Retail Tenant Representation

Accelerating success.
Concept: Sporting Goods
Prototype: 62K SF; Regional Trade Areas, Freestanding, Community Centers or Power Centers
Demos: Population of 200k+ Trade Areas: Central FL MSA; Tampa Bay MSA Broker(s): Jim Kovacs (CFL, TBFL) Jorge Rodriguez (CFL)

Concept: Grocery
Prototype: 18,000 SF; Pad Sites, In-line and End-caps considered Demos: Min. 35K people within 3 miles; $50K Income per year or greater Trade Areas: Northeast FL MSA Broker(s): Jason Ryals

Concept: Movie Theatre
Prototype: 43K-50K SF Demos: N/A Trade Areas: South FL MSA Broker(s): Boris Kozolchyk

Concept: Home Furnishings
Prototype: 35K SF; Freestanding, End-cap/In-line Prominent Retail Position Demos: Mid-Income; All Community/Regional Retail Areas Considered Trade Areas: Central FL MSA; Tampa Bay MSA Broker(s): Jim Kovacs (TBFL) Scott Corbin (CFL) Tyler Peterson (TBFL)

Concept: Appliance, Electronics, Furniture
Prototype: 90K SF; Highly visible freeway locations preferred Demos: All Trade Areas: South FL MSA (specifically Aventura, Dolphin Mall, Sunrise/ Pembroke Pines) Broker(s): Russell Bornstein

Concept: Donation Retail Store
Prototype: 18K-35K SF Freestanding, Lifestyle Center, Neighborhood Strip Mall Demos: Population min. of 50K; Traffic Count 35K/day; HH Income $50K Trade Areas: Northeast FL MSA Broker(s): Paul Scull

Concept: National Home Décor & Gift-ware
Prototype: 20K-30K SF w/Loading Dock; Community, Regional & Power Centers Demos: HH Income $70K+; Population 100K+ in Defined Trade Area Trade Areas: Central FL MSA; Tampa Bay MSA Broker(s): Jim Kovacs

Concept: National Home Improvement Store
Prototype: 90K-150K SF Freestanding Demos: Population of 60K+; Traffic Count of 25K VPD Trade Areas: West Coast of Florida from Panhandle to Naples Broker(s): Jim Kovacs Melissa Riccardi Tyler Peterson
Concept: National Name Brands Discount Clothing Retailer  
Prototype: 20K-30K SF w/Loading Dock; Community, Regional & Power Centers  
Demos: Income Equals Average for Market MSA; Population 100K+ in Defined Trade Area  
Trade Areas: Central FL MSA; Tampa Bay MSA  
Broker(s): Jim Kovacs

Concept: National Office Products  
Prototype: 12K-15K SF, Freestanding, Community or Power Centers  
Demos: Business Centers & High Income Neighborhoods  
Trade Areas: Central FL MSA; Tampa Bay MSA; Northeast FL MSA  
Broker(s): Jim Kovacs (CFL, TBFL)  
Tyler Peterson (FL, TBFL)  
Jason Ryals (NEFL)  
Gary Montour (NEFL)

Concept: Furniture Retailer  
Prototype: 40K SF, Freestanding  
Demos: Regional Trade Areas  
Trade Areas: Central FL MSA; Tampa Bay MSA; Northeast FL MSA  
Broker(s): David Gabbai

Concept: Tile Flooring & Fixtures  
Prototype: 15K-22K SF; Freestanding or In-line  
Demos: Middle-Upper Income; Regional Trade Areas; Close Proximity to Flooring Competitors  
Trade Areas: Tampa Bay MSA  
Broker(s): Jim Kovacs (TBFL)  
Tyler Peterson (TBFL)  
Scott Corbin (CFL)  
Jorge Rodriguez (CFL)
Concept: Industry Leader in Comfortable & Healthy Body Wax
Prototype: 1,200-1,400 SF; In-line/End-cap, Lifestyle or Power Centers preferred
Demos: Strong Daytime Population; Middle-Upper Income; Strong Female Population
Trade Areas: I-4 Corridor North
Broker(s): Jorge Rodriguez (CFL)

Concept: Laser Hair Removal
Prototype: 2,600-4,000 SF
Demos: Population 100K+ in Trade Area
Trade Areas: South FL MSA
Broker(s): Ivo Tsinev

Concept: Massage Therapy
Prototype: 2,500-3,500 SF; End-cap in Community Strip or Power Centers
Demos: Strong Daytime Population; Avg. HH Income $75K; Minimum 7,500 Qualifying HH
Trade Areas: The Villages, Palm Coast; Lake Nona & Melbourne
Broker(s): Jorge Rodriguez

Concept: Barbershop for Men & Women - Old School, New Styles
Prototype: 1,100-1,800 SF; End-cap near Main Entrance to Shopping Center; Great Visibility w/Strong Traffic Counts
Demos: Population 70K+ within 3 miles of site; Average HH Income $50K
Trade Areas: State of Florida
Broker(s): Jorge Rodriguez

