



## REAL ESTATE SITE CRITERIA

Submit Sites to [RealEstate@WingHouse.com](mailto:RealEstate@WingHouse.com)

**Tenant:** WingHouse Bar and Grill

**Web Site:** For History, Menu & Locations go to "www.winghouse.com"

**Concept:** Restaurant and full service sports bar (serving full liquor)

**Hours:** 11:00AM to 12:00PM/1:00AM subject to regulations

### **Site Requirements**

- **Parcel:** 1.3 to 2 acres (subject to stormwater retention and X-Parking)
- **Location:** Should not be within 1,000 feet of a church or school.
- **Zoning :** Must be zoned for restaurant use. Must allow 7 day per week liquor sales.
- **Access:** Easy access at a signalized intersection is preferred. Left in access must be convenient.
- **Traffic:** Minimum 50,000+ traffic count.

### **Physical Requirements**

- **Size:** 4,800 to 7,500 SF – Space size and dimensions must provide a minimum interior seating of 150 seats.
- **Plant:** Stand-Alone former restaurants are strongly preferred. We will consider prominent end caps in centers that allow our exterior trade dress. All buildings must have high roadside visibility from multiple directions.
- **Outside patio seating:** desired regardless of climate.
- **Architecture:** Rectangular space is preferred, however, irregular space is considered when feasible from a design perspective.
- **Signage:** High visibility pylon sign with reader board strongly preferred. Lighted channel letters on building façade and LED accent lighting, if allowed. In all cases WingHouse requires full logo and full sign package to greatest extent possible.
- **Parking:** Minimum parking of 75-100 spaces or ample cross easement parking.

**Lease Guidelines:**

- Five year initial term with a minimum of four five-year options.
- “All in” occupancy cost (including NNN pass thru charges) must be thoroughly negotiated and competitive to market.
- Tenant Improvement Allowance & Rent Concessions.
- Prefer percent rent lease.
- Our lease budget is driven by sales projections and build out costs.

**Demographics**

- Residential Density – 80,000+ people within 3-mile radius.
- Daytime Density – 40,000+ employees within 3-mile radius.
- Median HH Income – \$50,000+ within 3-mile radius.
- Population by Age – 50%+ between 21-54

**Traffic Generators**

We require a busy commercial and/or industrial area and strong residential demographics to drive both our lunch, dinner and weekend business. We look for a density of car dealerships, big box stores, industrial businesses and business parks.

We also require a ready source of employees such as technical centers or colleges and universities to be in the market area.

