



**GOMEZGROUP**

# Olive Garden

**Absolute NNN Ground Lease  
Opened June 2025**

5727 Beckley Rd.  
Battle Creek, MI 49015





## RYAN GOMEZ

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Listed in Conjunction with

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## Olive Garden

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DEMOGRAPHICS

**Olive Garden**

5727 Beckley Rd.  
Battle Creek, MI 49015

**Year Built:**

2025

**Land:**

2.71 Acres  
(118,047 SqFt)

**Bldg:**

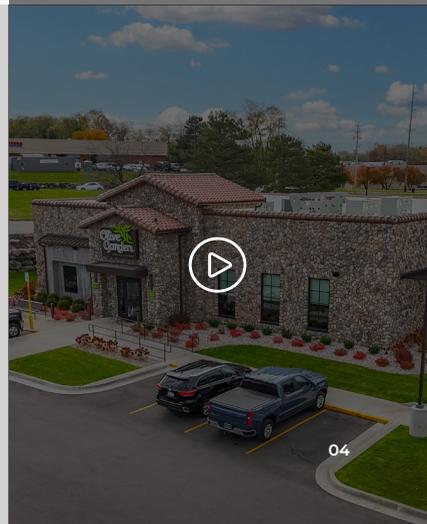
7,828 SqFt

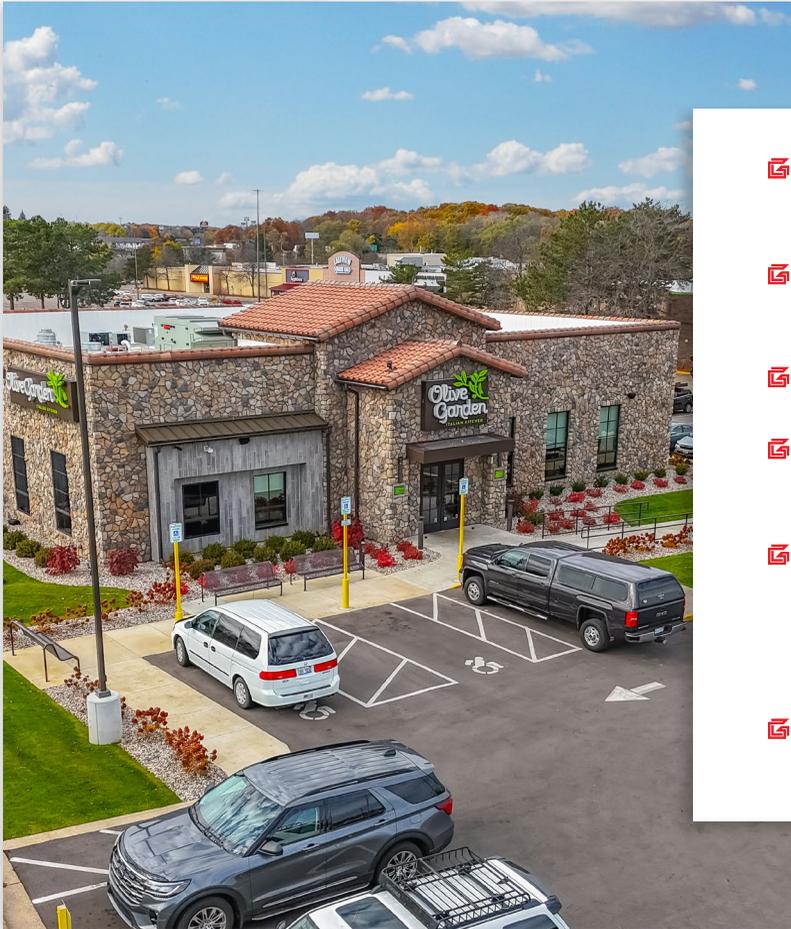


**GOMEZGROUP**

**Frontage:**

447' on Beckley Road





- ❑ New 10-Year Absolute NNN Ground Lease with Corporate Guaranty
- ❑ Brand New Construction; Opened June 2025
- ❑ Below Market Rent at \$10.86/SqFt
- ❑ Only Olive Garden Restaurant within 23 Mile Radius
- ❑ Over 12,600 Monthly Visits, Ranking in the 90<sup>th</sup> Percentile for Local Visits within the “Restaurants” Category, per Placer.ai
- ❑ National Brand with Investment Grade Credit and S&P Rating of BBB

