



Site Selection Form

Sunny Street Café is a collection of restaurants that is quickly becoming every city's favorite breakfast and lunch spot. We are currently identifying franchise partners and local real estate contacts in key markets throughout the U.S. and Canada. Below is a snapshot of our typical store makeup and site criteria.

Our Business

- Breakfast (60%) and Lunch (40%)
- Serving from 6:30am-2:30pm daily
- \$10 - \$11 average per person check

Our Restaurant

- Friendly, comfortable décor featuring selected artwork that is reflective of the communities which we serve
- 2,850 - 3,400 Square Feet
- Booth & Flexible Seating (90-120 Seats)
- Meeting Room Preferred
- Patio Preferred (additional 20-40 Seats)

Our Menu

- Breakfast – Omelets, Benedicts, Big-as-the-Plate Buttermilk Pancakes, French Toast Crunch, Stuffed Biscuits and Gravy, Steak & Eggs, Fresh Cut Fruit and Homemade Grits.
- Lunch – Half-Pound Black Angus Burgers, Signature Sandwiches and Melts, Fresh Salads and Fresh Cut Fruit
- Beverages - Specialty Coffee, Juices, Smoothies, Hot Tea and Soft Drinks

Our Service

- Casual Dining - Full Service
- 8 - 10 Minute Ticket Times

- 40-50 Minute Table Turns

Trade Area Characteristics

- Major Metropolitan Market Preferences
- Traffic Count: > 25,000 Cars Daily
- Employees (3 Mile Radius): > 50,000
- Population (3 Mile Radius): > 50,000

Secondary Market Preferences

- Traffic Count: > 15,000 Cars Daily
- Employees (3 Mile Radius): > 30,000
- Population (3 Mile Radius): > 30,000
- Average Household Income (3 Mile Radius): >\$50,000

Site Characteristics

- Size: Typically 2,850 - 3,400 Square Feet in a grocery anchored neighborhood shopping center.
- Building Type: End Cap / In-Line Location
- Parking: Minimum 25 Spaces, Preferred 30-40
- Seating: 90-120 Interior with Exclusive Patio if Available
- Full Trade Dress Package and Signage

Construction Minimums

- Electrical: 600 AMPS (120/208 V)
- Gas: 2.5" Gas Line, Minimum 2 Million BTU
- Water: Per Code, 1.5" Service Minimum
- Grease Trap: Per Code, Installed
- HVAC: 1 Ton per 150 SF, Approximately 25 to 30 Tons

Site Selection Worksheet

Performed By:

Location Address:

Date:

TRAFFIC COUNT/ PARKING/ INGRESS-EGRESS:

Primary Artery Count: _____ Vehicles/Day

Which best describes the primary artery?

- 2 lanes (one each way)
- 2 lanes (with a center turn lane)
- 4 lanes (two each way)
- 4 lanes (with a center turn lane)
- other: please describe _____

Secondary Artery: _____ Vehicles/Day

Which best describes the secondary artery?

- 2 lanes (one each way)
- 2 lanes (with a center turn lane)
- 4 lanes (two each way)
- 4 lanes (with a center turn lane)
- other: please describe _____

Which is the Fronting Road? Primary Secondary

Maximum posted speed limits: Primary _____ Secondary _____

Morning commute side of the street? Yes No

Is storefront visible from fronting road? Yes No

Are left turns permitted in and out of the parking lot? Yes No

Rate ease of left turns Good Average Bad

Entrances to parking lot from both Primary and Secondary streets? Yes No

Rate Parking lot accessibility: Good Average Bad

Number of Parking Spaces available: _____ (Minimum 50 Spaces)

Number of Handicap Parking Spaces available: _____

SIGNAGE:

What types of signage are allowed? (check all that apply)

- Back Lit Channel Letters
- Back Lit Logo Box
- Front Lit Sign
- other: please describe _____

Is Signage readable from fronting road? Yes No

Is a pylon or monument sign available? (check all that apply)

- Yes, on Primary
- Yes, on Secondary
- No
- Yes, other: please describe _____

Rate the attractiveness of other tenants' signage. Good Average Bad

Are there size or other requirements for signage? Yes No

If so, please describe: _____

Are sandwich boards, posters and banners allowed for special promotions? Yes No

SITE CHARACTERISTICS:

Frontage Width: _____ ft.

Unit Depth: _____ ft.

Unit Square Footage: _____ sq. Ft.

What type of location is it? Corner/End Cap In-Line Out Parcel Free Standing

Anticipated monthly rent : \$ _____ (price per square foot \$ _____)

Anticipated monthly CAM: \$ _____

In what year was the building built? _____

Rate the visual attractiveness of the exterior storefront. Good Fair Average

How many units are in the center? _____

How many units have Tenants? _____

What is the center anchor and type? _____

What are the name and type of the immediately neighboring businesses?

Are there other restaurant tenants? Yes No

If yes, name and type: _____

Is natural gas or propane available Yes No

Is 600 amp electrical service available? Yes No

Is there rear access for deliveries? Yes No

What type of build is it? New Build Conversion

Are there requirements by city/ developer to standard Sunny Street Cafe? Yes No

If yes, name and type: _____

MARKET AREA CHARACTERISTICS:

Which best describes the location? Inner City Downtown Suburban Small Town

Which best describes the area? Professional/Commercial Residential

Part of an identifiable community? Yes No

Is there a large daytime population within three miles? Yes No

How many? _____

Is there the possibility of significant walk-up traffic? Yes No

Are there any Colleges, Universities or large High Schools nearby? Yes No

If so: distance _____ enrollment _____

Are there any large Churches or other Places of Worship nearby? Yes No

If so: distance _____ attendance _____

Are there any large or major employers nearby? Yes No

If so: distance _____ # of employees _____

distance _____ # of employees _____

distance _____ # of employees _____

Distance from nearest Sunny Street Café: _____

Area Direct Competition: (IHOP/Denny's/First Watch/Bob Evan's/Scramblers/Coras, etc.)

_____ mi.
(Name) (Distance)

_____ mi.

_____ mi.

_____ mi.

_____ mi.

_____ mi.

Please attach a local trade area map showing all direct competitors.

DEMOGRAPHICS:

What is the three-mile area population? _____ Five-mile? _____

What is the median household annual income? \$_____

What is the median home value? \$_____

What is the area cost of living index? _____

What is the age of the surrounding population?

0-9 _____%	10-19 _____%	20-29 _____%	30-39 _____%
40-49 _____%	50-59 _____%	60-69 _____%	70-79 _____%
	80+ _____%		

What is the area unemployment rate? _____%

Education level: High School Graduate or higher _____% Bachelors or higher _____%