

### **Demographic Requirements**

- Population (leads to existing bullets below)
- 15,000 or more population within the drive-time trade area
- \$38,000 or greater Median Household Income
  
- Employment (leads to existing text)
- 10,000 or more employees within the drive-time trade area desirable
- Proximity to office parks desirable
- Easy access from employment base
  
- Shopping/Activity (leads to existing text)
- Anchored to regional, community or power centers
- Major grocery chain in market located at the center
- Entertainment/movie theaters

### **Site Characteristics**

- Size (leads to existing text describing this)
- 2200 sq. ft. for combos (BR/DD, BR/TG, DD/TG)
- 1500 sq. ft. for single brands
- Patio - 15 - 20 seats desirable
  
- Parking (leads to existing text describing this)
- Minimum of 20 spaces, 30+ preferred
- Drive-thru window preferred
  
- Traffic (leads to existing text describing this)
- Morning drive-time side preferred for DD
- 20,000 ADT or better
- Easy access from all traffic directions
  
- Exposure (leads to existing text describing this)
- Free-standing/shared pad site for trombo concepts
- End-cap in center. anchored by major tenant
  
- Signage (leads to existing text describing this)
- Building signage on 2 sides
- Prominent position on pylon, or monument sign
- High visibility from major arteries (400 - 500 ft. on approach side)
  
- Leasing Requirements (leads to existing text describing this)
- Ten (10) year term with 2 five (5) year options
- Landlord T.I. - between \$15 - \$30 per sq. ft.
- Electrical - 208 volts/600 amps
- HVAC - 1 Ton per 200 sq. ft. of premises
- Water (1" line), plus gas (3/4" line)
- 11' ceiling height, sprinkler system to code
- All utilities, service to space, 4" waste line, 24" below grade