- Massive 2.7 Acre Lot
- Immediate Access to Highly Traveled I-94 (47,568 VPD), a Major East/West Thoroughfare
- Outparcel to Lakeview Square Mall, a 315,486 SqFt Shopping Center with 2.4MM Annual Visits, per Placer.ai
- Premier Visibility and Frontage Sitting at the Intersection of Beckley Rd. and M-66 (47,537 VPD Combined)
- +\$85,000 Average HHI in 15 Mile Radius

[▶ WATCH PROPERTY VIDEO](#)



- ❑ In a Concentrated Retail Trade Area Adjacent to Walmart Supercenter, Lowe's Home Improvement, Target, Sam's Club, Petco, Kohl's and ALDI
- ❑ Densely Populated Hotel Area with +1,000 Rooms Combined in 1.5 Mile Radius
- ❑ Over 1,900 Multi-Family Homes in 1 Mile Radius
- ❑ Under 3 Miles from Beadle Lake and Coguac Lake, Popular Destinations for Boating, Fishing and Swimming





Olive  
Garden  
ITALIAN KITCHEN





Olive  
Garden

OFFICE









HARPER VILLAGE SHOPPING CENTER

**KOHL'S TJ-MAXX** **MEYER'S**  
**BEST BUY** **DISCOUNT TIRE** *Michaels*  
 Starbucks **PETCO** **ALDI** **Bath Works**

meijer

SHERWIN WILLIAMS

TRACTOR SUPPLIES

LOWE'S

Walmart

Great Clips

9 goodwill

chili's

McDonald's

Steak 'n Shake

Chick-fil-A

OPENED SEP 2025

TEXAS

66

30,300 VPD

LAKEVIEW SQUARE MALL

**OLIVE GARDEN**

5727 Beckley Rd., Battle Creek, MI 49015

**BARNES & NOBLE** **GNC** **Applebees**  
**NCG CINEMA** **Dunham's**

ExtraSpace Storage

17,237 VPD  
BECKLEY RD



102 ROOMS  
**COURTYARD**  
BY HILTI

88 ROOMS  
TOWNEPLACE  
SUITES  
HARRIOTT

92 ROOMS



HARPER VILLAGE  
SHOPPING CENTER

KOHL'S TJ-MAXX MARLBOROUGH  
 BEST BUY DISCOUNT FURNITURE Michaels  
 STARBUCKS PETCO BATH WORKS

meijer



TRACTOR  
SUPPLY CO

LOWE'S

Great Clips



OPENED SEP 2025



66  
30,300 VPD

HOBROCK'S  
FARM MARKET  
Est. 1939

LAKEVIEW  
SQUARE MALL

BARNES & NOBLE GNC Applebees  
 NCG CINEMA Dunham's

ExtraSpace  
Storage

**OLIVE GARDEN**

5727 Beckley Rd., Battle Creek, MI 49015



17,237 VPD  
BECKLEY RD



MINGES CREEK PLAZA

HOBBY LOBBY  
 SUPERCUTS  
 BIGGY COFFEE  
 PLATO'S CLOSET

40 ROOMS  
 HOME TOWNE STUDIOS

59 ROOMS  
 Executive Residency

Culver's

Denny's

McDonald's

99 ROOMS  
 COUNTRY INN & SUITES

MINGES BROOK MALL

ASIAN BUFFET  
 HEBBON MALL  
 TARGET  
 AAA  
 DOLLAR TREE  
 SALLY BEAUTY

HARLEY-DAVIDSON  
 MOTORCYCLES

Firestone  
 COMPLETE AUTO CARE

17,237 VPD  
 BECKLEY RD

**OLIVE GARDEN**

5727 Beckley Rd., Battle Creek, MI 49015

63 ROOMS

Hampton Inn

59 ROOMS  
 Travelodge  
 BY WYNDHAM

94

47,568 VPD

LAKEVIEW SQUARE MALL

BARNES & NOBLE  
 NCG CINEMA  
 GNC  
 Applebee's  
 Duhan's

ExtraSpace  
 Storage



**OLIVE GARDEN**  
5727 Beckley Rd.  
Battle Creek, MI 49015



88 ROOMS  
**TOWNEPLACE SUITES**  
MARRIOTT

96 ROOMS  
**HOME 2**  
SUITES BY HILTON

**COURTYARD**  
BY MARRIOTT 102 ROOMS

92 ROOMS  
**tru**  
BY HILTON

120 ROOMS  
**Holiday Inn**  
BATTLE CREEK

**meijer**

**SHERWIN WILLIAMS**

**Great Clips**

**HARPER VILLAGE SHOPPING CENTER**

**KOHL'S TJ-MAXX** **MEYER'S**  
**BEST BUY** **DISCOUNT TIRE** **Michael's**  
**STARBUCKS** **PETCO** **ALDI** **Bath & Body Works**

