



FREE STANDING SITES / SHOPPING CENTERS

Site Criteria – Non Gas Location

I. TRADE AREA DEMOGRAPHICS

- A. Heavy density within ½ mile radius – 5,000 or more residents/workers per square mile in the trade area
- B. High density worker population

II. TRAFFIC

- A. 25,000 vehicles per day passing the site
- B. Heavy pedestrian count desirable

III. ACTIVITY GENERATORS

- A. High density housing/apartments
- B. Mixture of commercial, office, industrial, university
- C. Complimentary 24 hour uses

IV. SITE CHARACTERISTICS

- A. Corner location with traffic signal – or strip center end cap.
- B. Store front parking with minimum of 5 exclusive direct front spaces
- C. 2,000 to 3,000 sq. ft store size. Min 1,800 sf selling space
- D. High visibility and excellent accessibility, far corner preferred, no road medians preferred
- E. Ability to sell beer and wine preferred
- F. 24 hour operation required

