

**LONGHORN STEAKHOUSE**  
**ABSOLUTE NET GROUND LEASE**

86 W 14 MILE RD, TROY, MI 48083





EXCLUSIVELY  
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## TABLE OF CONTENTS

7

OFFERING SUMMARY

9

INVESTMENT HIGHLIGHTS

12

TENANT PROFILE

14

AERIALS

17

MARKET OVERVIEW

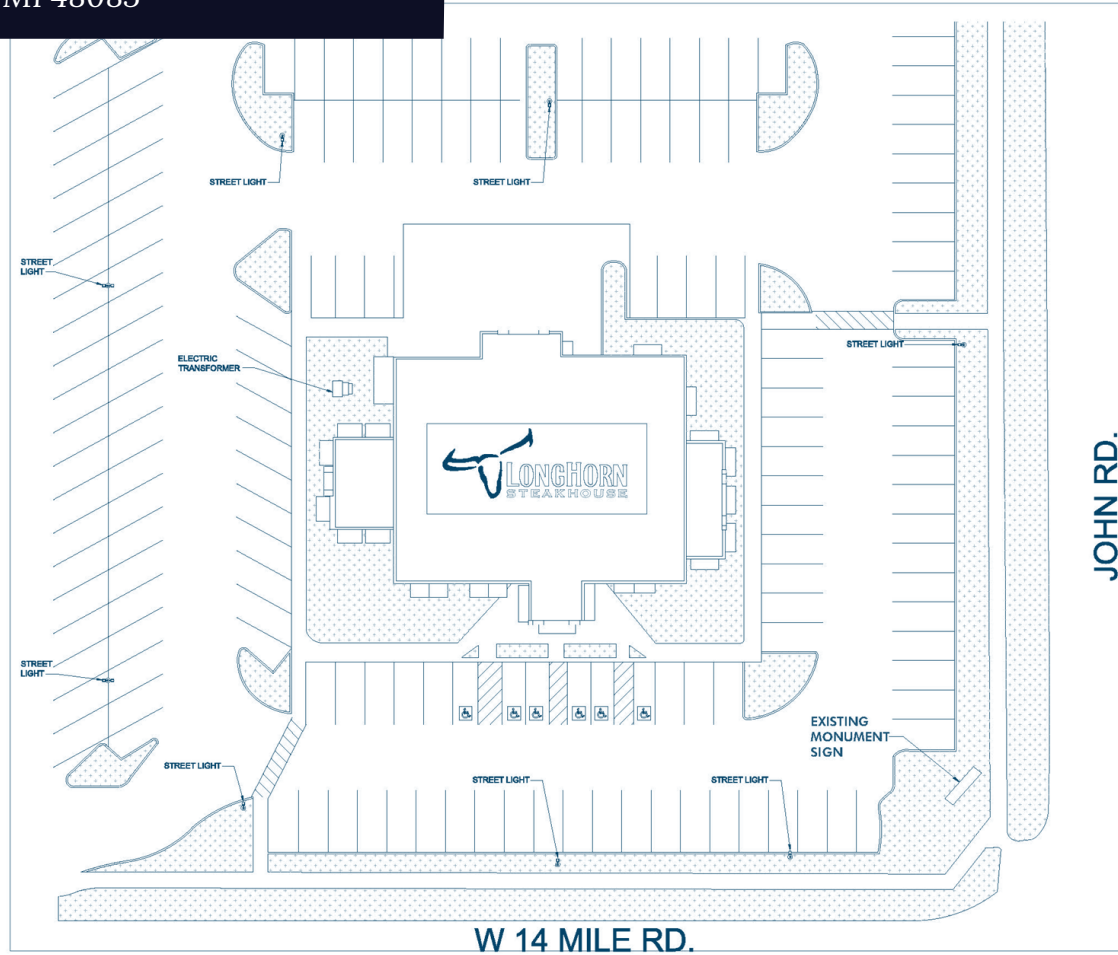
21

DEMOGRAPHICS

# SITE PLAN

## LONGHORN STEAKHOUSE PROPERTY

86 W 14 Mile Rd  
Troy, MI 48083



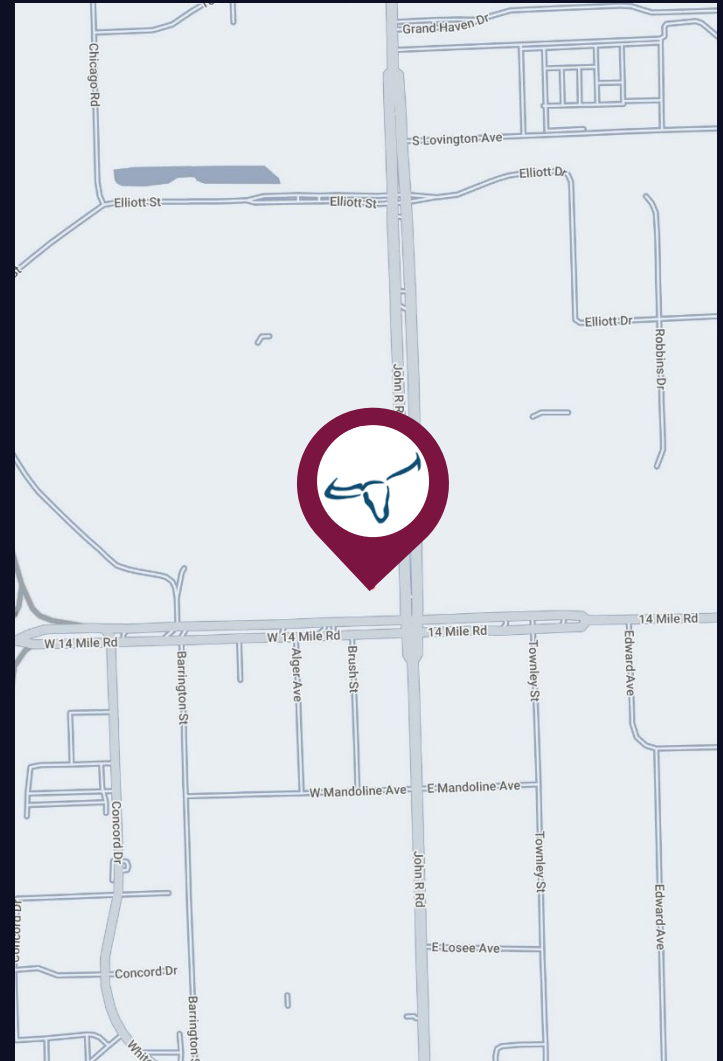
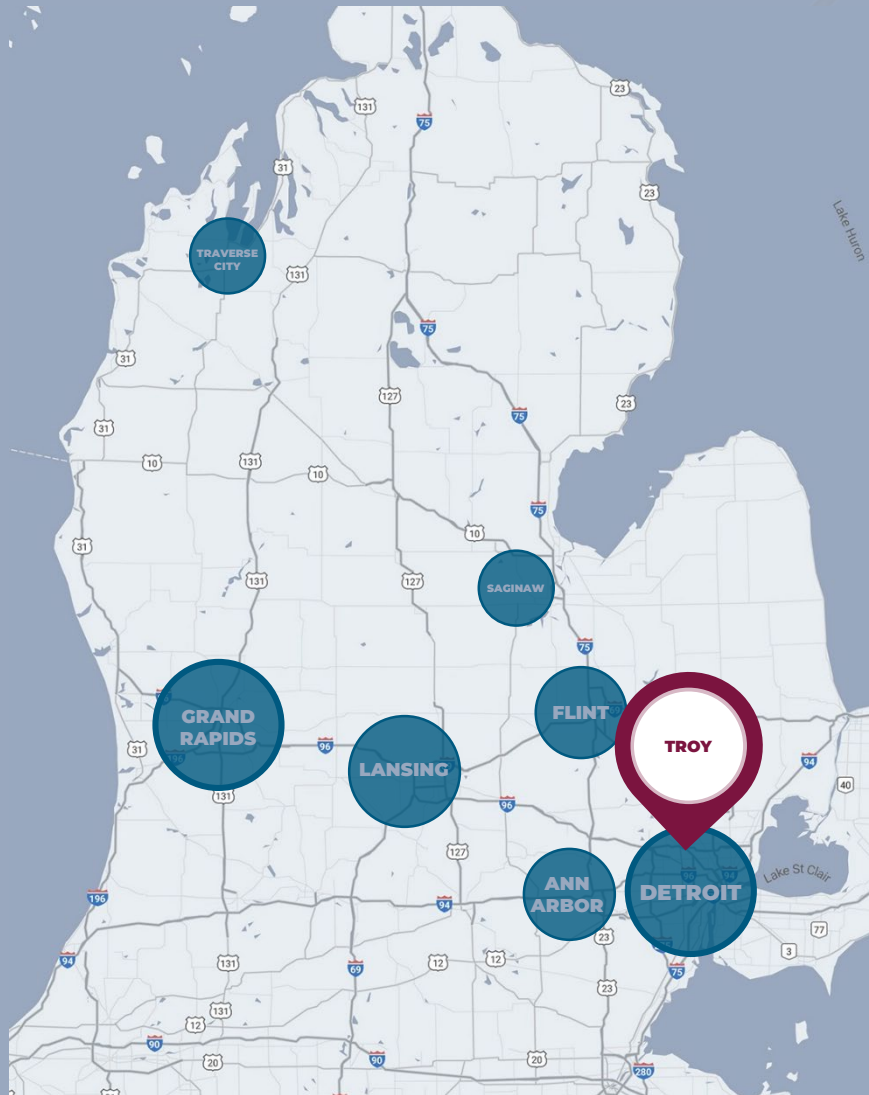