**HORROCKS FARM MARKET**  
EST. 1977

**TEXAS**  
OPENED SEP 2025

**McDonald's**

**panera**

**chili's**

**ExtraSpace Storage**

**BECKLEY RD** 17,237 VPD

30,300 VPD

**Firestone**  
COMPLETE AUTO CARE

**Harley-Davidson**  
HARLEY-DAVIDSON  
STORES

**Steak 'n Shake**

**VSC TRACTOR SUPPLY CO.**

**LOWE'S**

**Walmart**  
Supercentre

**Sams Club**

**ASIAN BUFFET** **TARGET** **AAA**  
**DOLLAR TREE** **SALLY BEAUTY**

**MINGES BROOK MALL**

**HOBBY LOBBY** **SUPERCUTS**  
**BIGGBY COFFEE** **PLATO'S CLOSET**

**MINGES CREEK PLAZA**

**Travelodge**  
BY WYNDHAM  
59 ROOMS

**Hampton Inn**  
63 ROOMS

**Calver's**

**HOME TOWNE STUDIOS**  
40 ROOMS

**Executive Residency**  
59 ROOMS

**FairBridge**  
60 ROOMS

**Panera**

**BURGER KING**

**Arby's**

**McDonald's**

**Denny's**

**Knights Inn**

**Red Lobster**

63 ROOMS

**LAKEVIEW SQUARE MALL**

**BARNES & NOBLE** **GNC** **Applebees**  
**NCG CINEMA** **Dunham's**

**Home Depot**

**marco's PIZZA**

99 ROOMS  
**COUNTRY**  
INN & SUITES  
BY HILTON

76 ROOMS  
**AMERICAS**  
BEST VALUE INN

**CAPITAL AVE SW** 11,524 VPD

24,366 VPD

47,568 VPD

94

194



STORE SPACE

COUNTRY HOMES  
99 Rooms

Knights Inn  
63 Rooms



Hampton Inn  
63 Rooms

Travelodge  
59 Rooms

LAKEVIEW SQUARE MALL

Applebees  
BARNES & NOBLE  
Buffalo Wild Wings  
ExtraSpace Storage  
FunShop  
GNC  
SHOE DEPT. ENCORE  
Dunham's  
Buckle Up  
KAY JEWELERS

Olive Garden  
ITALIAN KITCHEN

HORROCKS FARM MARKET  
Grand Opening September 2025

COURTYARD BY MARRIOTT  
102 Rooms

TOWNEPLACE SUITES MARRIOTT  
88 Rooms

HOME2 SUITES BY HILTON  
96 Rooms

tru by Hilton  
92 Rooms

Holiday Inn  
120 Rooms

meijer



Harper Creek Community Schools  
±2,863 Students

I-94 (47,568 VPD)

BECKLEY RD (17,237 VPD)

BDRN

Denny's  
60 Rooms

Sweetwater's

HOME TOWNE  
40 Rooms

America's Best Value Inn  
69 Rooms

BW Best Western  
59 Rooms

MINGES CREEK PLAZA

HOBBY LOBBY  
KUMON  
BIGGBY COFFEE

Brookstone Apartments  
100 Units

The Landings at the Preserve  
190 Units

Minges Creek Village  
192 Units

Arbors of Battle Creek Apartments and Townhomes  
626 Units

Redwood Battle Creek  
162 Units

Glenn Valley Apartments  
342 Units

Willow Creek Apartments & Townhomes  
90 Units

Teal Run  
226 Units

CAPITAL AVE SW (11,524 VPD)

M-66 S (30,500 VPD)



Schlottsky's

LOWE'S

sam's club

Walmart Supercentre

TRACTOR SUPPLY CO.