Concept: Salon Mall
Prototype: 4,500-5K SF; Lifestyle or Power Centers; In-fill urban settings w/High Density of Neighboring Salons
Demos: Upper Income
Trade Areas: Central FL MSA
Broker(s): Scott Corbin

Concept: Kid’s Hair Salon
Prototype: 1,200-1,500 SF; Power, Regional & Lifestyle Centers
Demos: Population 100K+ in Trade Area
Trade Areas: Central FL MSA
Broker(s): Genny Hall

Concept: Retail
Prototype: 4,000-7,000 SF
Demos: Areas with $60K Median Income
Trade Areas: South FL MSA
Broker(s): Ivo Tsinev

Concept: Tanning Salon
Prototype: 800-1,200 SF; End-cap; Co-tenant Outparcels, In-line or freestanding
Demos: Females Ages 18-34; Daytime Population 20K
Trade Areas: Southwest FL MSA
Broker(s): Karen Johnson-Crowther

Concept: Beauty
Prototype: 4K SF; Lifestyle or Power Centers; In-fill urban settings w/High Density of Neighboring Salons
Demos: Upper Income
Trade Areas: Central FL MSA
Broker(s): Scott Corbin

Concept: Apparel | Accessories
Prototype: 4K SF; Lifestyle or Power Centers; In-fill urban settings w/High Density of Neighboring Salons
Demos: Upper Income
Trade Areas: Central FL MSA
Broker(s): Scott Corbin

Concept: Fitness
Prototype: 4K SF; Lifestyle or Power Centers; In-fill urban settings w/High Density of Neighboring Salons
Demos: Upper Income
Trade Areas: Central FL MSA
Broker(s): Scott Corbin

Concept: Specialty
Prototype: 4K SF; Lifestyle or Power Centers; In-fill urban settings w/High Density of Neighboring Salons
Demos: Upper Income
Trade Areas: Central FL MSA
Broker(s): Scott Corbin

Concept: Automotive
Prototype: 4K SF; Lifestyle or Power Centers; In-fill urban settings w/High Density of Neighboring Salons
Demos: Upper Income
Trade Areas: Central FL MSA
Broker(s): Scott Corbin

Concept: Financial
Prototype: 4K SF; Lifestyle or Power Centers; In-fill urban settings w/High Density of Neighboring Salons
Demos: Upper Income
Trade Areas: Central FL MSA
Broker(s): Scott Corbin

Concept: Restaurants
Prototype: 4K SF; Lifestyle or Power Centers; In-fill urban settings w/High Density of Neighboring Salons
Demos: Upper Income
Trade Areas: Central FL MSA
Broker(s): Scott Corbin
<table>
<thead>
<tr>
<th>Concept</th>
<th>Prototype</th>
<th>Demos</th>
<th>Trade Areas</th>
<th>Broker(s)</th>
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<tbody>
<tr>
<td>Clothing Retailer</td>
<td>Malls</td>
<td>Population of 100K+ in Trade Area</td>
<td>South FL MSA</td>
<td>Ivo Tsinev</td>
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<tr>
<td>Shoes &amp; Accessories</td>
<td>6K SF; Regional &amp; Power Centers w/Soft Goods Co-Tenancy</td>
<td>Middle Income</td>
<td>Central FL MSA; Tampa Bay MSA</td>
<td>Jim Kovacs; Tyler Peterson</td>
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<tr>
<td>Women’s Apparel &amp; Accessories</td>
<td>2,500-3,500 SF</td>
<td>Middle Income +</td>
<td>State of Florida</td>
<td>Boris Kozolchyk</td>
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<tr>
<td>Women’s Apparel &amp; Accessories</td>
<td>2,500-3,500 SF</td>
<td>Middle Income +</td>
<td>State of Florida</td>
<td>Boris Kozolchyk</td>
</tr>
</tbody>
</table>
**Concept:** 30 Minute Kickboxing Circuit Training  
**Prototype:** 3K-5K SF  
**Demos:**  
**Trade Areas:** Central FL MSA  
**Broker(s):** Scott Corbin

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**Concept:** Fitness Facility Specializing in Personal Group Training  
**Prototype:** 2,800-3,200 SF, Freestanding, Lifestyle Center or Neighborhood Strip Mall  
**Demos:** Strong Daytime Populations; High Income  
**Trade Areas:** Central FL MSA; Northeast FL MSA; Gainesville, Melbourne, Palm Bay  
**Broker(s):** Jason Ryals (NEFL), Jorge Rodriguez (CFL), Gary Montour (NEFL)

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**Concept:** Yoga Studio  
**Prototype:** 1,200-3K SF; Former Fitness Space Preferred but not Required  
**Demos:** Upper Middle to High Income  
**Trade Areas:** Central FL MSA  
**Broker(s):** Genny Hall, Christin Jones

