

# BRONSON ORTHOPEDIC SPECIALISTS MOB

710 NORTH AVE  
BATTLE CREEK, MI 49017



INTERACTIVE  
OFFERING MEMORANDUM

# EXCLUSIVELY LISTED BY

## POINT OF CONTACT



### BROKER OF RECORD

MATT FITZGERALD

License No. 6505432273 (MI)





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## BRONSON ORTHOPEDIC SPECIALISTS MOB

Matthews Real Estate Investment Services™ is pleased to present an opportunity to acquire the fee simple interest in a freestanding, multi-tenant medical office building. The property is anchored by Bronson Orthopedic Specialists, a subsidiary of Bronson Healthcare Group. The site is a 16,088 square foot property located in Battle Creek, Michigan. This property is strategically located less than a mile from Bronson Battle Creek Hospital and across the street from the NorthPointe Woods Assisted Living Facility.

### BRONSON ORTHOPEDIC SPECIALISTS



PRICE  
**\$1,600,000**



NOI  
**\$154,637**



GLA  
**±16,088 SF**



CAP RATE  
**9.66%**



YEAR BUILT / RENOVATED  
**1979 / 2000**







## INVESTMENT HIGHLIGHTS

### STRATEGIC LOCATION

The property is strategically located less than a mile from Bronson Battle Creek Hospital and across the street from the NorthPointe Woods Assisted Living Facility.

### EXTENSIVE HEALTHCARE SYSTEM

Bronson Healthcare was recently named a “15 Top Health System” by PINC AI in 2023. Serving southwest Michigan and northern Indiana, Bronson has over 9,000 employees, more than 1,500 medical staff members, and 747 licensed inpatient beds, making it the region’s largest employer and leading healthcare system.

### LONG TENANT OPERATING HISTORY

Bronson Orthopedic Specialists began operations at this site in 2014 and Armor Physical Therapy since 2009. Both tenants have executed several extensions, showing commitment to the location. Most recently, Bronson extended for an additional three years beginning August 2024.

### INVESTMENT GRADE TENANCY

Bronson Health has an A2 Moody’s rating with over 9,000 employees and a number of nationally recognized Centers of Health Care Excellence.

### MEDICAL CORRIDOR WITH ACCESS TO MAJOR HIGHWAYS

North Avenue boasts over 11,200 vehicles per day and is in close proximity to I-94 and M-66. This area has a strong medical presence and is less than a mile from Bronson Hospital, Grace Health, and Kellogg Community College.

### MEDICAL OFFICE INVESTMENT

Healthcare real estate is increasingly desirable due to its distinct capacity to prosper in tough economic climates. With robust demand, a steady tenant foundation, and resilience against economic slumps, it presents a coveted asset for investors targeting greater investment stability.

### COMMUNITY DEVELOPMENT PROJECTS AND SUPPORT

Formerly Old Merchants National Bank, the Milton Battle Creek apartment building underwent a full transformation in 2018. This 1930s, 19-story building was restored to include five commercial spaces and 85 apartment units. Over \$32 million in investment was needed to complete the restoration. This project was awarded an economic assistance loan through the Michigan Community Revitalization Program and received \$10.4 million from Michigan’s Economic Development Corporation (MEDC). Other local contributions were made by the W.K. Kellogg Foundation, Battle Creek Unlimited (BCU), and the Battle Creek Community Foundation. The local funding is a testament to the redevelopment efforts and success seen throughout Battle Creek.

### HISTORICALLY NICKNAMED “HEALTH CITY”

Dating back to 1866, the founding of the Western Health Reform Institute (now Battle Creek Health Center) was the first event that led to Battle Creek being coined as a “health city”. Under physician John Harvey Kellogg’s leadership, the sanitarium experimented with health foods, resulting in the creation of breakfast cereals, which became the city’s main industry. The reputation of a “health city” was then furthered in 1930, when the W.K. Kellogg Foundation was born in efforts to improve the health and well-being of children.