HARPER VILLAGE SHOPPING CENTER

Bath & Body Works  
TJ-maxx  
MENARDS  
petco  
Michael's  
BEST BUY  
KOHLS  
Starbucks  
McDonald's

BRONSON Behavioral Health Hospital  
Opened July 2023  
96 Beds



**BRONSON BATTLE CREEK HOSPITAL**  
5.8 Miles  
228 Beds



**GRAND VALLEY STATE UNIVERSITY BATTLE CREEK**  
4.7 Miles

5.1 Miles  
Approx. 3,280 Employees as of 2024

**KELLOGG'S HEADQUARTERS**

6.4 Miles  
Over 1,150 Students

**WESTERN MICHIGAN UNIVERSITY COLLEGE OF AVIATION**



6.7 Miles  
**BATTLE CREEK EXECUTIVE AIRPORT**



**OLIVE GARDEN**

5727 Beckley Rd.  
Battle Creek, MI 49015



24,346 VPD



47,568 VPD



**THE LANDINGS AT THE PRESERVE**  
190 Units



**CREEK APARTMENTS AND TOWNHOMES**  
626 Units

**ARBORS OF BATTLE**

90 Units  
**WILLOW CREEK APARTMENTS & TOWNHOMES**



226 Units  
**TEAL RUN**



**MINGES CREEK VILLAGE**  
192 Units



**BROOKSTONE APARTMENTS**  
100 Units



162 Units  
**REDWOOD BATTLE CREEK**

342 Units  
**GLENN VALLEY APARTMENTS**



30,300 VPD





**Lease Type**  
**Absolute NNN Ground Lease**

**Lease Guarantor**  
**Olive Garden Holdings, LLC, a Florida Limited Liability Company**

**Rent Commencement Date**  
**April 28, 2025**

**Lease Expiration Date**  
**April 30, 2035**

**Term Remaining on Lease**  
**±10 Years**

**Options**  
**Four 5-Year**

**Increases**  
**10% Increase Every 5 Years**



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
<b>Olive Garden</b>	ABSOLUTE NNN GROUND LEASE	7,828	04/28/2025	04/30/2035	\$85,000	\$10.86	\$93,500	4/28/2030	FOUR 5-YEAR OPTIONS WITH 10% INCREASES

## ► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	04/28/2025 – 04/27/2030	\$7,083	\$85,000
	04/28/2030 – 04/30/2035	\$7,791	\$93,500
	05/01/2035 – 04/30/2040 (OPTION 1)	\$8,570	\$102,850
	05/01/2040 – 04/30/2045 (OPTION 2)	\$9,427	\$113,135
	05/01/2045 – 04/30/2050 (OPTION 3)	\$10,370	\$124,448
	05/01/2050 – 04/30/2055 (OPTION 4)	\$11,407	\$136,893

NOI  
\$85,000



Cap Rate  
5.50%



Price  
\$1,545,400



Price/ft Land  
\$13.09





ITALIAN KITCHEN

Olive Garden is a popular Italian-American casual dining chain established in 1982 by General Mills. Renowned for its unlimited breadsticks, soups, and salads, Olive Garden leads the Italian dining segment in the U.S., operating over 900 domestic locations and 52 international restaurants across countries such as Canada, Mexico, Saudi Arabia, Kuwait, and the Philippines. The brand employs more than 99,000 people worldwide.

As of September 2025, John Wilkerson serves as President of Olive Garden, while Rick Cardenas holds the CEO position at its parent company, Darden Restaurants, Inc. In fiscal year 2024, Olive Garden generated \$5.06B in revenue, which grew to \$5.21B in fiscal year 2025—reflecting a 2.96% increase.

Olive Garden's growth strategy centers on expanding its physical presence in both new and existing markets, boosting in-restaurant traffic, and enhancing off-premise sales through delivery and takeout services. Demonstrating its commitment to social impact, the company has donated over 49MM pounds of food to local food banks nationwide.



**LOCATIONS**  
+950 Globally



**2025 TOTAL REVENUE**  
\$5.21B



**EMPLOYEES**  
+99,000



**WEBSITE**  
[www.olivegarden.com](http://www.olivegarden.com)



**PARENT COMPANY**  
Darden Restaurants, Inc.



Since becoming a division of Darden Restaurants, Inc. (NYSE: DRI) in 1995, Olive Garden has been part of a larger portfolio that includes LongHorn Steakhouse, Ruth's Chris Steak House, and Bahama Breeze. Darden operates more than 1,900 restaurants and employs over 190,000 people. In fiscal year 2025, Darden reported \$12.1B in revenue, a 6% increase from the previous year—and projects overall sales growth of 7% to 8%. The company plans to expand its footprint by opening 60-65 new restaurants in the 2026 fiscal year, a mix of its key brands with 40-45 of the new openings being Olive Garden and LongHorn Steakhouse. Darden Restaurants is also focusing on strategic growth through new acquisitions. The company has also been recognized by FORTUNE Magazine as one of the “100 Best Companies to Work For” and on Forbes list as one of “America’s Best Companies” and “America’s Best Large Employers.”