# VIEW NORTH





## LOCATION MAP



### **LONGHORN STEAKHOUSE PROPERTY**

86 W 14 Mile Rd  
Troy, MI 48083



VIEW WEST





## OFFERING SUMMARY

**ADDRESS:** 86 W 14 Mile Rd  
Troy, MI 48083

**YEAR BUILT:** 2022 (Under Construction)

**BUILDING SIZE:** 8,329 SF

**LAND SIZE:** 1.67 AC

**BUILDING USE:** Retail – Casual Dining

**EXCLUSIVE  
PARKING SPACES:** 162



\$215,000

**NOI**

5.00%

**CAP**

\$4,300,000

**PRICE**

## RENT SCHEDULE

TERM	MONTHLY	ANNUAL	PSF
Lease Years 1-5	\$17,917	\$215,000	\$25.81
Lease Years 6-10	\$19,708	\$236,500	\$28.39
Lease Years 11-15 (First Option)	\$21,679	\$260,150	\$31.23
Lease Years 16-20 (Second Option)	\$23,847	\$286,165	\$34.36
Lease Years 21-25 (Third Option)	\$26,232	\$314,781	\$37.79
Lease Years 26-30 (Fourth Option)	\$28,855	\$346,260	\$41.57



## OFFERING SUMMARY



**8,000+**  
EMPLOYEES

**\$3.3**  
AVG. ANNUAL  
RESTAURANT  
SALES

**520+**  
LOCATIONS

### LEASE DETAILS

TENANT:	Rare Hospitality International, Inc.
DBA:	LongHorn Steakhouse
LEASE COMMENCEMENT DATE:	9/1/2022
LEASE TERM:	10 Years After Lease Commencement
RENT INCREASES:	10% Every Five Years
LEASE TYPE:	Absolute Net
RIGHT OF FIRST REFUSAL:	None
TERMINATION OPTION:	None
SALES REPORTING:	Not Required
RENEWAL OPTIONS:	Four, Five-Year Options with Rent Increases
TENANT RESPONSIBILITIES:	Taxes, Insurance, Common Area Maintenance



# INVESTMENT HIGHLIGHTS

## **DARDEN RESTAURANTS (NYSE: DRI) CORPORATE LEASE:**

- Darden Restaurant Inc is the world's largest full service restaurant company with more than 1,800 locations and 175,000 employees.
- Darden Restaurant group includes Olive Garden, Longhorn Steakhouse, Bahama Breeze, Seasons 52, Yard House, Cheddar's, Eddie V's and The Capital Grille.
- In 2021, Darden reported a total revenue of \$7.20 Billion even while operating restaurants with limited dining room capacity across the country. Darden opened 36 new restaurants during the Covid-19 pandemic.
- 10% rent increases every five years.

## **NEW CONSTRUCTION:**

- Longhorn is currently under construction at the site of a former Logan's Steakhouse. Construction is expected to be completed by Summer 2022

## **ABSOLUTE NNN GROUND LEASE – ZERO LL RESPONSIBILITIES**

## **HIGH PROFILE TRADE AREA:**

- Longhorn sits as an outlot to the Oakland Mall (1.5M SF), one of Metro Detroit's top malls anchored by Macy's, JC Penney, Dick's, At Home (new store), and Hobby Lobby (new store).
- Oakland Mall has several new outlot developments including a new Panera Bread, Qdoba, Starbucks, Applebee's and Krispy Kreme.
- Other surrounding retailers include Target, Best Buy, AMC, Kohl's, Michaels, TJ Maxx, Five Below, ULTA, Home Goods, DSW, Ashley Furniture, Barnes & Noble, CARite, Chipotle, Chase Bank, etc.

