

# Anytime Fitness

<b>Category:</b>	Health / Fitness / Nutrition
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	5,000
<b>Facility Co-Tenants:</b>	Prefers to be near big box retailers and national grocery chains. Grocery Anchored is preferred. Neighborhood retail centers with grocery stores, coffee shops, discount retailers and/or drug stores.
<b>Demographic Comments:</b>	25-55 age bracket with expendable income. The Express Club is targeted for population centers of less than 5,000 people.
<b>Number of Square Feet and/or Acres:</b>	3,000 SF
<b>Comments on Desired Location:</b>	Easy access for both ingress and egress, with signalized access preferred. hassle-free parking of just 4-5 cars per 1,000 SF. Neighborhood strip centers are the ideal setting for the co-ed centers. Lifestyle Center, Neighborhood Strip, Power Center, Regional Strip, Special Strip

# AT&T

<b>Category:</b>	Cellular/Wireless
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	10,000
<b>Traffic Count:</b>	25,000 VPD
<b>Demographic Comments:</b>	Population: 10k in 5 minute drive time. High traffic, signalized intersections preferred. .
<b>Number of Square Feet and/or Acres:</b>	600 SF
<b>Comments on Desired Location:</b>	Vanilla shell preferred. Convenient ingress/egress. Visibility from major roadways. Parking of minimum 25 spaces within the center. Downtown, Free Standing, Kiosk, Lifestyle Center, Neighborhood Strip, Power Center, Regional Mall, Regional Strip.

# AutoZone

**Category:** Auto Parts

**Demographic Requirement  
Radius Ring:** Varies

**Number of Square Feet and/or  
Acres:** 7, 400 SF

**Comments on Desired Location:** Requires upfront, high-impact locations with excellent visibility and access from adjacent streets. Must accommodate between 25 and 40 of uncongested, customer-friendly parking spaces. Land purchases are preferred (3/4 acre+); however, ground leases and

**Facility Type:** Free Standing, Neighborhood Strip, Power Center, Regional Strip, Special Strip

# Baskin Robbins

<b>Category:</b>	Food or Beverage Specialty
<b>Demographic Requirement Radius Ring:</b>	3
<b>Demographic Requirement Minimum Population Requirement:</b>	13,000
<b>Demographic Requirement Household Income Requirement:</b>	\$55,000
<b>Traffic Count:</b>	25,000 VPD
<b>Demographic Comments:</b>	Unique population of 20,000 per location. Median income of \$55-70,000 within trade area. Host environment with strong quantity of traffic in the afternoon/evening preferably with drive-thru. Strong vehicular visibility with prototypical signage. Strong pedestrian visibility (CBD/Urban).
<b>Number of Square Feet and/or Acres:</b>	1,000 SF
<b>Comments on Desired Location:</b>	High profile in-line, end-cap, or pad end-cap location. Ample Parking contiguous with site, minimum 1 stall/150 SF. Easy ingress and egress (no more than two turns in or out). Pylon and/or monument signage. Standard vanilla shell with needed improvement.

# Burger King

<b>Category:</b>	Fast Food
<b>Demographic Requirement Radius Ring:</b>	1
<b>Demographic Requirement Minimum Population Requirement:</b>	30,000
<b>Traffic Count:</b>	25,000 VPD
<b>Demographic Comments:</b>	High traffic locations with good visibility and ease of ingress/egress. .
<b>Number of Square Feet and/or Acres:</b>	1,400 SF
<b>Comments on Desired Location:</b>	High Visibility, High Access. Drive-thru. Corners, mall/shopping center out-parcels, freeway locations. Multi-concept (1,800 - 2,500 SF) with Gas & Oil, Retail, Other Food with Site Sharing, with 40-80 seats. Inline/Storefront requires 1000 - 3500 SF. E Downtown, Gas Station, Kiosk, Lifestyle Center, Medical Center, Neighborhood Strip, Outlet Mall, Power Center, Regional Mall, Regional Strip, Special Strip, Transit Terminal

# Cricket Wireless

<b>Category:</b>	Cellular / Wireless
<b>Demographic Requirement Household Income Requirement:</b>	Varies
<b>Traffic Count:</b>	Varies
<b>Number of Square Feet and/or Acres:</b>	1,200 SF
<b>Comments on Desired Location:</b>	Lifestyle Center, Neighborhood Strip, Power Center, Regional Mall, Regional Strip, Specialty Strip.

