



DEMOGRAPHICS: 1 mile 2 miles 3 miles

Population	6,000-12,000	30,000-75,000	85,000-150,000
Minimum Daytime Population	10,000	20,000	75,000
Median Household Income	\$85,000	\$85,000	\$85,000
% of College Graduates	60%	60%	60%

REQUIREMENTS:

- +/- 2,600 sqft, end cap, out parcel pad building (pickup window option)
- +/- 500 sqft patio
- +/- 2,800 freestanding building on .75 acres (pick up window option)
- 35' minimum storefront width
- 14' ceiling height clear floor to deck
- 20,000 minimum traffic count
- 60 minimum # of parking spaces for guests and employees
- Hood required

FOR MORE INFORMATION, PLEASE CONTACT:

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LEASE TERMS:

- Ten (10) year lease term with four (4) – 5 year options
- Tenant Improvement Allowance and / or corresponding free rent required
- Build to suit or reverse build to suit on the freestanding building

TRAFFIC GENERATORS:

Minimum three (3) of the following within one-half mile:

- Office buildings
- Health club
- Hospital
- High-end, high-frequency specialty retail
- High-end, specialty grocery
- High-density daytime and residential population (see demographic requirements)
- Retail entertainment centers

VISIBILITY:

- Pylon and / or monument signage
- Exterior signage on a minimum of two (2) sides of the building
- Unobstructed view and access from main thoroughfare / traffic corridor



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