

SUMMIT REALTY LLC

Presents.....



Real Estate

REAL ESTATE CRITERIA

Trade Area Criteria

- Daytime employee pop greater than 8,000 within a 3 min drive time and greater than 20,000 within a 5 min drive time
- Residential population greater than 25,000 within the defined trade area
- Median income greater than \$40,000
- Traffic count in front of the location greater than 25,000 vehicles per day

Where We Build 'Em!

- City & urban settings
- We love retail areas
- Colleges & hospitals love Jimmy John's

Site Criteria

- Pads or out-parcels
- Freestanding or end caps with drive-thru
- Easy access for both ingress and egress with signalized access preferred
- Ample parking
- 600-1,800 square feet with a minimum of 20' of frontage
- Maximum signage per local codes, including building and monument/pylon signage
- Outdoor seating strongly preferred

Lease Terms

- 5 year base term with three 5 year options
- No percentage rent or radius restrictions

Shell Condition and Tenant Improvements

- 400 amp, 120/208 or 120/240 volt, 3-phase, 4 wire electrical service stubbed to a main distribution panel in the premises and furnished with meter, circuit breakers, and disconnect as required by code
- 1 ton per 200 square feet of HVAC
- 1 1/4" water line rated at a minimum of 45 psi and 4" sewer line stubbed to the rear of the premises
- Gas service, if available
- 2 ADA restrooms per Jimmy John's approved blueprints or \$15,000 credit
- Minimum 10' ceiling with 13' + preferred. Drywall finished to the roof deck, taped, sanded, and ready for paint.
- All service tap fees, impact fees, meter fees, and development fees paid by the landlord