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**Concept:** Personal Training for Athletes & Fitness Focused Adults  
**Prototype:** 3,500-8K SF; Community, Regional & Power Centers; Freestanding Buildings will be Considered  
**Demos:** Strong Daytime Population; High Income  
**Trade Areas:** Central FL MSA  
**Broker(s):** Genny Hall, Christin Jones

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**Concept:** Cycling Fitness Studio  
**Prototype:** 2K-2,500 SF; First Class Retail Centers w/Female-friendly Co-tenancy  
**Demos:** Upper Middle Class Income +; Minimum 75K Residents within 3 Miles  
**Trade Areas:** Central FL MSA; Tampa Bay MSA  
**Broker(s):** Christin Jones (CFL), Jonathan Holt (TBFL), Jorge Rodriguez (CFL)

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**Concept:** Health Club-State of the Art  
**Prototype:** 12K-15K SF; Urban or CBD  
**Demos:** Young Active Adults Ages 22-45; Higher Income Levels  
**Trade Areas:** South FL MSA  
**Broker(s):** Russell Bornstein
Concept: National Veterinarian Hospital  
Prototype: 2,800-3,800 SF; High Traffic Anchored Centers; Power & Neighborhood Centers; End-cap; High Energy Retail Locations 
Demos: High Density w/Strong Daytime Population  
Trade Areas: Central FL MSA; Tampa Bay MSA; South FL MSA, NE Florida MSA  
Broker(s): Jim Kovacs (TBFL) Scott Corbin (CFL) Tyler Peterson (TBFL) Ivo Tsinev (SFL) Jason Ryals (NEFL) Achikam Yogev (SFL)

Concept: Wireless Phone & Services  
Prototype: 1,800-4K SF, End-cap, Freestanding Preferred; All High Energy Retail Locations Considered; Highly Visible Road Signage; Busy Intersections  
Demos: High Density w/Strong Retail Co-tenancy  
Trade Areas: Central FL MSA; North FL MSA; Alachua, Brevard, Marion & Volusia Counties; Space Coast  
Broker(s): Jorge Rodriguez Genny Hall

Concept: Dental Practice  
Prototype: 2,400-2,800 SF; Up on the Road; End-caps Preferred in Regional Shopping Centers  
Demos: Mid-High Income  
Trade Areas: Florida East Coast  
Broker(s): Genny Hall Christin Jones

Concept: Co-working space concept  
Prototype: 6K-9K SF Urban Retail  
Demos: Urban Retail Preferred  
Trade Areas: South Florida MSA  
Broker(s): Ivo Tsinev

Concept: Wireless Phones & Services  
Prototype: 800-1,200 SF, High Traffic Anchored Centers  
Demos: Middle Income  
Trade Areas: Northeast FL MSA, Southwest FL MSA  
Broker(s): Gary Montour Karen Johnson-Crowther Dannielle Robinson

Concept: Cellular Phone Services & Equipment  
Prototype: 1K-1,500 SF  
Demos: N/A  
Trade Areas: Southeast FL MSA  
Broker(s): Honey Bryan

Concept: Entertainment User/Trampoline Park  
Prototype: 24K-30K SF  
Demos: Middle Income+  
Trade Areas: Central Florida MSA  
Broker(s): Ivo Tsinev

Concept: Eye Care, Eyewear & Sunglasses  
Prototype: 1,800-2,500 SF  
Demos: Population 60K; Traffic Counts Minimum 35K VPD  
Trade Areas: Central FL MSA; Tampa Bay MSA  
Broker(s): Genny Hall (CFL) Melissa Riccardi (TBFL) Christin Jones (CFL) Jim Kovacs (TBFL) Tyler Peterson (TBFL)
Concept: Daycare Center
Prototype: 6K SF
Demos: Strong 0 to 5 Population
Trade Areas: State of Florida (except Orlando)
Broker(s): Katy Welsh

Concept: Upscale Specialty Food Store
Prototype: 700-2K SF; High Volume Pedestrian Traffic & Exceptional Visibility; Proximity to High-end Grocers & Specialty Housewares Retailers
Demos: High Income; Tourist or other Regional Trade Locations
Trade Areas: Central FL MSA
Broker(s): Scott Corbin

Concept: Wireless Phone & Services
Prototype: 1,200-2,500 SF; End-cap Preferred
Demos: High Visibility & Accessibility
Trade Areas: Tampa Bay MSA; Southwest FL MSA; South FL MSA
Broker(s): Tyler Peterson (TBFL), Karen Johnson-Crowther (SWFL), Dannielle Robinson (SWFL), Boris Kozolchyk (SFL), Christin Jones (CFL), Ben Kalstone (SFL)

Concept: Showroom for Table Top Solutions
Prototype: 3K SF Urban
Demos: Core Miami
Trade Areas: South FL MSA
Broker(s): Ivo Tsinev
Concept: Convenience Store
Prototype: 2,400-3,000 SF; Urban Non-gas Locations Prefer Corner
Demos: Minimum of 5K Population within 1/2 Mile Radius
Trade Areas: Central FL MSA; Northeast FL MSA; South FL MSA, Tampa Bay MSA
Broker(s): Jason Ryals (NEFL) Ben Kalstone (SFL) Boris Kozolchyk (SFL)

