



DIBELLA'S REAL ESTATE CRITERIA

At DiBella's Subs, we believe in providing our customers with the best possible experience! In order to achieve our goal, we believe that our stores must be in the best possible locations.

Here is some criteria we look for in finding appropriate sites:

Shell Requirements:

3,300 - 3,600 square feet with optimum dimensions for 48' x 70'. Minimum height (floor to ceiling) of 18 feet. 120/208 volt, 3 phase, 4 wire, 600 amp capacity stubbed to the space. Complete HVAC system (minimum two units) with 1 ton cooling capacity for every 250 square feet, roof penetrations, roof curbs and vibrations isolators. 2" water main separately metered with 65 psi. 4" minimum sanitary waste line stubbed to the space. Fire sprinkler service with lateral lines and sprinkler heads appropriate for restaurant use.

Site Requirements:

End-cap or prominent in-line elevation features in out parcel buildings. Visibility with ability to identify signage from main road. Easy access from primary road. Must have adequate and convenient parking for 45-60 spaces. Building signage.

Demographic Guidelines:

Minimum daytime population of 20,000. Median Household income in upper 25% of the MSA. Median age of 40 or below. Minimum of 25% of population with bachelor's degree or above. Home ownership rate max 75%. Consumer expenditures (food, beverage, & tobacco) of \$100M.

Trade Area:

Existence of multi building office space with a minimum of 500,000 square feet. Presence of upscale grocery stores with other convenient retail or specialty stores. Substantial daytime population (20,000) or (above). Traffic counts on main road of 25,000 - 40,000 vehicles per day. Vibrant trade area with substantial office and retail mix and residential density. Access by means of signalized intersection preferred. Right turn in preferred.



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