ruby
Tuesday**

ACTUAL LOCATION

MARKETING ADVISORS

MARC MANDEL | Managing Principal
mmandel@forgedre.com

JAMES YI | Director
jyi@forgedre.com

MAXWELL LEONARD | Director
mleonard@forgedre.com

MARCO DIPRINZIO | Partner
mdiprinzio@forgedre.com

STEVE SCHRENK | Principal
sschrenk@forgedre.com

GREG ZIMMERMAN | Partner
gzimmerman@forgedre.com

Main: 610-608-2621 | www.forgedre.com