



Tire Kingdom Service Centers – With over 185 locations in the state of Florida

Typical Deal Structures

- Land Purchase / Self Development
- Build-To-Suit / In Select Areas only
- Acquisition / Purchase of Open Existing-Operating Auto Repair Centers
- Vacant Auto Repair Centers

Demographic Guidelines:

- Traffic Counts – minimum 25,000 Vehicles Per Day (VPD)
- Minimum 45k Total Vehicles within 3 miles of the site
- Population of 60k within 3 miles of the site
- Annual Population Growth Rate of at least 2%
- Median Household Income of at least \$60k within 3 miles of the site

Standard Site Criteria:

- Lot size 35,000 – 50,000 square feet with 120-200 feet of frontage
- Able to support a building of 7,000 – 8,000 square feet
- Minimum 26 Parking Spaces
- Ability to support a height minimum of 26 feet
- No Automotive Use Restrictions

Utility Service Minimums

- City Water – 1 ½ “water line from existing Main line at approximately 60 psi. Connect 1”. Typical Usage: 500-600 gallons per day.
- 8” water line from existing main line for fire suppression system.
- Electric – 400 amps. Electrical requirements and loads will be provided by the architect of record but are often 204 / 120v 400A or 208 / 120v 400A 3 Phase ‘Y’
- Natural Gas* (North of Orlando only) – Service line from the existing main to provide 400-1,000 cubic feet per hour of natural gas
- Sewer – Existing sewer to accept 4 “ gravity – for effluent line delivering 500-550 gallons per day
- Telephone / Cable – (2) 2” empty conduit minimum (2) 2” empty conduit local cable (or spare)

*The size of the proposed store and the anticipated heating loads based on regional conditions will determine the utility requirements within listed ranges.



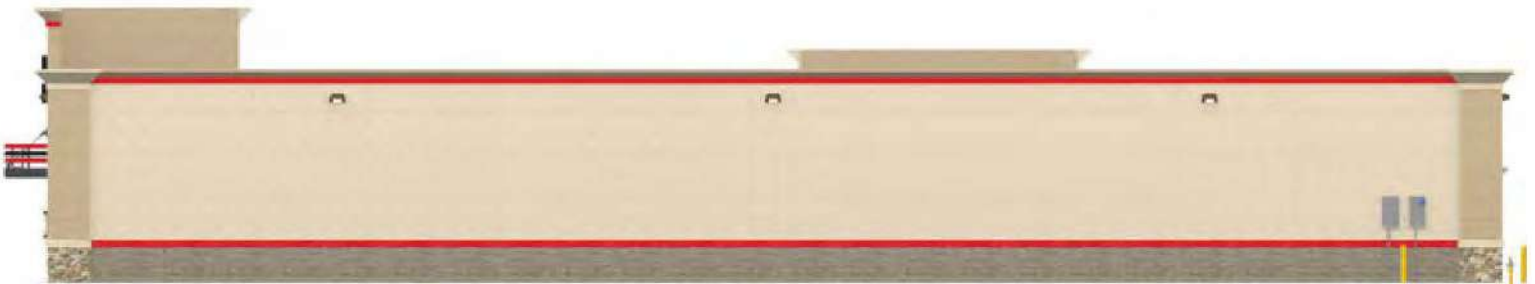
Prototype 8 Bay Inline / Straight - Rendering



Prototype 8 Bay Back-to-Back - Rendering



FRONT ELEVATION



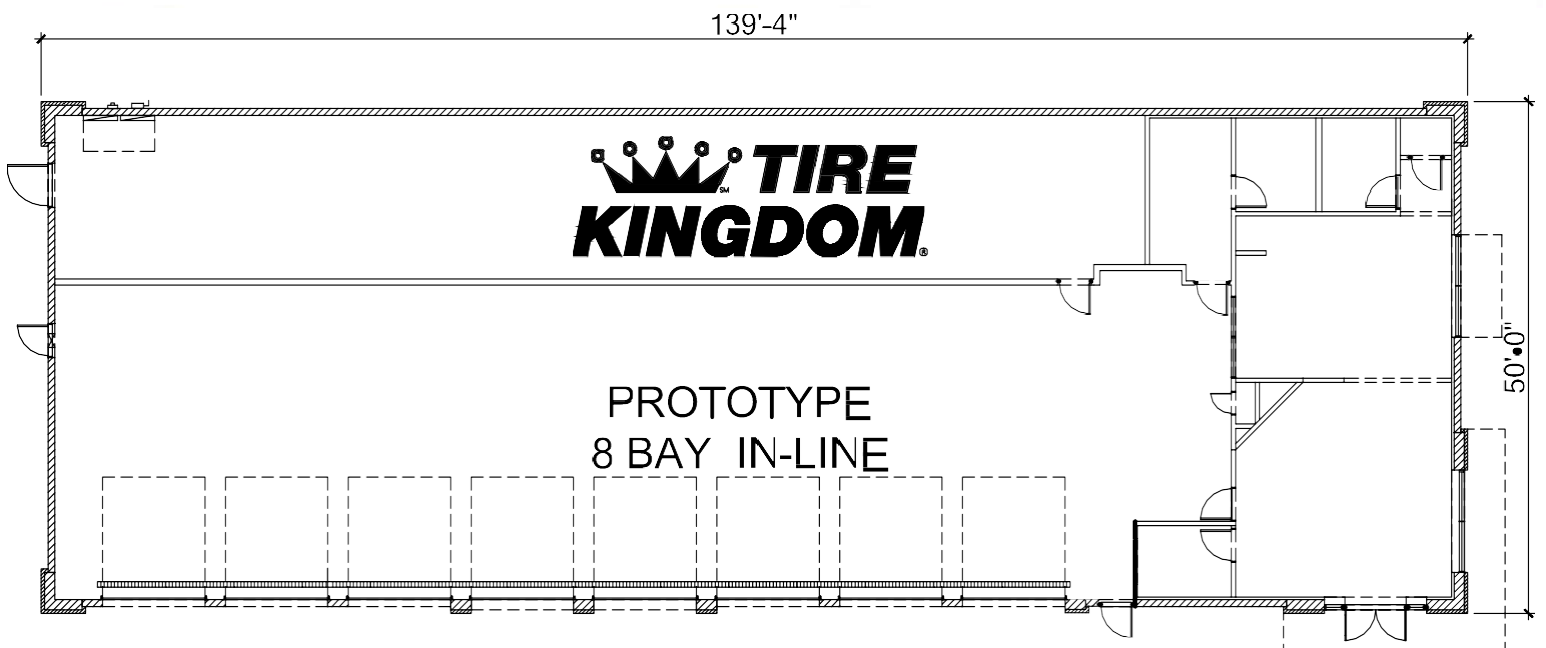
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION





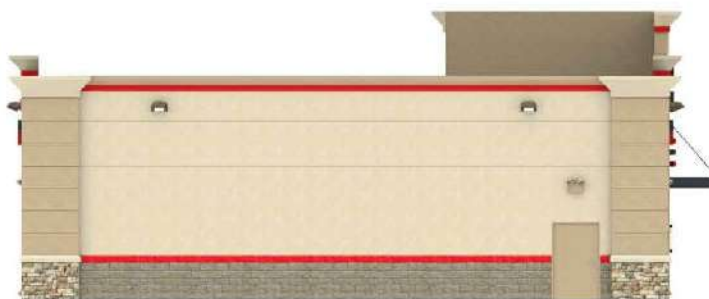
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