Concept: Tire Shop
Prototype: 5K-10K SF, Freestanding
Demos: High Traffic Areas; Intercept Locations
Trade Areas: Northeast FL MSA, Central FL MSA, South FL MSA
Broker(s): Gary Montour

Concept: Automotive Care / Service
Prototype: Various w/Approx. 1.0 AC Requirement; Freestanding
Demos: High Traffic Areas; Middle to Middle-high Income; High Visibility; High Traffic Counts
Trade Areas: Central FL MSA; Tampa Bay MSA
Broker(s): Jim Kovacs (TBFL) Jorge Rodriguez (CFL) Tyler Peterson (TBFL)

Concept: Repair & Maintenance Auto Shop
Prototype: 3,500-4,000 SF, Freestanding
Demos: Substantial Daytime Traffic & Population; Middle to Middle-high Income
Trade Areas: Northeast FL MSA
Broker(s): Jason Ryals Gary Montour

Concept: Auto Parts Store
Prototype: 7K-8K SF, Freestanding or 2 Tenant Building
Demos: Dense Areas w/Auto Mechanics Business
Trade Areas: Northeast FL MSA
Broker(s): Gary Montour

Concept: Auto Parts Store
Prototype: 7,200-7,300 SF, Freestanding, Neighborhood Strip Mall, Regional Strip Mall
Demos: Dense Areas w/Auto Mechanic Business
Trade Areas: Northeast FL MSA
Broker(s): Jason Ryals

Concept: Auto Repair Shop
Prototype: 4K-8K SF; Sites w/Good Visibility & High Traffic Counts
Demos: Middle Income +
Trade Areas: South FL MSA
Broker(s): Boris Kozolchyk Ben Kalstone
Concept: Credit Union  
Prototype: 1K-2K SF, In-line or End-cap  
Demos: Avg HH Income $35K-$100K  
Trade Areas: Northeast FL MSA  
Broker(s): Jason K. Hinson

Concept: Credit Union  
Prototype: 3K-4K SF w/4 Drive-thrus  
Demos: Determined Internally  
Trade Areas: Central FL MSA  
Broker(s): Michael Sweeney

Concept: Financial Institution  
Prototype: 2,500-3K SF; End-cap & Freestanding Preferred  
Demos: High Population  
Trade Areas: South FL MSA  
Broker(s): Achikam Yogev

Concept: Financial Institution  
Prototype: 2,000-3,750 SF, Freestanding, Outparcel or End-cap; Will Consider In-line; With or without drive thru lanes  
Demos: Grocery-anchored or Big Box-anchored Centers (prefers to purchase in CFL)  
Trade Areas: Central FL MSA; South FL MSA  
Broker(s): Michael Sweeney (CFL)  
Russell Bornstein (SFL)
**Concept:** Frozen Custard & Ice Cream  
**Prototype:** 1,500-2,100 SF Freestanding w/Drive-thru  
**Demos:** Medium HH Income; Near Major Corridors  
**Trade Areas:** Southwest FL MSA  
**Broker(s):** Dannielle Robinson

**Concept:** Cafe Bakery  
**Prototype:** 700-1,200 SF; Urban Only  
**Demos:** Strong Daytime Population; 100K+ in population trade area  
**Trade Areas:** South FL MSA  
**Broker(s):** Ivo Tsinev

**Concept:** Wood Fired Authentic Neapolitan Pizza  
**Prototype:** 2,200-3,000 SF  
**Demos:** High Density & High Income  
**Trade Areas:** South FL MSA  
**Broker(s):** Ivo Tsinev

**Concept:** Fast Casual  
**Prototype:** 4K-5,700 SF; Visible Pad Site or Corner of Mall Property Preferred; In or Near a Shopping Center  
**Demos:** Mid-Upper Income; High Traffic Counts; Minimal Fast Casual Restaurants in 3-mile Radius  
**Trade Areas:** Central FL MSA; South FL MSA; Northeast FL MSA  
**Broker(s):** Ivo Tsinev (SFL) Michael Sweeney (CFL) Gary Montour (NEFL)

**Concept:** Fast-fired, Made from Scratch  
**Prototype:** 2,200-3,200 SF, Freestanding, Neighborhood Strip Mall, Outlet Mall or Power Center  
**Demos:** Daytime Population 6,000 Minimum within Trade Area  
**Trade Areas:** Northeast FL MSA  
**Broker(s):** Jason Ryals Gary Montour

