

## **T.G.I. Friday's Real Estate - Site Guidelines**

Carlson Restaurants Worldwide is the owner/operator or franchisor of approximately 600 T.G.I. Friday's in the United States. While these restaurants vary greatly in size (5,000-9,000 sq ft), location type (freestanding pad sites, endcaps, malls, hotels), and sales performance, there are some common site criteria generally applicable to all. The size of a restaurant is a function of the expected volume; the expected volume depends upon the trade area Demographics, Real Estate Fundamentals and Generators.

We have many strong performing restaurants that do not meet these preferred guidelines, and we will continue to research opportunities in their entirety. We encourage you to submit any site you believe could become a successful Friday's.

### **Demographics:**

Large Proto (+/- 7,100 – 7,600 sq ft with 300 – 350 bar & dining seats)

- 5 mile population over 150,000
- 5 mile Median Household Income > \$50,000
- Patio option preferred

In smaller metropolitan areas which have a single dominant retail hub, we will look at demographics out to a 10 mile ring if we believe that consumers commonly travel that distance for their normal retail shopping trips and other daily needs.

### **Real Estate Fundamentals - All Protos:**

**Visibility** – excellent drive by visibility of store front and one side, or an ample amount of off-building signage.

**Access** – full access from both directions of travel on the fronting road; preferred access from all two roads if the site is located at an intersection.

**Parking** – enough convenient on-grade surface parking for 120 vehicles plus employee parking for 25 in the same or in an adjoining lot (145 spaces total). Sites with a full cross parking easement may use shared parking.

**Traffic** – preferred traffic counts at the closest major road to the site are 35,000 vehicles per day. Also okay to be in “glide path” on accessway to a major generator, like a shopping mall.

**Site Size** – enough to support a 7,600 SF building and 145 dedicated or shared parks.

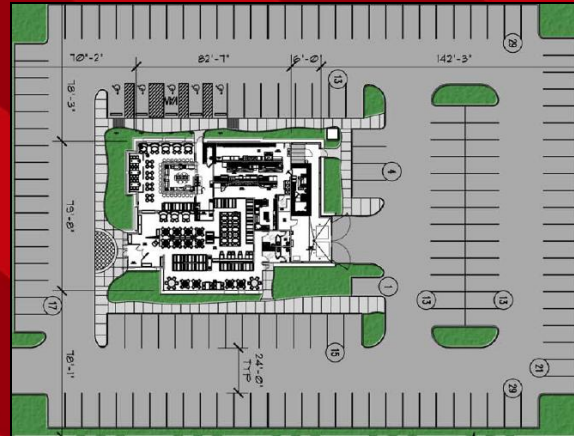
### **Generators – All Protos:**

National retailers, big and medium box  
Movie theaters  
Interstate Highways  
Office/daytime population

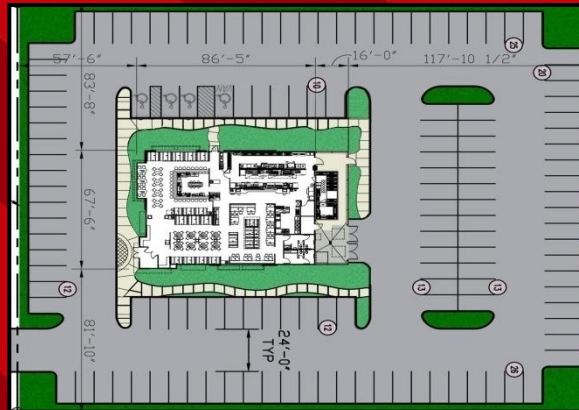
Shopping Malls  
Hotels  
Universities  
Tourist Destinations



6,613 SF, 2 acres  
154 parks, 258 seats



5,850 SF, 1.5 acres  
135 parks, 204 seats



## Corporate & Franchise Development

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## Site Submittal

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