**LOCATIONS**  
+1,900



**2025 TOTAL REVENUE**  
\$12.1B



**OWNERSHIP**  
Public (NYSE: DRI)



**WEBSITE**  
[www.darden.com](http://www.darden.com)



**HEADQUARTERS**  
Orlando, FL

## BATTLE CREEK, MICHIGAN

Battle Creek, Michigan, part of the Battle Creek Metropolitan Statistical Area (MSA), is best known as the “Cereal City” for being the longtime headquarters of Kellogg’s. As of 2024, the MSA has a population of approximately 134,000 residents. Key economic drivers include manufacturing, healthcare, education, and food processing, with major employers such as Kellogg’s, Denso, and the Battle Creek VA Medical Center. The area is also home to the Fort Custer Industrial Park, one of the largest modern industrial parks in the Midwest, which continues to attract new businesses and investments.

Recent economic trends show modest employment growth, with nonfarm employment increasing by 1.6% year-over-year as of mid-2025. The median household income rose to \$60,385 in 2023, reflecting a 3.77% annual increase. Battle Creek hosts events like the Field of Flight Air Show & Balloon Festival, which draws significant annual tourism and contributes to the local economy. Battle Creek has received recognition for its community engagement and quality of life, and it serves as a regional hub for entertainment, business, and logistics, thanks to its strategic location between Detroit and Chicago.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

5

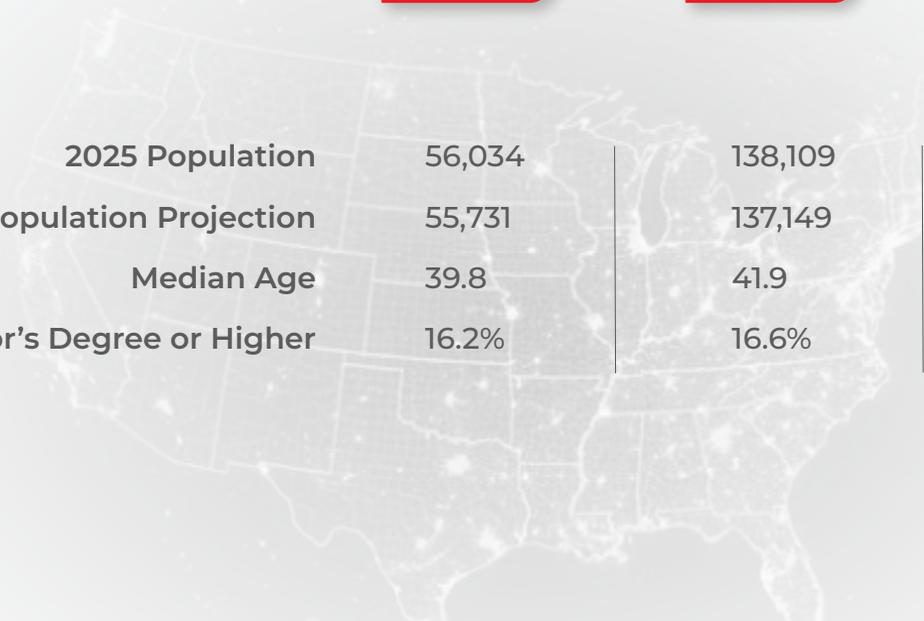
MILE

15

MILE

25

MILE



2025 Population	56,034	138,109	430,130
2030 Population Projection	55,731	137,149	428,785
Median Age	39.8	41.9	38.8
Bachelor's Degree or Higher	16.2%	16.6%	20.6%

► HOUSEHOLDS

5  
MILE

15  
MILE

25  
MILE

2025 Households	22,922	57,237	178,011
2030 Household Projection	23,063	57,539	180,072
Owner Occupied Households	15,507	42,715	122,197
Renter Occupied Households	7,415	14,522	55,814
Avg Household Size	2.4	2.3	2.3
Total Specified Consumer Spending (\$)	\$1.041B	\$2.815B	\$9.196B

► INCOME

5  
MILE

15  
MILE

25  
MILE

Average Household Income

\$78,729

\$85,353

\$89,549

Median Household Income

\$60,523

\$64,043

\$64,857

► HOUSING

Median Home Value

\$168,678

\$204,956

\$232,556



## RYAN GOMEZ

**Executive Director**

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