**Concept:** Contemporary Seafood Classics & Bar-fresh Cocktails  
**Prototype:** Approx. 4K-6K SF; Shared Pad Buildings, High Identity Storefronts, Heavy Traffic Areas, End-caps, Freestanding, Outparcels  
**Demos:** $70K HH Income in Major Trade Areas; Strong Evening Population; 100K People per Major Trade Area  
**Trade Areas:** Central FL MSA; Tampa Bay MSA  
**Broker(s):** Jim Kovacs
Concept: Quick Casual Burgers  
Prototype: 1,500-3,500 SF; Freestanding with Drive-thru  
Demos: Population of 100K+  
Trade Areas: Tampa Bay MSA  
Broker(s): Jim Kovacs, Tyler Peterson

Concept: Modern Mediterranean Cuisine  
Prototype: 4,200 SF, Retail Centers; Require 60 Parking Spaces  
Demos: HH Population 25K, HH Income Near $100K; Traffic Counts 25K+  
Trade Areas: Central FL MSA; Tampa Bay MSA  
Broker(s): Jim Kovacs (TBFL), Jorge Rodriguez (CFL)

Concept: Neighborhood Restaurant, High Quality Food  
Prototype: 7,938 SF; 2.0 Acres to lay out Building w/min. 170 Parking Spaces; Highly Visible Location, Major Road, Signalized Intersection  
Demos: High Traffic Counts; Trade Area Median Income $35K-$75K  
Trade Areas: Central FL MSA; Tampa Bay MSA  
Broker(s): Jim Kovacs (CFL, TBFL), Jorge Rodriguez (CFL)

Concept: Quick Service Restaurant  
Prototype: 1.4-1.5 Acres; 4,800 SF; Outparcel, Freestanding Structure w/Drive-thru  
Demos: Strong Retail Trade Area; High Traffic Counts  
Trade Areas: Central FL MSA  
Broker(s): Jorge Rodriguez

Concept: Casual Restaurant  
Prototype: 5,400 SF, Regional Retail Trade Areas  
Demos: Average Income; Strong Daytime Population  
Trade Areas: Central FL MSA; Northeast FL MSA  
Broker(s): David Gabbai

Concept: Polished Casual Restaurant  
Prototype: 6,500 SF, Mid to Upscale Trade Areas  
Demos: Above Average Income  
Trade Areas: Central FL MSA  
Broker(s): David Gabbai

Concept: Quick Serve Seafood Restaurant  
Prototype: 2K-3K SF; Minimum of 35 parking spaces  
Demos: Strong Daytime Population; 5K in 1-mile radius; Middle Income Areas $40K-$75K; Minimum 20K UPD, Prefer “PM” Side of the Road  
Trade Areas: Central FL MSA  
Broker(s): Scott Corbin

Concept: Italian Grill  
Prototype: Approx. 4K-6K SF, Shared Pad Buildings; High Identity  
Demos: $70K HH Income in Major Trade Areas; Strong Evening Population; 100K People per Major Trade Area  
Trade Areas: Central FL MSA; Tampa Bay MSA  
Broker(s): Jim Kovacs

Concept: Quick Service Restaurant  
Prototype: 1.4-1.5 Acres; 4,800 SF; Outparcel, Freestanding Structure w/Drive-thru  
Demos: Strong Retail Trade Area; High Traffic Counts  
Trade Areas: Central FL MSA  
Broker(s): Jorge Rodriguez

Concept: Full Service Breakfast, Lunch & Dinner  
Prototype: 3,500 SF, End-cap or Freestanding  
Demos: Upper Level Income; High Population  
Trade Areas: Central FL MSA; Tampa Bay MSA  
Broker(s): Tyler Peterson
Concept: Frozen-Treat Store  
Prototype: 1,800-2,700 SF, Freestanding, Neighborhood Strip Mall, Special Strip Mall  
Demos: Traffic for all Critical Day Parts  
Trade Areas: Northeast FL MSA  
Broker(s): Jason Ryals, Gary Montour

Concept: Casual Themed Restaurant  
Prototype: 8,000 SF+, Tourist Trade Areas  
Demos: Strong Tourist Component Trade Areas, Convention Areas  
Trade Areas: Central FL MSA  
Broker(s): David Gabbai

Concept: Upscale Restaurant  
Prototype: 8,500-10K SF, Freestanding, Premier In-line  
Demos: Above Average Income; Strong Employment & Better Hotel Density  
Trade Areas: Central FL MSA; Tampa Bay MSA; Northeast FL MSA  
Broker(s): David Gabbai

Concept: Breakfast & Lunch Diner  
Prototype: 3,200-3,600 SF, Regional & Community Centers  
Demos: Upper-middle to High Income; High Daytime Employment  
Trade Areas: Tampa Bay MSA  
Broker(s): Tyler Peterson (TBFL)

Concept: Full Service Pizzeria - All Corporate Deals  
Prototype: 2K-2,500 SF; High Energy Centers w/High Visibility, Easy Access to Location Entrance; Outside Patio Area Preferred, endcap preferred  
Demos: High Density w/Strong Daytime Population  
Trade Areas: Central FL MSA  
Broker(s): Jorge Rodriguez

Concept: Greek Restaurant  
Prototype: 3K-5K SF  
Demos: Medium Income w/Strong Daytime Population; Lifestyle Centers, Urban Power Centers  
Trade Areas: South FL MSA  
Broker(s): Ivo Tsinev

