

A tropical beach scene at sunset. The sky is a mix of blue and orange, with scattered white clouds. The sun is low on the horizon, casting a warm glow over the scene. In the foreground, the ocean waves are breaking onto a sandy beach. Palm trees are visible on the left side of the frame, their fronds silhouetted against the bright sky.

Come in for some
HAPPINESS





WELCOME. YOUR ISLAND GETAWAY BEGINS HERE.

Caribbean inspired food, authentic tropical drinks, and a vibrant island atmosphere lets you feel a million miles from home, any day of the week. Here, you can explore island flavors, discover legendary cocktails and feel the energy of live music. Like sunshine on your face, it's warm and welcoming. Come kick back, relax and let us take care of you.

OFFERINGS

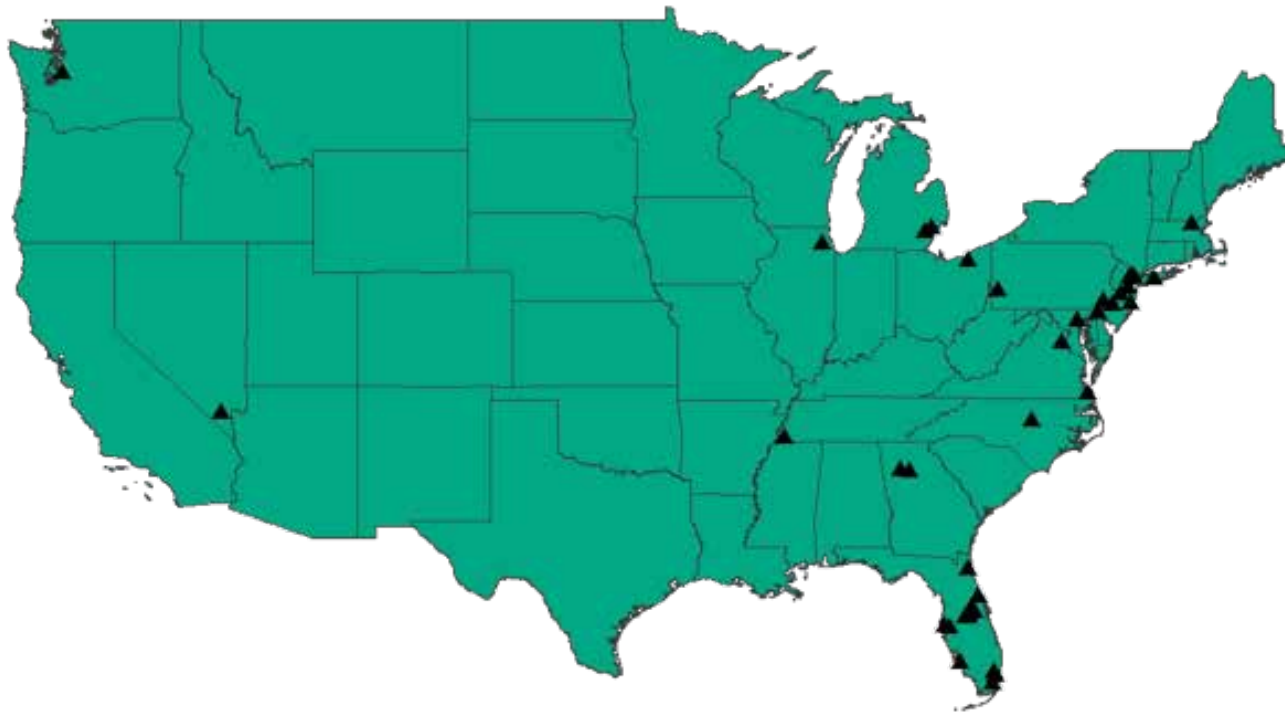
At Bahama Breeze you'll find all of your favorites: seafood, chicken and steak, inspired by the flavorful and colorful ingredients of the islands. One bite of our Jerk Chicken Pasta, Baby Back Ribs or Seafood Paella and you'll be transported to a sun-warmed island where the sand under your feet is soft, and the breeze against your face is cool. And that refreshing Bahamarita? It's got your name all over it.