## **TROY, MICHIGAN DEMOGRAPHICS:**

- See details on Pages 18 & 21

## **EXCELLENT ACCESS/VISIBILITY:**

- The site is just off of the I-75 interchange. Longhorn is directly on the corner of 14 Mile (43,300 VPD) and John R (19,860 VPD) and benefits from multiple access points on each road.

**STRONG**  
DEMOGRAPHICS

EXCELLENT  
**ACCESS &  
VISIBILITY**

**CORPORATE  
LEASE**

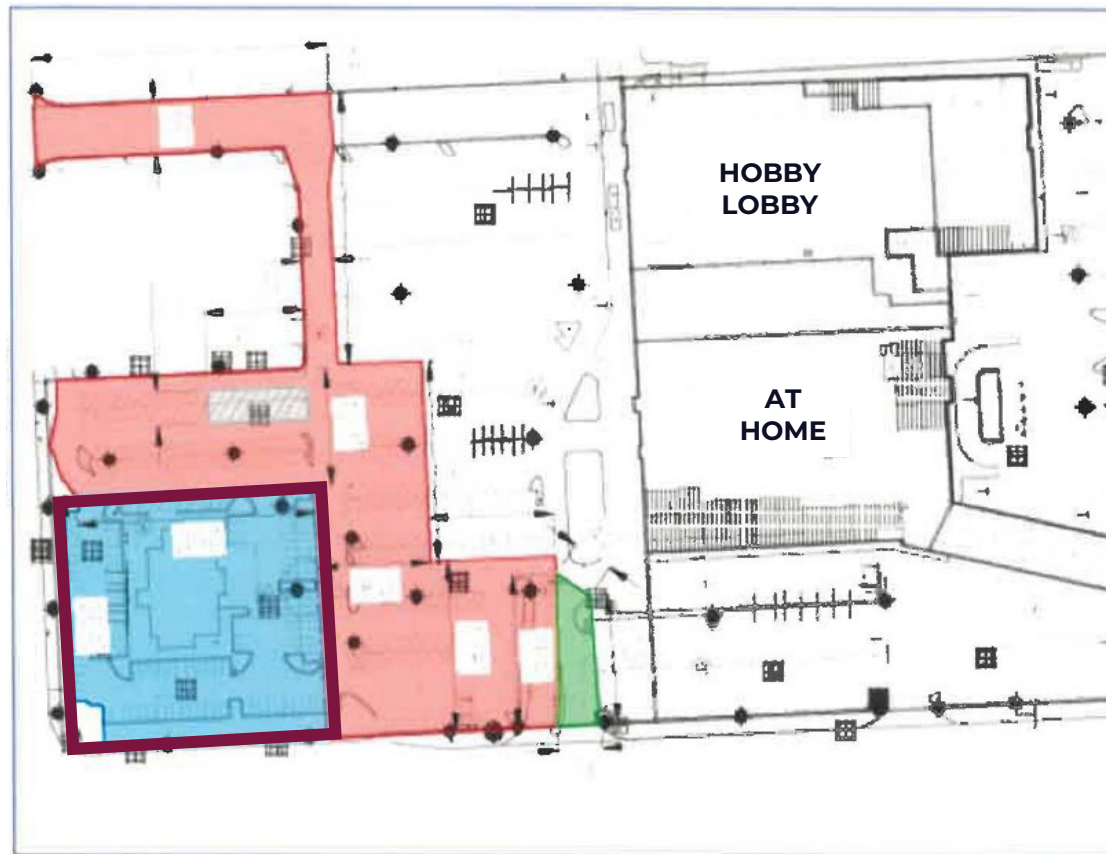
**HIGH  
PROFILE  
TRADE  
AREA**

**OUTLOT  
TO  
OAKLAND  
MALL  
& OAKLAND  
SQUARE**

## CONDO PLAN

### LONGHORN STEAKHOUSE PROPERTY

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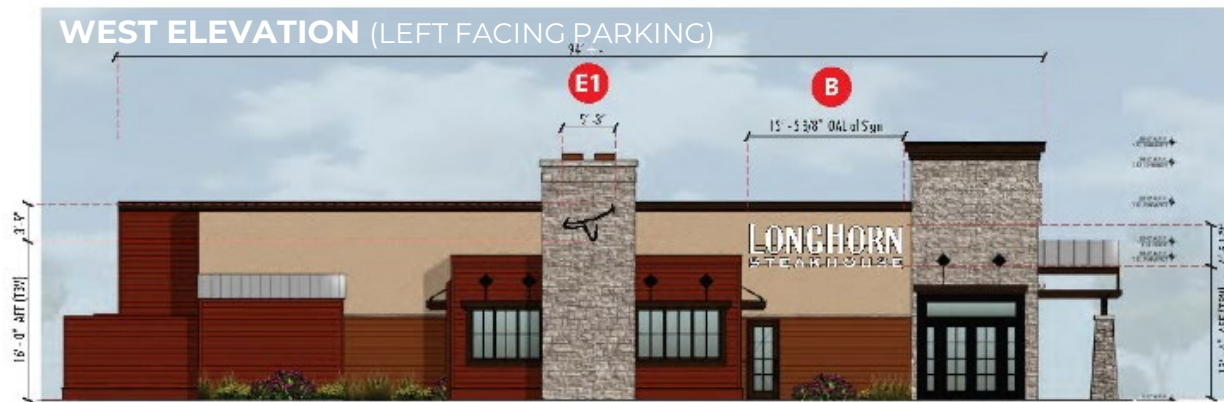




# ELEVATION PLANS

## LONGHORN STEAKHOUSE PROPERTY

86 W 14 Mile Rd  
Troy, MI 48083



**SOUTH ELEVATION (FRONT ELEVATION FACING 14 MILE RD)**



## TENANT PROFILE

TENANT:	LONGHORN STEAKHOUSE
FOUNDED:	1981   Atlanta, GA
HEADQUARTERS:	Orlando, FL
WEBSITE:	<a href="http://www.longhornsteakhouse.com">www.longhornsteakhouse.com</a>
PARENT COMPANY:	Darden Restaurants Inc.
STOCK TICKER:	NYSE: DRI

**\$3.3**  
AVG. ANNUAL  
RESTAURANT  
SALES

**520+**  
LOCATIONS

**8,000+**  
EMPLOYEES

## LONGHORN STEAKHOUSE



**LongHorn Steakhouse** is an American casual dining restaurant chain headquartered in Orlando, Florida. Founded in 1981 in Atlanta, Georgia, LongHorn Steakhouse has now more than 520 locations with annual average restaurant sales of \$3.3 million. LongHorn Steakhouse is owned by Darden Restaurants, Inc. (NYSE:DRI), the world's largest company-owned and operated full-service restaurant group.

**Darden Restaurants, Inc.** (NYSE: DRI) is an American multi-brand restaurant operator headquartered in Orlando. As of January 2022, the firm owns two fine dining restaurant chains: Eddie V's and The Capital Grille; and six casual dining restaurant chains: Olive Garden Italian Restaurant, LongHorn Steakhouse, Bahama Breeze, Seasons 52, Yard House and Cheddar's Scratch Kitchen. Darden has more than 1,800 restaurant locations and more than 175,000 employees, making it the world's largest full-service restaurant company.