## INVESTMENT SUMMARY

List Price	\$1,600,000
NOI	\$154,637
Cap Rate	9.66%
Price PSF	\$99.45
Rent PSF	\$19.35
Lot Size	±1.71 AC <i>(Sale is subject to a lot split approval by the municipality, and agreed upon boundary lines between the parties.)</i>

## LEASE ABSTRACT

Tenant Name	Bronson Orthopedic Specialists	Armor Physical Therapy
Ownership Type	Fee Simple	Fee Simple
Lease Guarantor	Bronson Properties Corporation	Alliance Physical Therapy Group, LLC
SF Leased	8,044	2,500
Occupancy	50%	15%
Initial Term	5 Years	1 Year
Rent Commencement	8/1/2014	3/11/2009
Lease Expiration	7/31/2027	8/31/2029
Lease Term Remaining*	±3.17 Years	±5.27 Years
Base Rent	\$19.00	\$20.47
Rental Increases	2.00%	1.50%
Renewal Options	None	Two, 3-Year Options
Expense Structure	Gross	Gross
Insurance	Landlord	Landlord
Taxes	Landlord	Landlord
Termination Right*	Tenant may terminate lease after the 12th month of Extended Lease Term with six (6) months notice	Tenant may terminate upon closing if Landlord receives notice within 30 days of Tenant being notified of sale**

\*\*Will accept offers contingent upon Tenant's decision to forgo termination of lease upon sale

## FINANCIAL OVERVIEW

INCOME	TOTAL	\$ PSF
Rental Income	\$204,011	\$12.68
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$204,011</b>	<b>\$12.68</b>
<b>EXPENSES</b>		
Real Estate Taxes	\$21,869	\$1.36
Insurance	\$2,623	\$0.16
Repairs & Maintenance	\$2,709	\$0.17
Utilities	\$20,485	\$1.27
Landscaping/Groundskeeping	\$1,580	\$0.10
Waste Removal	\$107	\$0.01
<b>TOTAL OPERATING EXPENSES</b>	<b>\$49,374</b>	<b>\$3.07</b>
<b>NET OPERATING INCOME</b>	<b>\$154,637</b>	<b>\$9.61</b>
Operating Expense Ratio	24.2%	
Net Operating Income	\$154,637	\$9.61

## FINANCING OPTIONS

For financing, please contact:

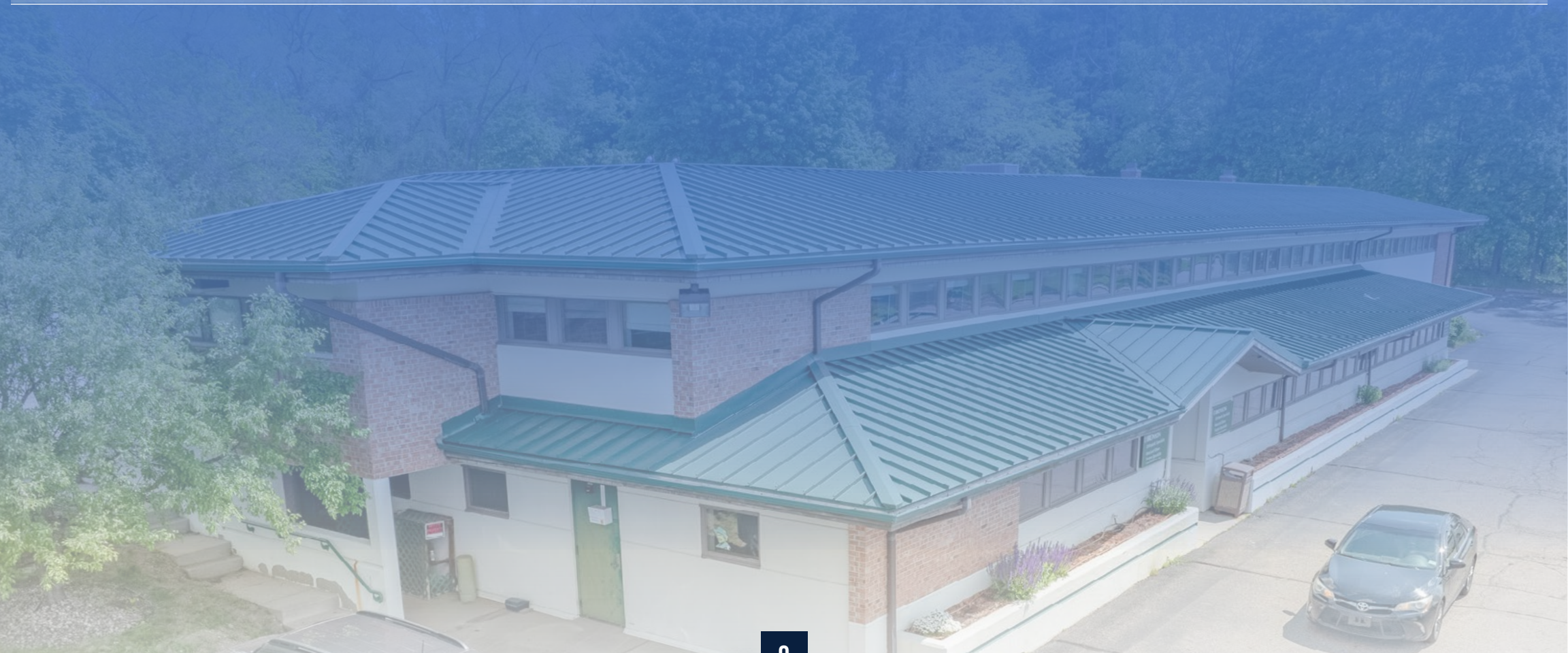
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# RENT ROLL

