



RUBY TUESDAY

5274 N Abbe Rd  
Sheffield Village, OH 44035

Marcus & Millichap

# INVESTMENT SUMMARY

## THE OFFERING

Marcus & Millichap is pleased to offer for sale the fee simple interest in a Ruby Tuesday property in Sheffield Village, OH.

This Ruby Tuesday building is located at 5274 N Abbe Rd, Sheffield Village, OH. The property consists of a single-story 4,914 SF structure that was built in 2000 on a 1.44 AC lot with wood frame construction and triple-net lease with Zero landlord responsibilities.

The property is located along N. Abbe Road (24,400 VPD), and less than half a mile from State Highway 254 (31,900 VPD), a major east-west thoroughfare for northern Ohio.

The asset is well-positioned as an outparcel to a Sam's Club and At Home anchored center nearby national/credit tenants include Burlington, ALDI, Dollar General, AutoZone, Harbor Freight Tools, and more, further increasing consumer draw to the trade area.

The site is also half a mile north of Lorain County Community College with a student population of 11,500, providing Ruby Tuesday with a large nearby consumer base from which to draw from. The 5-mile trade area is supported by a population of over 131,000 with an average household income exceeding \$81,000 and \$98,000 in the 1-Mile.



# OVERVIEW

## SHEFFIELD, OH

|                      |   |
|----------------------|---|
| PRICE:               | \$1,950,000                                   |
| NET OPERATING INCOME | \$153,320                                     |
| PRICE PER SF:        | \$427.35                                      |
| PRICE PER SF LAND:   | \$33.48                                       |
| RENEWAL OPTIONS:     | Four, 5-Year                                  |
| RENT INCREASES:      | Lesser of CPI or 10%<br>Every 5 Years         |
| LEASE TYPES:         | NNN   |
| TENANT:              | Ruby Tuesday                                  |
| GUARANTOR:           | Corporate                                     |
| RENTABLE AREA:       | 4,914 SF                                      |
| LAND AREA:           | 1.44 AC                                       |
| YEAR BUILT:          | 2000  |
| ADDRESS:             | 5274 N Abbe Rd<br>Sheffield Village, OH 44035 |
| APN:                 | 03-00-011-102-131                             |

# INVESTMENT HIGHLIGHTS

- ±11.8 Years Remaining | Corporate Guarantee | Absolute NNN | Strategically Located
- High Performing Location | Above Average Sales | 75th Percentile Nationwide | 85th Percentile In OH
- Dense Population | ±131,908 People within a 5-Mile Radius | Positive Population Growth
- Affluent Community | \$97,992 Average Household Income within a 1-Mile Radius
- Sam's Club and Regal Cinemas Outparcel | Entrance To Center At Pylon Signalized Corner
- Cleveland MSA | \$173B Annual GDP | \$12B In Economic Impact
- Nearby National Credit Tenants Include: Burlington, Aldi, McDonalds, Starbucks, and many more
- Across US Department Of Veteran Affairs Community-Based Outpatient Clinic
- Close Proximity To Midway Mall | 4 Miles | Major Redevelopment Underway
- Close Proximity To Lorain County Community College | Less Than One Mile | 11,500 Students



# BIRDSEYE VIEW



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: Google Earth, Google My Maps, 2025

# AERIAL - EAST



# AERIAL - NORTH



**Ruby  
Tuesday**

# AERIAL - SOUTH

  
Lorain County  
Communit · College

  
Gordon  
FOOD SERVICE



Jimmy  
John's



  
Burlington



VA U.S. Department  
of Veterans Affairs





# AERIAL - WEST



**Burlington**

**REGAL**  
CINEMAS

**Sam's**  
CLUB

**at home**  
The Home Decor Superstore

**Ruby**  
**Tuesday**

FAMOUS FOR  
**Steak 'n**  
**Shake**  
STEAKBURGERS

**LITEHOUSE**  
Meats & More

# LOCATION OVERVIEW

## SHEFFIELD, OH

Sheffield Village and Sheffield Lake run along the Lake Erie shoreline about 20 miles west of Cleveland, and boast numerous amenities for families and outdoor enthusiasts. Easy access to the lake enables visitors and residents to watch stunning sunsets, launch a boat, or enjoy a picnic. The Sheffields have a combined 12 parks, including five on the lakefront, and have created miles of nature trails enjoyed by walkers or cyclists.

Key industries in the area include manufacturing, bio-health, food packaging, and polymers/chemicals. Some of the larger employers in the area include Ford Motor Company, Avient Corporation, Invacare, and Bendix Commercial Vehicle Systems. Lorain County Community College, Oberlin College, and Lorain County JVS provide business development and job training opportunities to keep the workforce current while innovating to meet high tech employment opportunities.

Sheffield Village anchors the western edge of the Cleveland–Elyria MSA and serves as a gateway to the region’s expanding western suburbs. Historically rooted in steel production and shipping, Sheffield Village today is redefining itself through healthcare, light manufacturing, and portrelated commerce via its Black River waterfront.

The city benefits from proximity to I-90 and U.S. Route 6, enabling direct access to Cleveland’s urban core and surrounding economic centers. Lorain County also supports year-round destination traffic, with natural assets like Lakeview Park Beach and nearby Vermilion drawing seasonal visitors. The broader MSA, home to over 2 million residents, is a cultural and tourism hub, generating \$6.9B in visitor spending in 2024 alone. For retailers and service providers, Sheffield Village offers affordability, regional visibility, and an evolving consumer base, with median household income countywide at \$64,078, making it attractive for neighborhood shopping centers, discount retailers, and community-focused retail concepts.

Sheffield Village’s economy is evolving from its industrial roots into a more balanced and service-oriented landscape. While legacy sectors like steel and automotive manufacturing remain part of the local identity, growth is now driven by healthcare, education, logistics, and small-scale advanced manufacturing. Mercy Health and Lorain County Community College are among the city’s largest employers, supporting both employment and workforce development.

| DEMOGRAPHICS         | 3 MILE   | 5 MILE   | 10 MILE  |
|----------------------|----------|----------|----------|
| 2024 POPULATION      | 4,009    | 131,908  | 353,273  |
| 2029 POPULATION EST. | 4,178    | 137,228  | 361,831  |
| AVG. HH INCOME       | \$97,992 | \$81,581 | \$91,807 |
| MEDIAN HH INCOME     | \$74,700 | \$60,389 | \$68,647 |
| BACHELORS DEGREE +   | 34%      | 23%      | 29%      |
| 2024 HOUSEHOLDS      | 1,728    | 53,288   | 144,672  |
| 2029 HOUSEHOLDS EST. | 1,802    | 55,417   | 148,087  |



# TENANT OVERVIEW



## **RUBY TUESDAY**

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. RubyTuesday 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.

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