VIEW SOUTH



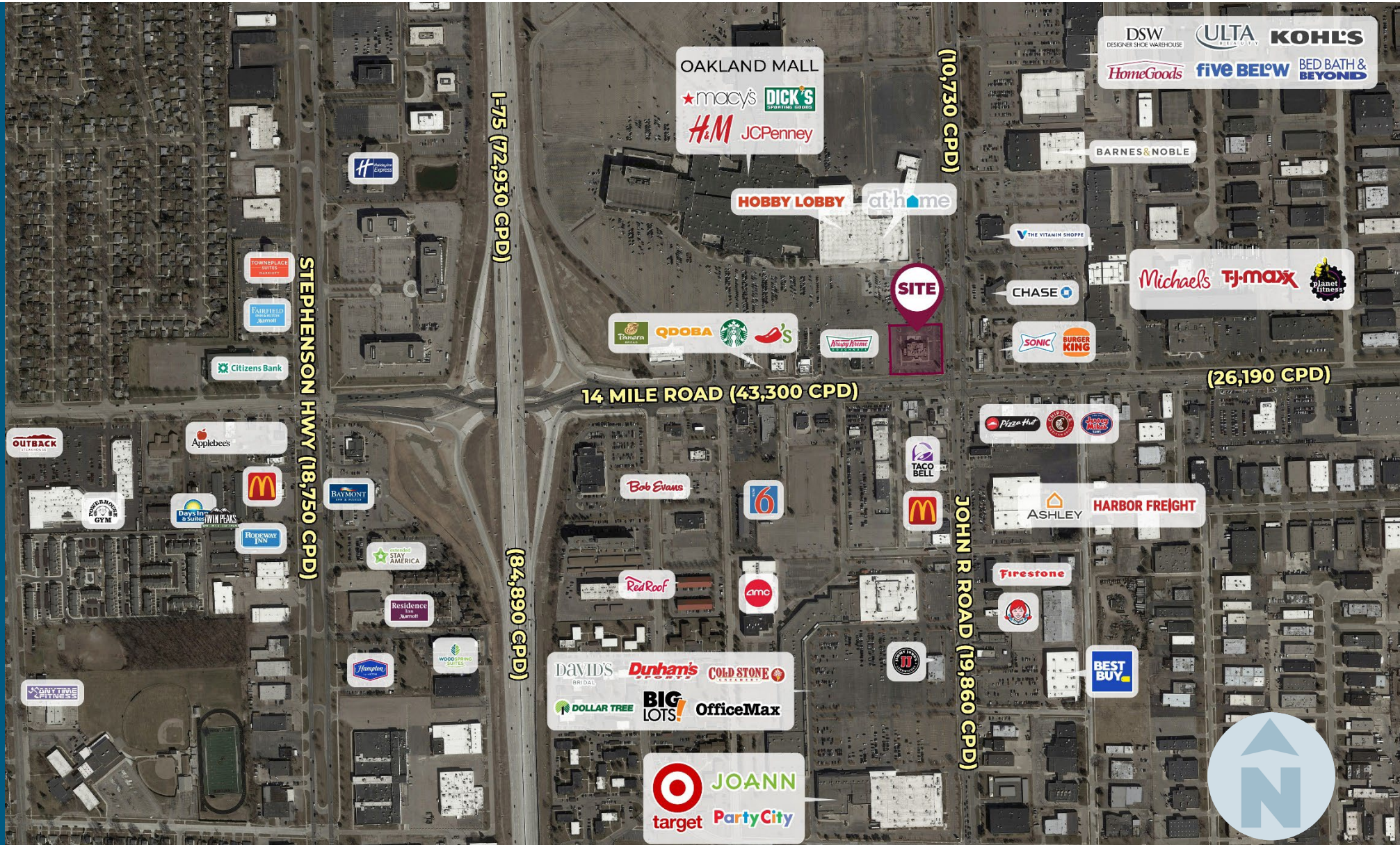


# MICRO AERIAL





# MACRO AERIAL





## REPRESENTATIVE PHOTOS





# MARKET OVERVIEW

## POPULATION

Troy is a city in Oakland County in the U.S. state of Michigan. Its population was 87,294 at the 2020 census, making Troy the most populous city in the county and the 13th most-populous municipality in the state. Troy is a northern suburb of Metro Detroit, located about sixteen miles northwest of downtown Detroit.

## COMMUNITY

Troy is a place where families and businesses thrive. A community recognized for its excellent quality of life - Troy has been named to Niche's list of top 10 Best Suburbs to Live in Michigan rankings. Troy was named the **#2** best suburb in Michigan, and the **#1** best place to live in the Detroit Area (2021). ChamberofCommerce.org named Troy the **#1** best city to live in Michigan and **#6** best city for retirees in the U.S. (2019). The Troy School District is **A+ rated** and recognized nationally for excellence in Academics and Fine Arts education. Troy has unsurpassed city services, a **#1** safest city in Michigan ranking, and one of the lowest tax rates in Oakland County.

<https://troymi.gov/community/index.php>

## TROY | MI



## MARKET OVERVIEW

### DETROIT | MI

- In recent years, **Detroit** has undergone significant community investment and rehabilitation to earn the nickname “**America’s Comeback City**”. The city’s unemployment rate dropped from a high 19.0% to become in line with the national average of around 5% Pre-COVID 19.
- Detroit’s development boom does not appear to be slowing down with several development sites popping up in greater downtown, with each one bringing a new, fresh idea for revitalizing streets and neighborhoods with mixed-use amenities.

### TROY | MI RANKINGS

#1

BEST CITY TO LIVE IN MICHIGAN

NICHE

#1

SAFEST CITY IN MICHIGAN

CO PRESS

#6

WEALTHIEST CITY IN THE MIDWEST

NERD WALLET

#1

BEST PLACE TO RAISE A FAMILY

NICHE

#5

HEALTHIEST HOUSING MARKET

SMART ASSET

#7

BEST CITY TO LIVE IN THE US

24/7 WALLSTREET



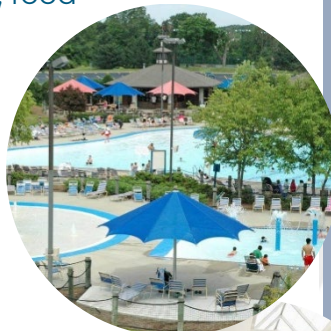
# MARKET OVERVIEW

## TROY | MI

### RECREATION

#### ▪ Troy Family Aquatic Center

The Troy Family Aquatic Center is the perfect destination for a summer "stay-cation." Families can enjoy the main swimming pool with a zero-depth entrance (like a beach) and lap lanes, kids' spray pools with a waterfall, a water tree and pint-size water slide, tube slide and body slide, a sand-filled area with a playscape and toys, sand volleyball courts, deck and lounge chairs, food concessions and shaded patio.



