

Site Criteria

Customer Profile

- Average household income \$60,000+, 20-minute drive time
- Singles as well as married, with and without children

Site Criteria

Traffic: 35,000+ ADT at site with easy access. Located within .38 mile from nearest highway/interstate

Population: 153,000 average household count within 24-minute drive time, daytime population 85,000 within 8 minute drive time

Income: Average household income \$60,000+ within 20-minute drive time

Building Size: 6,000–7,000 s.f. with the ability to build patio

Land: 2.0 acres (less with cross-easement parking)

Parking: 125 spaces

Liquor License: Full-service liquor license must be available

Signage: Pylon signage plus prototypical building signage

Exclusive: Mexican exclusive required

Lease Terms: 10 year base term with two to four 5-year options.

Utility Requirements

Estimated Peak Water Flow: 98 Total Fixture Units +/- 73GPM

Estimated Sewage Flow: 35 Gallons/Seats per day

Sanitary Sewer: Two (2) 4" lines from tenant space, or within 5'-0" of pad site. One (1) 4" line to connect to grease trap from kitchen waste; then both 4" lines to combine as single sewer of minimum 6" size.

Water Service:

A. Domestic Water: 2" water service at minimum of 60 PSI

B. Sprinkler Service: 6" water service at minimum of 50–60 PSI

Gas Service: Service adequate for 3000 CFH at minimum pressure of 7" W.C. at leaving side of meter, meter, pressure reducing ring, etc. ½" pound low pressure inside 2½" main minimum.

Electrical Service: 800 AMP, 3 phase, 4 wire service at 120/208 volts, or 600 AMP, 3 phase, 4 wire service at 480 volts run underground from utility transformer to rear wall of site pad. Service to include conduit, wire, metering, equipment and 800 AMP disconnect

Cable and Telephone Lines: Two (2) conduits run underground side by side. 3–4 telephone lines. Conduits shall terminate in location suitable for connection by local telephone and cable companies

Temporary Construction Power: 120/208 volts, single-phase, 200 AMP. Water ½" line at 25 PSI



Site Submission Information

- Site plan
- Parcel map with all dimensions readable
- Demographics for 7-, 14-, 24-minute radius drive time, including daytime population
- Maps showing road networks; major retail; all major restaurants; cinemas; universities; office and industrial parks; hotels and motels and any new upcoming business development
- Current traffic counts with years shown and source
- Aerial photographs
- Any sales figures that are available for local competitive restaurants
- Asking price or proposed lease terms
- Full-size development plan
- Liquor license availability
- Project timing/status

For Further Information

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