



SITES WITH MOTOR FUELS

Site Criteria – Gas Location

I. TRADE AREA DEMOGRAPHICS

- A. Heavy density within ½ mile radius – 5,000 or more residents/workers per square mile in the trade area
- B. Lack of low priced gas brands within ½ mile

II. TRAFFIC

- A. 25,000 vehicles per day passing the site

III. ACTIVITY GENERATORS

- A. Mixture of residential, commercial, office, industrial
- B. Freeway orientation preferred
- C. Complimentary 24 hour uses

IV. SITE CHARACTERISTICS

- A. Corner location with traffic signal or shopping center pad location
- B. 25,000 to 50,000 sq. ft. space preferred
- C. High visibility and excellent accessibility with typical gas station access – far corner and no road medians preferred
- D. 2,000 to 3,000 sq. ft store size – min. 1,800 sq. ft selling space
- E. Spacious and convenient ingress, egress, and in-lot maneuverability
- F. Ability to sell beer and wine preferred
- G. 24 hour operation required