TENANT	LEASE START	LEASE END	GLA (SF)	% of GLA	ANNUAL RENT	MONTHLY RENT	RENT PSF	RENTAL INCREASES	OPTIONS REMAINING	TERM REMAINING	LEASE STRUCTURE
Bronson Orthopedic Specialists	8/1/2014	7/31/2027	8,044	50.00%	\$152,836	\$12,736	\$19.00	2.0% Annual	None	±3.17 Years	Gross
Armor Physical Therapy	3/11/2009	8/31/2029	2,500	15.54%	\$51,171	\$4,264	\$20.47	1.5% Annual	Two, 3-Year	±5.27 Years	Gross
<b>Occupied Total</b>			<b>10,544 SF</b>	<b>65.54%</b>	<b>\$204,007</b>	<b>\$17,001</b>	<b>\$12.68</b>				
<b>Vacant Total</b>			<b>5,544 SF</b>	<b>34.46%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>Total (100%)</b>			<b>16,088 SF</b>	<b>100.00%</b>	<b>\$204,007</b>	<b>\$17,001</b>	<b>\$12.68</b>				





**BATTLE CREEK CENTRAL HIGH SCHOOL**  
1,108 STUDENTS

**KELLOGG ARENA**

**CHILDREN'S ADVOCACY CENTERS of Michigan**  
A Network of Hope.

**grace HEALTH**

**BRONSON**  
Methodist Hospital

**KELLOGG**  
COMMUNITY COLLEGE



**FRESENIUS KIDNEY CARE**

**THE OAKS**  
AT BATTLE CREEK

**NORTHPOINTE WOODS**  
A SENIOR LIVING COMMUNITY

**DOLLAR TREE**

**KCC**  
Pickleball

**Davita**

**SUBJECT PROPERTY**

**DOLLAR GENERAL**



**NORTH AVE**

# BATTLE CREEK, MI

Battle Creek, Michigan, known as the “Cereal City,” is a vibrant city with a rich history rooted in the cereal industry. Located in the southwestern part of the state, Battle Creek is the birthplace of Kellogg’s, founded by Will Keith Kellogg in 1906, which has shaped the city’s identity and economy. Beyond its industrial heritage, Battle Creek is celebrated for its contributions to health and wellness, influenced by Dr. John Harvey Kellogg’s Battle Creek Sanitarium. The city also boasts beautiful natural landscapes, including numerous parks, rivers, and trails, making it a hub for outdoor activities. With a diverse community and a blend of cultural and recreational opportunities, Battle Creek continues to thrive as a center of innovation and quality of life in Michigan.

The city is multifaceted, with a strong foundation in manufacturing, food production, and health care. Historically, the city earned its nickname “Cereal City” due to the presence of major cereal manufacturers like Kellogg’s and Post Consumer Brands, which remain significant employers. In recent years, Battle Creek has diversified its economic base, attracting a variety of industries including automotive, aviation, and defense, largely supported by the Fort Custer Industrial Park. The city is also home to the Battle Creek VA Medical Center and other health care providers, which contribute significantly to the local economy. Efforts to revitalize the downtown area and improve infrastructure have further stimulated economic growth, making Battle Creek a dynamic and resilient community.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	7,410	42,037	73,357
2024 Estimate	7,451	42,703	73,312
2029 Projection	7,492	43,024	73,632
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	3,111	16,499	29,277
2024 Estimate	3,125	16,750	29,281
2029 Projection	3,142	16,873	29,412
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$48,818	\$50,649	\$62,788

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **710 North Ave, Battle Creek, MI 49017** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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