





Investment Highlights

- Absolute NNN Lease with Rental Escalations
- Corporately Guaranteed Lease—Olive Garden is a subsidiary of Darden Restaurants, “BBB” S&P Rating
- Olive Garden is the Largest Italian restaurant chain with over 875 locations
- Strong Store Sales Reported at Location, Very Healthy Rent-to-Sales Ratio – demonstrating a strong market and location
- Strong Demographics with 159,836+ population in a 5 mile radius, and also located Just Miles Away From Walmart’s World Headquarters – Affluent submarket with average household income of over \$129,455 within a one-mile radius
- Dense Retail Corridor, nearby tenants include Home Depot, Target, Walgreens, Starbucks, Best Buy, Red Lobster, Einstein Bros, and many more



Property Summary

Triple Net Investment Group is proud to present the Olive Garden located on 1716 S 46th St, Rogers, AR. The Tenant Olive Garden initially signed a 15 year NNN Lease which Commenced on August 2015, leaving over 5 years remaining on the lease. The Olive Garden is situated on 1.84 Acres of land and has a building size of 7,329 Sq ft. This location features strong demographics with an estimate of 134,630 population and 49,311 Household count in a 5 miles radius. Also an Average Household income of \$129,455 - in a 1 mile radius. This dense retail corridor has many national tenants such as Home Depot, Target, Walgreens, Starbucks, Best Buy, Red Lobster, Einstein Bros, and many more

Property Information

Tenant	Olive Garden
Property Address	1716 S 46th St, Rogers, AR
Land Size	1.84 acres
Building Size	7,329 sf
Purchase Price	\$4,081,272
Cap Rate	5.75%
NOI in August 2025	\$234,673.14
Rent Commencement Date	August 31, 2030
Lease Term	15 Years
Term Remaining	5 Years
Options	5 – 5 Year Options
Rent Increase	1% rent increase annually with 5 five year option





About the Tenant:

Olive Garden is a casual dining restaurant specializing in Italian-American Cuisines with an extensive menu that is changing and expanding. First Olive Garden opened in Orlando, Florida in 1982- since then there are over 875 Locations making it the leading Italian restaurant chain.