# Dollar Tree

<b>Category:</b>	Variety Store
<b>Demographic Requirement Radius Ring:</b>	5
<b>Demographic Requirement Minimum Population Requirement:</b>	25,000
<b>Demographic Requirement Household Income Requirement:</b>	\$25,000+
<b>Demographic Comments:</b>	Strong traffic counts. Requires average household income levels of \$25,000-\$60,000.
<b>Number of Square Feet and/or Acres:</b>	10,000 SF
<b>Comments on Desired Location:</b>	Average store size is 11,500 square feet with 70 feet of frontage. Freestanding locations in a strong retail corridor, with street presence, easy ingress/egress and ample parking. Shopping centers must also have high visibility and strong traffic counts Free Standing, Neighborhood Strip, Regional Strip, Special Strip

# Family Dollar

<b>Category:</b>	Variety Store
<b>Demographic Requirement Radius Ring:</b>	2
<b>Demographic Requirement Minimum Population Requirement:</b>	6,000
<b>Demographic Requirement Household Income Requirement:</b>	\$50,000+
<b>Facility Co-Tenant:</b>	Co-tenants with strong retail synergy, preferably with a grocery anchor.
<b>Demographic Comments:</b>	Focus is on low to low-middle household income ranges up to \$50,000 -will consider areas up to \$60,000 or slightly higher in major urban areas. The minimum trade area contains 2,500 households or a population of at least 6,000 people; 10,000 people in a
<b>Number of Square Feet and/or Acres:</b>	7,800 SF
<b>Comments on Desired Location:</b>	SHOPPING CENTER SITE REQUIREMENTS: 7,800 - 10,000 SF. Easy access to rear delivery area for 75' tractor trailer and space for 2 -3 dumpsters. Minimum of 55- 60' frontage, prefers 80'. Minimum 30 dedicated parking spaces. FREESTANDING SITE REQUIREMENTS: Downtown, Free Standing, Neighborhood Strip, Regional Strip, Special Strip



## Fred's Super Dollar Store

<b>Category:</b>	Variety Store
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Comments:</b>	Population: Prefer rural 'county seat', suburban and exurban markets. HH Income: Lower-middle income working class residents.
<b>Number of Square Feet and/or Acres:</b>	12,000
<b>Comments on Desired Location:</b>	Min 125 ft. frontage; land 250 front feet. Prefers End-Caps in Strip Malls.
<b>Facility Type:</b>	Free Standing, Neighborhood Strip, Regional Strip, Special Strip

# GameStop

<b>Category:</b>	Software / Video Games
<b>Demographic Requirement Radius Ring:</b>	3
<b>Demographic Requirement Minimum Population Requirement:</b>	25,000
<b>Demographic Requirement Household Income Requirement:</b>	Varies
<b>Traffic Count:</b>	15,000 VPD
<b>Demographic Comments:</b>	Median Age = 30-35, with 30% of population under 24. Suburban markets with a population of 500,000 are desired.
<b>Number of Square Feet and/or Acres:</b>	1,200 SF
<b>Comments on Desired Location:</b>	Prefers street locations with high traffic & high visibility. Good Access.

## Goodwill Industries of Arkansas

<b>Category:</b>	Surplus / Salvage Store
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	58,000
<b>Demographic Requirement Household Income Requirement:</b>	\$51,000+
<b>Number of Square Feet and/or Acres:</b>	13,500 SF
<b>Comments on Desired Location:</b>	Store SF: 13,500-22,000 sf. RDC SF: 1,180-1,8755. Parking: 7/1000. Land needs: 3-3.5 acres. Free Standing, Power Center