GUEST

Bahama Breeze has widespread appeal across demographic and attitudinal profiles. The core target skews younger, higher income and ethnically diverse. They are vibrant and full of optimism and are typically the social hosts among their group of friends. They choose Bahama Breeze for occasions where they are looking to escape and unwind, and lately, they have been impressed with the new vibe at Bahama Breeze—a hot new playlist, fun events that bring the energy, live music and a vibrant Happy Hour scene.







THE NUMBERS

- 37 Current Locations
- 75-100 Potential Locations
- \$212M Annual Sales
- \$26 Check Average
- \$5.7M Average Annual Restaurant Sales
- 23.1% Alcohol Mix

DEMOGRAPHIC REQUIREMENTS

- Established Full Service Dining Nodes with above average incomes, strong employment and hotel density.
- Trade area populations of 400,000+ within 15 minute drive time.
- 30,000 Average Daily Traffic Count

Altamonte, FL
Brandon, FL
Cherry Hill, NJ
Cleveland, OH
Daytona Beach, FL
Duluth, GA
Ft. Myers, FL

Jacksonville, FL
Kennesaw, GA
King of Prussia, PA
Kissimmee, FL
Lake Grove, NY
Las Vegas, NV
Livonia, MI

Memphis, TN
Miami, FL
Newark, DE
Orlando, FL
Paramus, NJ
Pembroke, FL
Pittsburgh, PA

Potomac Mills, VA
Princeton, NJ
Raleigh, VA
Schaumburg, IL
Seattle, WA
Sunrise, FL
Tampa, FL

Toms River, NJ
Towson, MD
Troy, MI
Tyngsboro, MA
Virginia Beach, VA
Wayne, NJ
Woodbridge, NJ

BUILDING CRITERIA

LOCATION

Free standing or premier in-line sites with 30,000 average daily traffic count.
Highly visible with strong preference to 'sense of place' locations.

BUILDING SQUARE FOOTAGE

7,996 SF

PATIO SQUARE FOOTAGE

2,738 SF

LAND NEEDS

1.5 to 2.5 acres dependent upon cross-parking availability

PARKING REQUIREMENTS

Access to 170+ spaces on site or via cross parking. Depending on parking we need the right to provide or participate in a valet program.

BUILDING HEIGHT

27' – 6'

HVAC SYSTEM

Prefer roof top units but can utilize chilled or condensed water.

FLOOR LOADS

100 PSF and 200 PSF for Beer Cooler

SEATING

Interior Seats 231, Exterior 143 = Total 374

UTILITY REQUIREMENTS

ELECTRIC

Service voltage - 120/208, 3 phase, 4 wire, 60 cycle

Service size - 1,200 amps

Pad mounted transformer, serving only the Premises, with underground primary

GAS

4 inch line with 14-inch water column

Total requirement – 3.3 to 3.5 M.B.H. (million BTU per hour)

This supports water heater, building heating, make-up air heating (if needed) and includes a future expansion factor

WATER

Domestic 2 inch line, 1-1/2 meter (90 GPM)

Irrigation 2 inch line, 1 inch meter (90 GPM)

Usage based on minimum pressure of 45 PSI at tap

FIRE PROTECTION

6" Line; 4" meter complete with detector check valve; for in-line space LL to provide system interface/connection to master system.

SANITARY SEWER

Prefer 6 inch tap and main at 1/8" per foot fall minimum. If the sanitary sewer point of connection is deep enough to lay 1/4" per foot fall, then 4" will work.

9,000 - 10,000 gallons per day

Usage based upon experience

GREASE WASTE

Minimum 1,500 gallon capacity or greater if required by code



ARCHITECTURE

Bahama Breeze restaurants feature Caribbean island architecture that emulates an historical Sugar Plantation home with tall sloped corrugated metal roofs, plantation shutters, vibrant colors, natural wood and stone materials, and white trims. Inside, experience a wide open space with high vaulted ceilings, rustic timber structures, colorful fabrics and furniture, and earthy natural wood siding & stone materials. Live tropical plants, and genuine island folk art & artifacts reflect the authentic spirit of the Islands.

The breezy outdoor patio is an eclectic space decorated with tropical louvered shutters, and an open fire pit while the indoor and outdoor bars are filled with comfortable seating with cocktail tables and booths conducive to enjoying a tropical drink or sharing appetizers with friends.

