



DEMOGRAPHIC & LEASE REQUIREMENTS

THE DEMOGRAPHICS

PREFERRED DEMOGRAPHICS & TRAFFIC COUNT

- Minimum Traffic Count: 20,000 ADT
- Median HH Income: \$30,000+
- Residential Population:
 - 15,000 within 3-minute drive-time (suburban)
 - 25,000 within a 5-minute drive-time (suburban)

THE LEASE

TYPICAL LEASE REQUIREMENTS

- Lease Terms: Covers franchise term: (i.e., ten (10) year term, with two (2) five (5) year options to renew)
- Negotiated tenant improvement allowance (optional)
- Standard "vanilla" shell, with the following upgrades included:
 - Electric
 - Satellite:* 208 volts/400 AMP/ (3) 42 circuit panels / 3-phase, 4-wire electrical service per tenant plans
 - Full Producer:* 208 volts/600 AMP/ (3) 42 circuit panels /3-phase, 4-wire electrical service per tenant plans
 - HVAC
 - Satellite:* 1 ton HVAC per 150 sq. ft of leased premises, distributed per tenant plans
 - Full Producer:* 1 ton HVAC per 130 sq. ft of leased premises, distributed per tenant plans
 - Restrooms: Two (2) public restrooms per tenant plans that are code approved
 - Water: 1 1/2" metered copper line with dedicated and accessible shut off
 - Gas: Sufficient to provide one million BTU heating capacity
 - Ceiling: 11 foot (finished) ceiling
 - Sprinkler: As required by code
 - Utilities: All utilities, service and hookups to space, 4" sewer waste line 24" below grade minimum (as dictated by frost line and/or code)



For more information, please visit:
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