Concept: Casual Themed Restaurant  
Prototype: 8,000 SF+, Tourist Trade Areas  
Demos: Strong Tourist Component Trade Areas, Convention Areas  
Trade Areas: Central FL MSA  
Broker(s): David Gabbai

Concept: Quality Burgers & Hand Cut Fries  
Prototype: 2K-3K SF Corner or End-cap Preferred; Will Consider In-line; 35 Dedicated Parking Spots  
Demos: Population 8K/10K/12K, 1/2/3 miles, $65K Average HH Income  
Trade Areas: Tampa Bay MSA, Southwest FL MSA  
Broker(s): Jim Kovacs (TBFL), Karen Johnson-Crowther (SWFL), Tyler Peterson (TBFL), Dannielle Robinson (SWFL)

Concept: Frozen-Treat Store  
Prototype: 1,800-2,700 SF, Freestanding, Neighborhood Strip Mall, Special Strip Mall  
Demos: Traffic for all Critical Day Parts  
Trade Areas: Northeast FL MSA  
Broker(s): Jason Ryals

Concept: Boutique Nitrogen Ice Cream Store Offering “In-Store” Creation and Sales of Freshly Made Ice Cream & Specialty Ice Cream Desserts  
Prototype: 2K-2,400 SF, In-Line, High Traffic, High Visibility Locations Near Other Restaurants, Fast Casual Dining, Schools, or Sports Venues  
Demos: Above Average Income, Families, Millenials  
Trade Areas: South FL MSA  
Broker(s): Honey Bryan
**Concept: Doughnut Shop**
**Prototype:** 1,000-3,200 SF, Building w/Drive-thru; Good Visibility from All Directions
**Demos:** Strong Population
**Trade Areas:** Southwest FL MSA
**Broker(s):** Dannielle Robinson

**Concept: Full Service Breakfast, Lunch & Dinner**
**Prototype:** 3,500 SF; End-cap or Freestanding
**Demos:** Upper Level Income; High Population
**Trade Areas:** Tampa Bay MSA
**Broker(s):** Tyler Peterson (TBFL)

**Concept: Casual Restaurant**
**Prototype:** 5,500 SF or 1.5 Acres or Larger for Freestanding; Minimum 80 Parking Stalls; Traffic Counts 30K VPD
**Demos:** Daytime Population 15K+; Trade Area Population 100K+
**Trade Areas:** Central FL MSA; South FL MSA, Northeast FL MSA
**Broker(s):** Ivo Tsinev (SFL) Jason Ryals (NEFL) Scott Corbin (CFL)

**Concept: TexMex Quick Service**
**Prototype:** 4K-6K SF, End-cap or Freestanding; Outdoor Seating; Full Service Liquor
**Demos:** Strong Population
**Trade Areas:** Southwest FL MSA
**Broker(s):** Dannielle Robinson

**Concept: Restaurant**
**Prototype:** 4,500-7K SF, Freestanding Buildings
**Demos:** 25K-50K Population within 3 Miles
**Trade Areas:** Northeast FL MSA
**Broker(s):** Jason Ryals Gary Montour

**Concept: Comfort Food with a Modern Twist. Breakfast /Lunch Only**
**Prototype:** 2,800-3,500 SF with Patio; End-cap/Incline/Freestanding
**Demos:** Middle Income or Greater; $65K+; 50 Parking Spaces
**Trade Areas:** Central FL MSA
**Broker(s):** Scott Corbin

**Concept: Fast Food**
**Prototype:** 1,300-2,300 SF, Freestanding Buildings, Lifestyle Center, Neighborhood Strip Mall
**Demos:** Average HH Income $30K-$70K
**Trade Areas:** Northeast FL MSA; Central FL MSA
**Broker(s):** Jason Ryals (NEFL) Michael Sweeney (CFL)

**Concept: Casual Steak House**
**Prototype:** 5,560 SF, End-cap, Freestanding
**Demos:** Trade Area w/Minimum of 100K People within 1 Minute Drive-Time
**Trade Areas:** Central FL MSA; Tampa Bay MSA; Northeast FL MSA
**Broker(s):** David Gabbi

