

About Cheddar's Scratch Kitchen

Cheddar's Scratch Kitchen is the homestyle casual dining restaurant where guests always *Get a lot. For not a lot.*™ The restaurant offers a variety of scratch-made meals and generous portions served up in a warm, welcoming atmosphere – all at an unbelievable price.

After being welcomed with a signature Honey Butter Croissant on the house, Guests can enjoy signature entrées like hand-breaded Chicken Tenders, Homemade Chicken Pot Pie and Fall-off-the-Plate Baby Back Ribs. Cheddar's operates more than 170 restaurants in 28 states.

More Information

- Cheddar's Scratch Kitchen has been serving homemade Great American Classics for an incredible price since 1979
- Cheddar's iconic Honey Butter Croissants are beloved by guests – and the most buzzed about on social media
- Cheddar's Scratch Kitchen's other signature entrées include Grilled Salmon, Monte Cristo, and New Orleans Pasta
- To order online for curbside pickup, visit Cheddars.com or download the Mobile App.





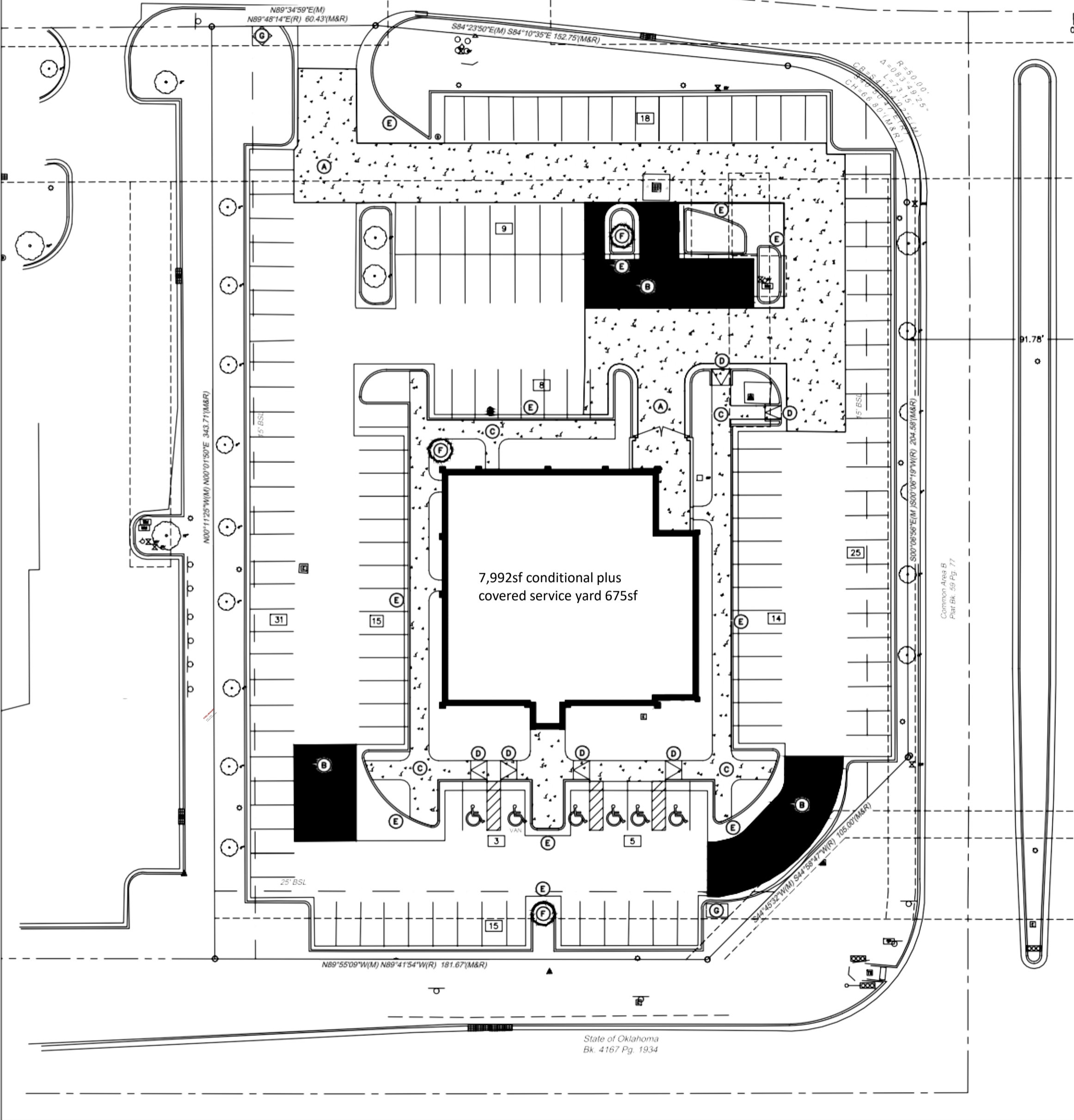
CHEDDAR'S SCRATCH KITCHEN

Site Selection Criteria

MARKET:	
Population	Trade area with a minimum of 150,000 people
Area of Focus	Retail / Restaurant hub with key competitors at or above company average
Traffic Count	50,000 minimum ADT
SITE:	
Land	1.5 acres or access to legal cross parking
Parking	170
Location	Prime regional focal point with good access, visibility and parking
BUILDING:	
Bldg. Square Footage	7,992sf conditional plus covered service yard 675sf
Interior Seating	275
TERMS:	
Ownership	Prefer to lease but will consider purchases
CAM	Negotiable with cap and audit rights
Tax	Pro-Rata
Insurance	Pro-rata
% Rent	None
Lease Initial Terms	10 years
Lease Renewal Options	Four 5-year options
COMMENTS:	

DWG: F:\2021\01501-02000\021-01702-0\40-design\AutoCAD\final\plans\Sheets\GNC\AC_SIT01_A2101702.dwg
DATE: Apr 09, 2021 5:31pm XREFS: C:\BASE_02101702 C:\BASE_02101702 USER: adorr C:\TBLK_A2101702

Quail Springs Mall, LLC
Part of Lot 1 Block 1
Warranty Deed
Bk. 13486 Pg. 1958



State of Oklahoma
Bk. 4167 Pg. 1934

Common Area B
Pair Bk. 55 Pg. 77





Front Elevation



Left Elevation



Rear Elevation



Right Elevation