#### ▪ Troy Community Center

The 127,000-square-foot, state-of-the-art complex includes a fitness room with 60 pieces of cardiovascular equipment, 25 circuit-training machines and free weights, an indoor aquatic facility, gymnasium, locker rooms, dance/aerobic studios, meeting rooms and banquet facilities, senior center and preschool area. There is also an outdoor plaza, bocce and shuffleboard courts, & outdoor walking trails, gift shop (although closed right now), and Kid's Korner childcare for fitness members.



### SHOP

#### ▪ The Somerset Collection

With over 1.4 million square feet of distinctive dining and shopping experiences, The Somerset Collection is a regular destination for Troy residents and a must-see for Troy residents visitors.

SOMERSET  
MALL

#### ▪ The Oakland Mall

The Oakland Mall is another huge retail-shopping destination in Troy. Major retailers at Oakland include Macy's, and JCPenney, along with 140 other specialty shops that make for an abundant shopping experience.

Oakland  
mall

## TOP EMPLOYERS

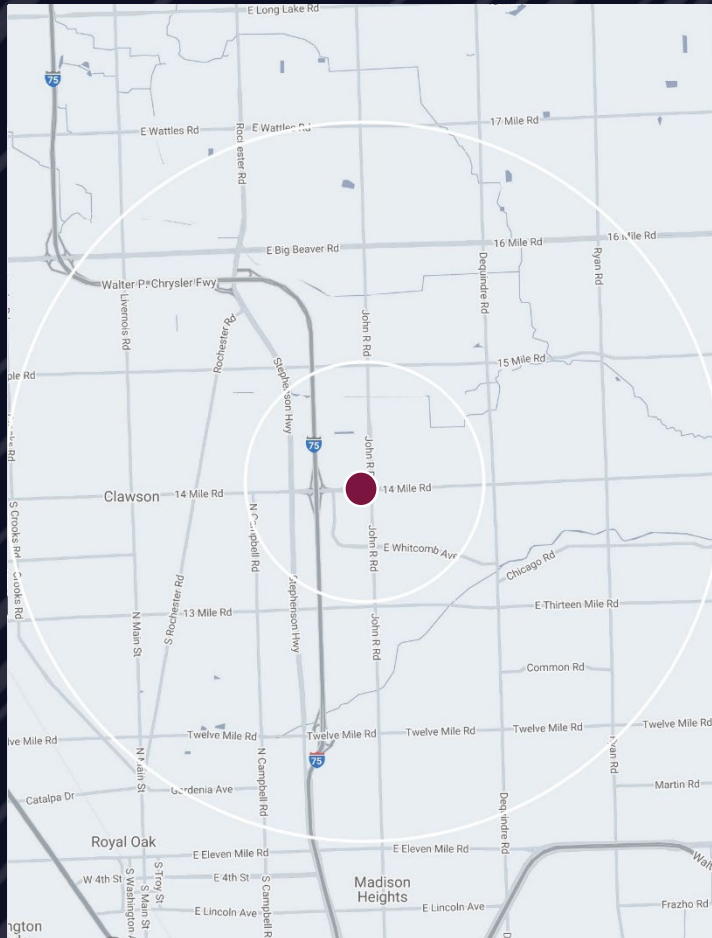
COMPANY	# EMPLOYEES
Beaumont Hospitals	17,896
FCA US	12,564
General Motors	9,242
Ascension	4,408
US Postal Service	4,195
Oakland County	3,432
Henry Ford Health System	3,405
Trinity Health	3,098
Magna International of America	2,199
Comerica Bank	2,163

## OAKLAND COUNTY





# DEMOGRAPHICS



## LONGHORN STEAKHOUSE PROPERTY

86 W 14 Mile Rd  
Troy, MI 48083

## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2021 Estimated Population	7,496	115,255	298,178
2026 Projected Population	7,569	115,937	299,227
2010 Census Population	7,435	115,450	298,509
2000 Census Population	6,760	111,272	287,997
Projected Annual Growth 2021 to 2026	0.2%	0.1%	-
Historical Annual Growth 2000 to 2021	1.0%	0.3%	0.3%

### HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2021 Estimated Households	3,906	48,684	128,315
2026 Projected Households	3,959	49,417	129,944
2010 Census Households	3,901	48,797	128,451
2000 Census Households	3,524	46,022	121,229
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
Historical Annual Growth 2000 to 2021	-	-	-

### RACE

	1 MILE	3 MILE	5 MILE
2021 Est. White	56.4%	74.2%	74.6%
2021 Est. Black	9.9%	7.0%	7.0%
2021 Est. Asian or Pacific Islander	22.3%	11.3%	11.1%
2021 Est. American Indian or Alaska Native	0.4%	0.2%	0.2%
2021 Est. Other Races	11.0%	7.3%	7.1%

### INCOME

	1 MILE	3 MILE	5 MILE
2021 Est. Average Household Income	\$53,518	\$86,725	\$96,310
2021 Est. Median Household Income	\$40,074	\$73,156	\$78,386
2021 Est. Per Capita Income	\$28,163	\$36,687	\$41,492

### BUSINESS

	1 MILE	3 MILE	5 MILE
2021 Est. Total Businesses	1,274	6,736	17,084
2021 Est. Total Employees	24,988	96,396	234,545

## CONTACT US



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## CONFIDENTIALITY DISCLAIMER

Landmark Commercial Real Estate Services, LLC ("BROKER") has been retained by the Owner to sell the 100% fee simple title of this asset. The Broker is the exclusive agent for the sale of this asset. The Broker has prepared the Property Information with information provided by the Owner, from sources deemed to be reliable. The Potential Purchaser will conduct its own due diligence of The Property, independently and without reliance upon BROKER of the Owner. Information furnished herein, the Offering Memorandum (the "OM") is intended solely for the Potential Purchaser and its affiliates ("Recipients") for its review of the acquisition of the Longhorn Steakhouse at 86 W 14 Mile Rd, Troy, MI 48083 ("Property").

All information in the OM ("Confidential Information") shall be deemed confidential. Confidential Information shall not include any information which is generally available to the public or which becomes available to the Recipients on a non-confidential basis from a source that is or was under no obligation not to disclose such information.

In consideration of Broker and disclosure of the confidential information, the recipient shall not at any time, attempt in any manner to deal directly in any manner or circumvent Broker.

Unless otherwise agreed in writing or required by law, the Recipients will not use, disclose, or reveal any Confidential Information for any purpose other than in connection with the proposed transaction to any persons or entities other than those employees, officers, directors, bankers, advisors, representatives, or agents (collectively, "Representatives") who clearly need such access to perform their employment, fiduciary or contractual duties to the Recipient and to actively and directly participate in the evaluation of the Confidential Information. Additionally, Recipients shall not directly contact anyone directly associated with the Property without the express written consent of the Owner or Broker.

Recipients agree not to contact or initiate contact with the Tenants, at any time, either directly or indirectly. Unless such approval is specifically granted in written from the Owner or Broker.

This agreement shall be governed by the laws of the Michigan, and in any action brought to enforce the terms hereof, Recipients hereby irrevocably consents to jurisdiction and venue in the Circuit Court for the County of Oakland, State of Michigan, or the United States District Court, whichever the Owner may elect. The invalidity or unenforceability of any provision of this agreement as applied to a particular occurrence or circumstance shall not affect the validity of or enforceability of any of the other provisions of this agreement or the applicability of such provisions as the case may be. This agreement shall inure to the benefit of and may be enforced by the Owner and its successors and assigns and shall be binding on the Recipients, its officers, directors, partners, agents, members, representatives and successors in interest. If any portion of this agreement becomes the subject of litigation or arbitration, the prevailing party in such suit or proceeding shall be entitled to reimbursement for its reasonable costs, expenses and attorney's fees incurred, including those incurred in connection with any appeals. A copy of this agreement delivered by facsimile transmission shall be binding on both parties.

### Cooperating Broker Policy

Unless otherwise agreed in writing, neither Owner nor BROKER will pay a brokerage fee to, or share a brokerage commission with Recipient (the "Potential Purchaser"), or a related and/or affiliated party to such Recipient, attempting to act as a cooperating broker. In addition, neither the Owner nor BROKER will pay a brokerage fee to, or share a brokerage commission with, a cooperating broker representing the Recipient. The Recipient may elect to have a cooperating broker represent them in the transaction at their own expense, unless otherwise agreed in writing by BROKER.