# Great Clips

<b>Category:</b>	Salon / Spa
<b>Demographic Requirement Radius Ring:</b>	3
<b>Demographic Requirement Minimum Population Requirement:</b>	30,000
<b>Demographic Requirement Household Income Requirement:</b>	\$40,000+
<b>Demographic Comments:</b>	Desired markets are current Great Clips markets and outlying communities within the same television market. Prefer a younger demographic with middle to upper incomes. Prefer trade areas that consist of growing families and busy professionals. Site plan with space indicated. Tenant List. Demographics. Economics. Location Map. In-line or out-line parcel.
<b>Number of Square Feet and/or Acres:</b>	1,000 SF
<b>Comments on Desired Location:</b>	Parking Requirements: 5 to 1. 15ft/20ft frontage required. Free Standing, Lifestyle Center, Neighborhood Strip, Power Center, Regional Strip, Special Strip

# Hardee's

<b>Category:</b>	Fast Food
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	25,000+
<b>Demographic Requirement Household Income Requirement:</b>	47,000+
<b>Traffic Count:</b>	20,000 VPD
<b>Demographic Comments:</b>	Prefers at least 55%+ of consumer population to be between the ages 18-49. Family size: 3+. Median household income: \$35,000 - \$60,000.
<b>Number of Square Feet and/or Acres:</b>	2, 300SF
<b>Comments on Desired Location:</b>	Requires site locations (freestanding with a drive-thru) to have a minimum of 155 feet of frontage with maximum signage and 18-32+ parking spaces. Site must also be on/near a signalized intersection with high visibility and excellent accessibility.
<b>Facility Type:</b>	Free Standing

# Huddle House

<b>Category:</b>	Restaurant (family)
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	7,000+
<b>Traffic Count:</b>	8,000 VPD
<b>Demographic Comments:</b>	Household income (\$28,000) to (\$70,000). Civilian Unemployment in area (5% - 7%). If less than 5%, finding staff may present a challenge.
<b>Number of Square Feet and/or Acres:</b>	1,800 SF
<b>Comments on Desired Location:</b>	Lot size 0.6 acre (min) unless parking can be shared. Parking of roughly one space per 2.5 seats. Limited competition and positioning of store. Co-Branding Options are available.
<b>Facility Type:</b>	Free Standing

# Kroger

<b>Category:</b>	Supermarket / Grocery Store
<b>Demographic Requirement Radius Ring:</b>	3
<b>Demographic Requirement Minimum Population Requirement:</b>	90,000
<b>Demographic Requirement Household Income Requirement:</b>	\$75,000+
<b>Traffic Count:</b>	50,000 VPD
<b>Demographic Comments:</b>	Budget-conscious shoppers. Prefer urban dense areas
<b>Number of Square Feet and/or Acres:</b>	50,000 SF
<b>Comments on Desired Location:</b>	Require pad for fuel center & Drive-thru pharmacies. Stores average 56,000 SF. Downtown, Free Standing, Neighborhood Strip, Power Center, Regional Strip, Special Strip

# Little Caesars Pizza

<b>Category:</b>	Fast Food
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	25,000+
<b>Traffic Count:</b>	25,000 VPD
<b>Demographic Comments:</b>	Requires 25,000 to 30,000 people in the trade area with a high percentage of young families.
<b>Number of Square Feet and/or Acres:</b>	1,200 SF
<b>Comments on Desired Location:</b>	Prefers free standing buildings or multi tenant pad sites with drive-thru and end caps in active community or neighborhood centers. Easy access during dinner hours. Minimum of 10 dedicated parking spaces. Minimum 20 feet of frontage. Site should allow.
<b>Facility Type:</b>	Free Standing, Neighborhood Strip, Regional Strip, Special Strip



# Maurices

<b>Category:</b>	Apparel - Womens
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	25,000
<b>Demographic Requirement Household Income Requirement:</b>	\$50,000
<b>Traffic Count:</b>	Varies
<b>Demographic Comments:</b>	Market Population: 25,000-150,000+, Average Income: \$40,000-\$80,000. Prefers small and metro fringe markets. Fashion casual & dressy needs of females ages 17-34, sizes 1-24. Small markets are defined as trade areas of 25,000-150,000 people with stores usually located in strip centers. Metro fringe markets border metropolitan areas and stores are most often located in power strip centers.
<b>Number of Square Feet and/or Acres:</b>	4,500 SF
<b>Comments on Desired Location:</b>	Minimum 45 ft. of frontage. Prototype size: +/- 5,000 sq. ft. All Centers need to be less than 600,000 sq ft GLA.

