

# Bob Evans FARMS®



Site Criteria	Bob Evans Restaurant	Mimi's Café
Size of Property	1.5 Acres (add'l land required for setbacks, etc.)	1.75 Acres (add'l land required for setbacks, etc.)
Building Size	Up to 5,200 sq. ft.	Up to 6,500 sq. ft.
Zoning	Family-style restaurant	Restaurant serving alcohol
Utilities	Brought to site	Brought to site
Parking	Need dedicated cross parking if 120 spaces not available	Need dedicated cross parking if 120 spaces not available
Population	75,000+ in five-mile radius	150,000+ in five mile radius
Income	\$45,000 to \$70,000	\$60,000 to \$85,000
Traffic Count	35,000+ per day	40,000+ per day
Location	<ul style="list-style-type: none"> <li>•Rural interstate locations</li> <li>•Daytime business population</li> <li>•Medical Offices/Hospitals</li> <li>•Shopping centers - big box users</li> </ul>	<ul style="list-style-type: none"> <li>•Regional shopping centers/lifestyle centers</li> <li>•Daytime business population</li> <li>•Hotels</li> </ul>
Visibility	200' frontage, good visibility & direct access	200' frontage, good visibility & direct access
Alcohol Permit Needed	No	Yes
Signage	Signage on three sides High rise w/reader board	Signage on four sides
CAM Fees	Must be approved	Must be approved
Conveyance	Purchase Only	Purchase Preferred