



## URBAN WALK-UP STORES

### Site Criteria – Walkup Location

#### I. TRADE AREA DEMOGRAPHICS

- A. Very heavy density within ¼ mile radius – Minimum 8,000+ residents/workers per square mile in the trade area
- B. High density worker population

#### II. TRAFFIC

- A. 25,000 vehicles passing the site per day preferred, where applicable
- B. Very heavy pedestrian counts – Minimum 10 pedestrians per minute passing the site

#### III. ACTIVITY GENERATORS

*At least 2 of the following 3:*

- A. High density housing/apartments/lofts
- B. Daytime generators such as commercial, office, bus/rail stops
- C. Evening generators such as restaurants, theatres, bar, convention centers

#### IV. SITE CHARACTERISTICS

- A. Street level corner location preferred
- B. Minimum 2,000 sq. ft. retail space with 1,600 sf of selling space
- C. High visibility and excellent accessibility
- D. Ability to sell beer and wine preferred
- E. 24 hour operation
- F. Ability for standard “tri-stripe” signage
- G. Dedicated street parking spaces are preferred



#### NOTE

Will need “Loading Zone”, trash enclosure area and provision for employee parking