# McDonald's

**Category:** Fast Food

**Demographic Requirement  
Radius Ring:** Varies

**Traffic Count:** 20,000 VPD

**Demographic Comments:** Prefers high volume, high traffic metropolitan areas.

## O'Reilly Auto Parts

<b>Category:</b>	Auto Parts
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Traffic Count:</b>	30,000 VPD
<b>Demographic Comments:</b>	Population: Dense areas w/ auto mechanic businesses.
<b>Number of Square Feet and/or Acres:</b>	6, 500 SF
<b>Comments on Desired Location:</b>	Store size: 7200sa (ideal) or .75-1.25 acres for Purchase & Sale. Type of Center: Out parcels w/ Direct Road Visibility. Prefer to purchase fee simple, but will consider Leases and Build to Suits in unique circumstances.
<b>Facility Type:</b>	Free Standing, Neighborhood Strip, Regional Strip

# Papa John's Pizza

<b>Category:</b>	Restaurant (family)
<b>Demographic Requirement Radius Ring:</b>	3
<b>Demographic Requirement Minimum Population Requirement:</b>	15,000
<b>Demographic Requirement Household Income Requirement:</b>	\$50,000+
<b>Traffic Count:</b>	Varies
<b>Demographic Comments:</b>	Minimum 15,000 households within 3 miles. .
<b>Number of Square Feet and/or Acres:</b>	1,200 SF
<b>Comments on Desired Location:</b>	Looking to open 250 locations over the next 2 years. Campus Site, Downtown, Free Standing, Neighborhood Strip, Regional Strip, Special Strip

## Pet Sense

<b>Category:</b>	Pets/ Pet Care/ Supplies
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	30,000
<b>Demographic Requirement Household Income Requirement:</b>	Varies
<b>Traffic Count:</b>	High traffic counts
<b>Number of Square Feet and/or Acres:</b>	5,000 SF
<b>Comments on Desired Location:</b>	Desires great visibility. Center near anchors such as WalMart, Target, Lowe's, Home Depot or grocery store.

# Publix

<b>Category:</b>	Supermarket / Grocery Store
<b>Demographic Requirement Household Income Requirement:</b>	Varies
<b>Traffic Count:</b>	Varies
<b>Number of Square Feet and/or Acres:</b>	28,000 SF
<b>Comments on Desired Location:</b>	Prefers 3 - 8 acres of land for the four different size prototypes. Prefers Free Standing, Lifestyle Center, Neighborhood Strip, Power Center, Regional Strip, Specialty Strip

# Sally Beauty

<b>Category:</b>	Beauty Supplies
<b>Demographic Requirement Radius Ring:</b>	3
<b>Demographic Requirement Minimum Population Requirement:</b>	50,000
<b>Demographic Requirement Household Income Requirement:</b>	\$34,000
<b>Traffic Count:</b>	20,000 VPD
<b>Demographic Comments:</b>	Population: Small Cities: 25k w/in 5 miles. Metro Areas: 50k w/in 3 miles & 100k+ w/in 5 miles. HH Income: \$34k-\$72k. Minimum of 20k-30k cars per two-way traffic in front of shopping center.
<b>Number of Square Feet and/or Acres:</b>	1,200 SF
<b>Comments on Desired Location:</b>	20 ft minimum frontage width. Excellent access and visibility to the shopping center. Excellent position within the shopping center. Excellent position within the shopping center. Prefer to keep stores three miles apart but may be positioned closer.

## Save-A-Lot

<b>Category:</b>	Supermarket / Grocery Store
<b>Demographic Requirement Radius Ring:</b>	10
<b>Demographic Requirement Minimum Population Requirement:</b>	20,000
<b>Demographic Requirement Household Income Requirement:</b>	\$ 40,000 +
<b>Demographic Comments:</b>	Population of at least 30,000 in the primary urban trade area, 20,000 in rural areas. High percentage of families with children. .
<b>Number of Square Feet and/or Acres:</b>	12,000 SF
<b>Comments on Desired Location:</b>	Sites zoned to allow grocery retail. Existing, inline retail space preferred; standard store layout of 100' frontage, 150' depth. Excellent line of sight for visibility. 5 parking spaces per 1,000 sq. ft. Ground up sites considered; minimum 2 acres requ Free Standing, Neighborhood Strip, Regional Strip, Special Strip



