

Bonte Real Estate / Property / Franchise Location Criteria

SITE CRITERIA

Trade Area

- "Urban" suburban locations
- Shopping center or mall
- Lunchtime office trade
- Office building in CBD's
- Airport/stadium/convention center

Traffic

- Heavy pedestrian traffic
- Heavy car/commuter traffic
- Residential traffic
- Heavy traffic from captive audience
- Easy access to and from building
- High visibility

Identity

- High identity storefronts
- Visible interior store signage
- Excellent exterior signage
- Corner or endcaps preferred

Size

- Freestanding/In-line Retail
1,400 - 2,400 square feet
Outside patio seating preferable with enough seating for 20+ people

Neighbors

- Suitable neighbors include Starbucks, theater complexes, higher end grocery stores and retailers (Banana Republic, Ann Taylor, Williams Sonoma, The Gap)
- Coffee shops/breakfast day parts

Building

- High ceilings
- Square floor plans preferred
- Modern or Old Buildings
- Purchase options considered

Parking

- Temporary pull-up spaces for quick pick-ups a plus

Demographics and Competition

- Detailed demographic analysis required (1, 2 & 3 mile)
- Competitive analysis required

Demographics Guidelines

- Target market - 18 to 39 age group
- Median income - middle to upper
- Occupations - white collar professionals
- Male/female - even mix
- Commercial - 60%
- Residential - 40%
- Total area population for
1 mile - 25,000
2 miles - 50,000
3 miles - 100,000

TENANT REQUIREMENTS

Utilities

- 3/4" plumbing
- 200 amp electrical service
- Gas not required

HVAC

- Capacity: 1 ton per 150 square feet

CONTACT

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