**Concept: High Energy Dining & Chef-Driven Kitchen**
**Prototype:** 1,800-2,400 SF, Mixed-use Construction to Creative Re-use
**Demos:** Urban Density Preferred, Multi-family & Office
**Trade Areas:** Central FL MSA; Tampa Bay MSA; South FL MSA
**Broker(s):** Ivo Tsinev (SFL) Scott Corbin (CFL)
<table>
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<tr>
<th>Concept</th>
<th>Prototype</th>
<th>Demos</th>
<th>Trade Areas</th>
<th>Broker(s)</th>
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<tbody>
<tr>
<td>Australian-themed Steakhouse</td>
<td>4K-6K SF, Shared Pad Buildings; High Identity Storefronts; Heavy Traffic Areas; End-caps, Freestanding, Outparcels</td>
<td>HH Income ≥ $70K in Major Trade Areas; Strong Evening Population; 100K People per Major Trade Area</td>
<td>Central FL MSA; Tampa Bay MSA</td>
<td>Jim Kovacs (TBFL) David Gabbai (CFL) Tyler Peterson (TBFL)</td>
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<tr>
<td>Casual Restaurant</td>
<td>2K-3,500 SF, Freestanding, Neighborhood Strip, Regional Strip, Special Strip Mall</td>
<td>Average Income, Strong Employment</td>
<td>Southwest FL MSA</td>
<td>David Gabbai</td>
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<tr>
<td>Restaurant w/Quality Burgers, Fresh Cut Fries &amp; Craft Beer</td>
<td>2K-3,500 SF, Freestanding, Neighborhood Strip, Regional Strip, Special Strip Mall</td>
<td>N/A</td>
<td>Southwest FL MSA</td>
<td>Danielle Robinson</td>
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<tr>
<td>Upscale American Restaurant</td>
<td>6,000 SF, Location w/Outside Seating Preferred</td>
<td>HH Income ≥ $100K in Primary Trade Area, Upscale Co-tenants, High Daytime Traffic within 5 Minute Drive Time</td>
<td>State of Florida</td>
<td>Jim Kovacs Tyler Peterson</td>
</tr>
<tr>
<td>Greek Restaurant</td>
<td>1,200-2,500 SF; Community, Regional, Power &amp; Lifestyle Centers</td>
<td>Population of 100K+ in Trade Area</td>
<td>South FL MSA</td>
<td>David Gabbai</td>
</tr>
<tr>
<td>Pizza Restaurant</td>
<td>4K-5K SF, Downtown, Freestanding</td>
<td>N/A</td>
<td>Northeast FL MSA</td>
<td>Jason Ryals</td>
</tr>
<tr>
<td>Barbecue Restaurant</td>
<td>4,000 SF, End-cap, Freestanding</td>
<td>Modest Blue Collar Income</td>
<td>Central FL MSA; Tampa Bay MSA</td>
<td>Jim Kovacs (TBFL) David Gabbai (CFL) Tyler Peterson (TBFL)</td>
</tr>
<tr>
<td>Specialty Bakery</td>
<td>1,800 SF, High Visibility Location on Main Thoroughfares</td>
<td>Middle to Upper Income</td>
<td>Central FL MSA</td>
<td>Scott Corbin</td>
</tr>
<tr>
<td>National Bakery Café</td>
<td>3,850-4,900 SF; Power Centers, Mixed-Use Projects, Regional Centers</td>
<td>Upper Levels of Income &amp; Education; High Daytime Population</td>
<td>Tampa Bay MSA, Sarasota, Treasure Coast, Space Coast</td>
<td>Jim Kovacs Tyler Peterson</td>
</tr>
<tr>
<td>Fast Food (Take Out &amp; Delivery) Pizza</td>
<td>1,500± SF</td>
<td>Established Trade Areas</td>
<td>Tampa Bay MSA</td>
<td>Lisa McCaffrey</td>
</tr>
<tr>
<td>Concept: Full Service Restaurant</td>
<td>Prototype: 3,771 SF w/Drive-thru; 0.7 - 1.0 AC Outparcels</td>
<td>Demos: Strong Daytime Population</td>
<td>Trade Areas: Tampa Bay MSA</td>
<td>Broker(s): Jim Kovacs; Tyler Peterson</td>
</tr>
<tr>
<td>---------------------------------</td>
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</tr>
<tr>
<td>Concept: High-end Steak House</td>
<td>Prototype: 10K SF</td>
<td>Demos: Population 100K in Trade Area</td>
<td>Trade Areas: South FL MSA</td>
<td>Broker(s): Ivo Tsinev</td>
</tr>
<tr>
<td>Concept: Full Service Restaurant &amp; Bar</td>
<td>Prototype: 6,500-9K SF with Patio; 200 Seats</td>
<td>Demos: Tourism Markets &amp; Middle Income; Good Daytime Population; Access &amp; Exposure from Main Road</td>
<td>Trade Areas: Central FL MSA</td>
<td>Broker(s): Scott Corbin</td>
</tr>
<tr>
<td>Concept: Craft Grilled Cheese, Burgers &amp; Sandwiches</td>
<td>Prototype: 2K-2,500 SF; End-cap Locations in High Traffic Centers, Power &amp; Neighborhood Centers, High Energy Retail Locations</td>
<td>Demos: Medium Income w/Strong Daytime Population</td>
<td>Trade Areas: Central FL MSA</td>
<td>Broker(s): Scott Corbin</td>
</tr>
<tr>
<td>Concept: Farm-to-Table Restaurant Concepts</td>
<td>Prototype: 4,500-6,500 SF; In-fill Markets, Freestanding, Outparcels</td>
<td>Demos: High Income Greater Than $100K in 3 Miles; High Daytime &amp; Nighttime Population</td>
<td>Trade Areas: Central FL MSA</td>
<td>Broker(s): Genny Hall; Christin Jones</td>
</tr>
<tr>
<td>Concept: Polished Casual Restaurant</td>
<td>Prototype: 7,500-9,500 SF, Freestanding, Premier In-line</td>
<td>Demos: Above Average Income &amp; Complimentary Upscale Chain Restaurants</td>
<td>Trade Areas: Central FL MSA; Tampa Bay MSA; Northeast FL MSA</td>
<td>Broker(s): David Gabbai</td>
</tr>
<tr>
<td>Concept: Casual Full Service Restaurant &amp; Bar</td>
<td>Prototype: 6,500-9K SF with Patio; 200 Seats</td>
<td>Demos: Tourism Markets &amp; Middle Income; Good Daytime Population; Access &amp; Exposure from Main Road</td>
<td>Trade Areas: Central FL MSA</td>
<td>Broker(s): Scott Corbin</td>
</tr>
<tr>
<td>Concept: Quick Service Restaurant</td>
<td>Prototype: 3,771 SF w/Drive-thru; 0.7 - 1.0 AC Outparcels</td>
<td>Demos: Strong Daytime Population</td>
<td>Trade Areas: Tampa Bay MSA</td>
<td>Broker(s): Jim Kovacs; Tyler Peterson</td>
</tr>
<tr>
<td>Concept: Casual Full Service Restaurant &amp; Bar</td>
<td>Prototype: 6,500-9K SF with Patio; 200 Seats</td>
<td>Demos: Tourism Markets &amp; Middle Income; Good Daytime Population; Access &amp; Exposure from Main Road</td>
<td>Trade Areas: Central FL MSA</td>
<td>Broker(s): Scott Corbin</td>
</tr>
<tr>
<td>Concept: Fast Casual Tex-Mex Restaurant</td>
<td>Prototype: 2,400 SF w/400 SF Patio; All High Energy Retail Locations Considered</td>
<td>Demos: (1 mile) 8K Population, 6K Daytime Employees, Avg HH Income $60K; (2 mile) 35K Population, 20K Daytime Population</td>
<td>Trade Areas: Tampa Bay MSA</td>
<td>Broker(s): Tyler Peterson</td>
</tr>
<tr>
<td>Concept: Fast Casual Serving Smoothies, Sandwiches &amp; Salads</td>
<td>Prototype: 1,200-1,400 SF</td>
<td>Demos: N/A</td>
<td>Trade Areas: Southeast FL MSA</td>
<td>Broker(s): Honey Bryan</td>
</tr>
</tbody>
</table>
**Concept:** Casual Restaurant  
**Prototype:** 8K SF, End-cap, Freestanding  
**Demos:** Average Income; Strong Employment  
**Trade Areas:** Central FL MSA; Tampa Bay MSA; Northeast FL MSA  
**Broker(s):** David Gabbai