# Shoe Show

<b>Category:</b>	Shoes
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Minimum Population Requirement:</b>	20,000
<b>Facility Co-Tenants:</b>	Walmart, Target, TJ Maxx, Marshall's, Cato, rue 21, Maurice's
<b>Demographic Comments:</b>	Upper, Middle or Lower income base. Metropolitan, Suburban, Urban and Rural Markets.
<b>Number of Square Feet and/or Acres:</b>	8,000 SF
<b>Comments on Desired Location:</b>	Frontage widths (43', 51', 59', 67'). Free Standing, Lifestyle Center, Neighborhood Strip, Power Center, Regional Mall, Regional Strip, Special Strip

# Tractor Supply Co.

<b>Category:</b>	Farming Supplies
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Demographic Requirement Household Income Requirement:</b>	20,000+
<b>Demographic Comments:</b>	Population- Minimum 20,000 population in the county (depends on quality of TSC customer, could be lower). Farms- the more farms, the better. Cattle, horses, and hay acreage are all important components.
<b>Number of Square Feet and/or Acres:</b>	19,000 SF
<b>Comments on Desired Location:</b>	New Construction Prototype: Land area approx. 3-4 acre (*depends on site requirements); 19,097 SF building plus 15,000 SF outdoor display. Existing Buildings: (Preferred Form of Development): Typically 20,000 to 25,000 SF; plus 15,000 SF outdoor display.
<b>Facility Type:</b>	Free Standing, Neighborhood Strip, Regional Strip, Special Strip

# US Cellular

<b>Category:</b>	Cellular / Wireless
<b>Facility Current Stores:</b>	500
<b>Number of Square Feet and/or Acres:</b>	1,400 SF
<b>Comments on Desired Location:</b>	US Cellular requirements for corporate stores ranges from 2000-3000sf. Prefer outparcel locations – freestanding buildings or endcap of small strip centers. US Cellular requirements for agent stores ranges from 1200-2000sf. Will consider inline & end cap Free Standing, Neighborhood Strip

# Verizon

<b>Category:</b>	Cellular / Wireless
<b>Facility Co-Tenant:</b>	Busy Regional shopping area anchored by big boxes with multiple junior tenants.
<b>Demographic Requirement Minimum Population Requirement:</b>	25,000
<b>Demographic Requirement Household Income Requirement:</b>	\$55,000+
<b>Traffic Count:</b>	25,000 VPD
<b>Demographic Comments:</b>	High traffic counts.
<b>Number of Square Feet and/or Acres:</b>	2,500
<b>Comments on Desired Location:</b>	Prefers freestanding pad or predominant end cap. Easily accessible storefront parking with 25 spaces minimum preferred. 50 feet of frontage. Free Standing, Lifestyle Center, Neighborhood Strip, Power Center, Regional Strip, Special Strip

# Walgreens

<b>Category:</b>	Drug Store / Pharmacy
<b>Demographic Requirement Radius Ring:</b>	1
<b>Demographic Requirement Minimum Population Requirement:</b>	20,000
<b>Demographic Requirement Household Income Requirement:</b>	Varies
<b>Traffic Count:</b>	Varies
<b>Number of Square Feet and/or Acres:</b>	7,000 SF

# Wal-Mart

<b>Category:</b>	Hyper-market
<b>Demographic Requirement Radius Ring:</b>	Varies
<b>Facility Co-Tenants:</b>	Discount Retailers
<b>Demographic Comments:</b>	Prefers locations in trade areas with low to mid-income levels. Walmart doesn't give out specific information regarding what sites or trade area data we find desirable. However, generally, we have stores in areas of almost all demographic make ups.
<b>Number of Square Feet and/or Acres:</b>	181,000 SF
<b>Comments on Desired Location:</b>	Walmart Supercenters are a one-stop shopping experience for electronics, apparel, toys and home furnishings, plus the convenience of a grocery store. Ability to have a fueling station and drive thru pharmacy preferred. Free Standing, Power Center, Regional Strip