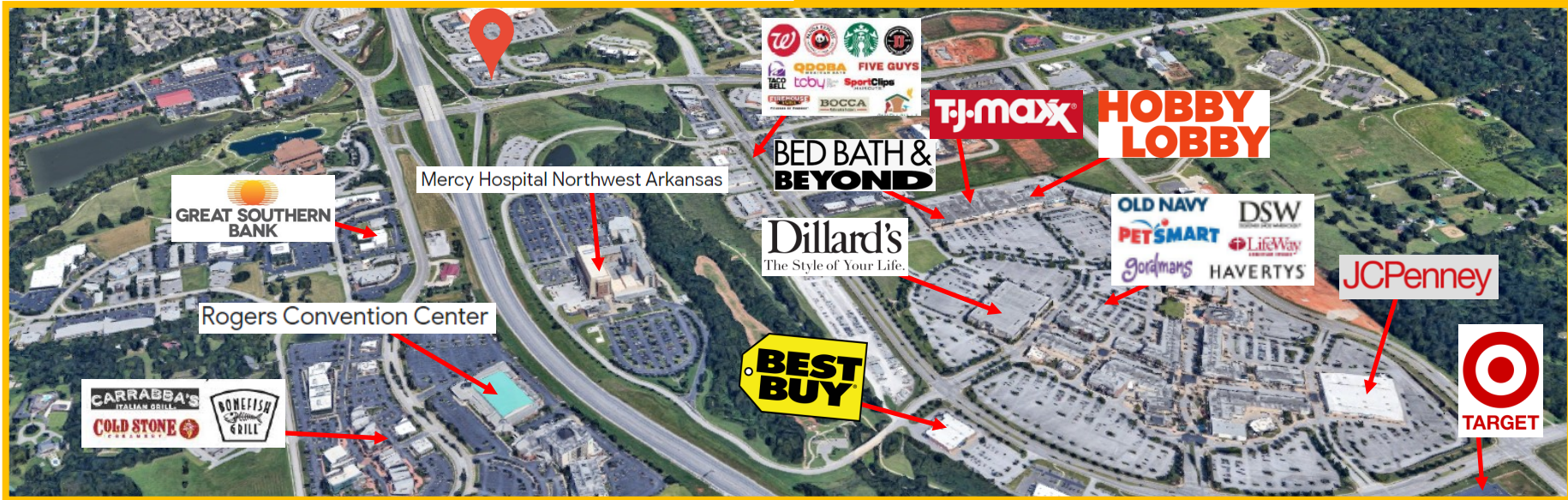
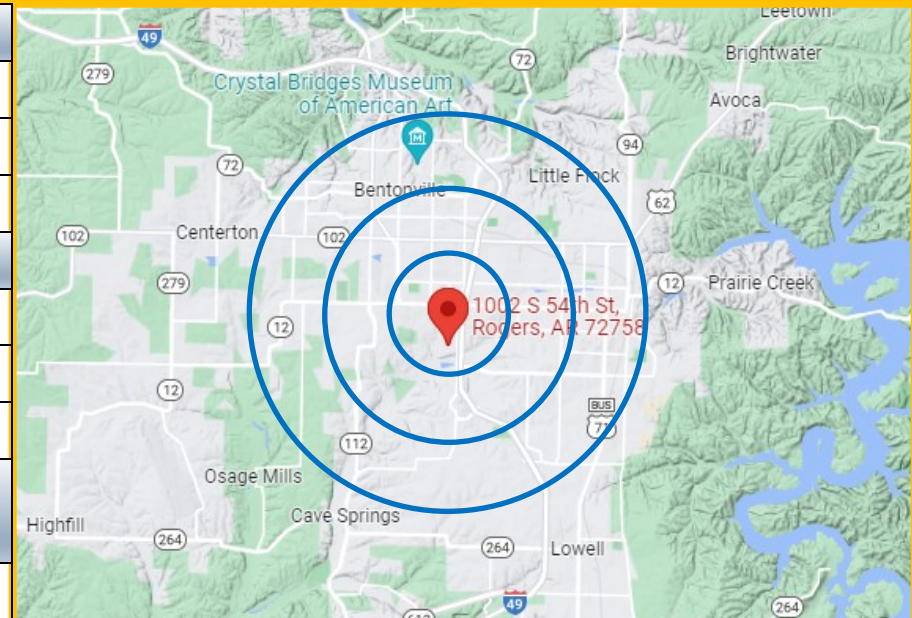
Olive garden is a subsidiary of Darden Restaurants. Darden Restaurants has an investment-credit rating of S&P “BBB” and operated over 1,800 restaurants. Olive Garden makes up to \$4.3 Billion in revenue in the recent fiscal year accounting for nearly half of Darden Restaurants total revenue.







Population	1 Mile	3 Mile	5 Mile
2027 Projection	3,138	60,993	159,836
2022 Estimate	2,659	51,702	134,630
2010 Census	1,912	37,396	89,869
Households	1 Mile	3 Mile	5 Mile
2027 Projection	1,321	22,964	58,522
2022 Estimate	1,121	19,475	49,311
2010 Census	822	14,062	32,791
Average Household Income	1 Mile	3 Mile	5 Mile
	\$129,455	\$105,761	\$102,223



Robert Gamzeh, Managing Director

Triple Net Investment Group Inc.

11140 Rockville Pike | Suite 480 F

Rockville, MD 20852

Tel: (202)361-3050

Email: info@nnnig.com

Broker of Records

Wes Martin

Hathaway Group

2100 Riverdale Rd #2100

Little Rock, AR 72202