**Concept:** Breakfast, Lunch and Dinner  
**Prototype:** 4,200-5,000 SF  
**Demos:** Upper Level of Income; High Daytime Population  
**Trade Areas:** Tampa Bay MSA  
**Broker(s):** Tyler Peterson, Jim Kovac

**Concept:** Restaurant/Bar Wide Selection of Beer, Wine & Fine Cigars  
**Prototype:** 3,600 SF w/min. 400 SF Patio Space; Prefer Downtown; Lifestyle/Power Centers; Regional or Neighborhood Strip Mall  
**Demos:** 75K Min. Required Population; Avg HH Income $80K; Traffic Counts of 35K VPD  
**Trade Areas:** Central FL MSA  
**Broker(s):** Christin Jones, Jorge Rodriguez

**Concept:** Casual Barbeque Restaurant  
**Prototype:** 2,500-3,000 SF: End-cap or Drive-thru  
**Demos:** Upper-Middle to High Income; High Traffic Counts  
**Trade Areas:** Tampa Bay MSA  
**Broker(s):** Melissa Riccardi, Jim Kovacs

**Concept:** Fast Casual Pizzeria  
**Prototype:** 2,500-3,500 SF; End-cap or Freestanding with Patio  
**Demos:** Strong Daytime Population; Middle/Upper-Middle Income  
**Trade Areas:** Central FL MSA  
**Broker(s):** Scott Corbin

**Concept:** Casual Restaurant  
**Prototype:** 8K SF, End-cap, Freestanding  
**Demos:** Average Income; Strong Employment  
**Trade Areas:** Central FL MSA; Tampa Bay MSA; Northeast FL MSA  
**Broker(s):** David Gabbai

**Concept:** Polished Casual Restaurant  
**Prototype:** 8,500-10K SF, End-cap, Freestanding; In-line  
**Demos:** Strong Daytime Population; Middle/Upper-Middle Income  
**Trade Areas:** Central FL MSA; Tampa Bay MSA; Northeast FL MSA  
**Broker(s):** David Gabbai