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## Real Estate Requirements

### SITE GUIDELINES

- Interior square footage of 1,000 to 2,000 square feet; smaller locations such as kiosks will also be considered.
- Minimum frontage of 20 feet in non-urban areas; glass store front preferred.
- Easy access, high visibility and high traffic lifestyle and strip center locations; end-cap positions preferred.
- In-line locations with distinguishing architectural features, exceptionally strong co-tenancy or urban, high density populations.
- Non-traditional sites including universities, airports and malls based on population and demographic data.
- Preferred co-tenants are strong national/regional brands, grocery stores, movie theaters, medical facilities, educational facilities and daily needs stores.
- Close proximity to concentrated office, retail, educational and/or medical facilities.
- Minimum of 30,000 daily vehicle counts on primary traffic leg.
- Maximum signage as allowed by local code.
- Adequate parking per code requirements with full access to space.
- Ability to obtain beer, wine and liquor license.

### UTILITY GUIDELINES

#### Electrical:

- 400 amps service at 120/208 volt, 3 phase, 4 wire.
- Flush mounted 42 circuit 400 amp panel and 200 amp breaker for additional sub panel.
- Life safety and fire alarm system as required by local code.

#### Plumbing:

- 1-1/2 inch minimum incoming domestic water service (2" preferred).
- 4 inch sanitary sewer.
- Appropriately sized grease interceptor as required by local codes.
- 2-1/2 inch incoming gas line at minimum 1/4 psi.

#### Mechanical:

- HVAC equal to one ton per 150 square feet of space
- Exhaust shaft to accommodate Type 1 Exhaust Hood.
- Sufficient rooftop space and structural support to accommodate exhaust fans and make-up air units.

### DEMOGRAPHIC GUIDELINES

- Highly concentrated daytime population, 10,000 or greater within a one mile radius.
- Highly concentrated residential population, 15,000 or greater within a one mile radius.
- Median Household income or \$45,000 or greater within a three mile radius.
- Median age between 30 and 39 within a three mile radius.
- High female populations.
- Educated customers; active and health conscious.