



# FLORIDA RETAIL SUMMIT

## *Facilitating Opportunities*

### Tenant Directory

### South Florida - February 16th, 2023

### FloridaRetailSummit.com

The Florida Retail Summit Benefits Florida Retail Scholarships, Inc. A Florida Not For Profit Corporation, Awarding “Pocket Money” Scholarships to qualifying College Students, one student at a time.

Various scholarships will be available to Florida College Students enrolled in the following Career programs at the undergraduate and graduate levels:

- Real Estate Investment & Development
- Fashion Retail
- Retail Merchandising & Product Development
- Hospitality
- Journalism

**For more information, please visit [FloridaRetailScholarships.org](http://FloridaRetailScholarships.org)**

Markets Desired:

Number of Existing Units: 2

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Tarek	Yordi	G. Manager	yordit@live.com
28210 Paseo dr			8136792639
Wesley Chapel FL		33543	www.365cafeitaliano.com

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**SITE CRITERIA**

in-line | end cap

Minimum Sq. Ft.: 1500

Maximum Sq. Ft.: 2000

Expansion Plans: 1-2 per year

Primary Lease Term: 5 Years +

Desired Build Out Allowance: \$30.00 psf

Note:

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**TARGETED DEMOGRAPHICS**

1 Mile Average Income: Site Specific

1 Mile Average Age: Site Specific

1 Mile Average Population: Site Specific

3 Mile Average Income: Site Specific

3 Mile Average Age: Site Specific

3 Mile Average Population: Site Specific

5 Mile Average Income: Site Specific

5 Mile Average Age: Site Specific

5 Mile Average Population: Site Specific

Desired Traffic Counts: Site Specific

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**BROKER REPRESENTATION** No



Markets Desired:

Number of Existing Units: 110

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Sam	Rodgers	Real Estate Manager	SamR@511tactical.com
4804 Oakbrooke Pl			7247669502
Orlando	FL	32812	5.11tactical.com

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**SITE CRITERIA**

end cap | free standing

Minimum Sq. Ft.: 4000

Maximum Sq. Ft.: 5500

Expansion Plans:

Primary Lease Term: 10 years

Desired Build Out Allowance:

Note:

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**TARGETED DEMOGRAPHICS**

1 Mile Average Income: Site Specific

1 Mile Average Age: Site Specific

1 Mile Average Population: Site Specific

3 Mile Average Income: Site Specific

3 Mile Average Age: Site Specific

3 Mile Average Population: Site Specific

5 Mile Average Income: Site Specific

5 Mile Average Age: Site Specific

5 Mile Average Population: Site Specific

Desired Traffic Counts: Site Specific

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**BROKER REPRESENTATION** No



Markets Desired: Broward, Miami-Dade, Palm Beach County

Number of Existing Units: 250

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Ricardo	Otaola	Director	rotaola@afcurgentcare.com
5812 Hollywood Blvd			954-981-9111
Hollywood	FL	33021	www.afc.com

---

### SITE CRITERIA

end cap | free standing

Minimum Sq. Ft.: 3,000

Maximum Sq. Ft.: 4,000

Expansion Plans: 1-2 per year

Primary Lease Term: 10 Years +

Desired Build Out Allowance: Negotiable

Note:

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### TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

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### BROKER REPRESENTATION Yes

Florida Retail Brokerage Corp  
954-812-7657

Geoffrey P Stevens  
gps@FloridaRetail.com



Aladdin Bistro Inc



Markets Desired: Palm Beach County

Number of Existing Units: 1

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Fouad	Arbid	Owner	fouad121898@gmail.com
10868 Larch Court			5616031082
PBG	FL	33418	

---

## SITE CRITERIA

In line

Minimum Sq. Ft.: 1,200

Maximum Sq. Ft.: 2,300

Expansion Plans: 1-2 per year

Primary Lease Term: 10 Years +

Desired Build Out Allowance: Negotiable

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income: Site Specific

1 Mile Average Age: Site Specific

1 Mile Average Population: Site Specific

3 Mile Average Income: Site Specific

3 Mile Average Age: Site Specific

3 Mile Average Population: Site Specific

5 Mile Average Income: Site Specific

5 Mile Average Age: Site Specific

5 Mile Average Population: Site Specific

Desired Traffic Counts: Site Specific

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## BROKER REPRESENTATION Yes

Florida Retail Brokerage  
954-812-7657

Geoffrey Stevens  
gps@FloridaRetail.com



Baskin Robbins



Markets Desired:

Number of Existing Units:

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Pat                      Quinn                      Real Estate Manager                      patrickquinn@inspirebrands.com  
4434657891

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## SITE CRITERIA

Minimum Sq. Ft.:

Maximum Sq. Ft.:

Expansion Plans:

Note:

Primary Lease Term:

Desired Build Out Allowance:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

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**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Big Whiskey's American Restaurant and Bar



Markets Desired: South Florida, Tampa Metro, Orlando Metro

Number of Existing Units:

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Steve Swanson	President	swansonmail@comcast.net
12552 W. Atlantic Blvd		954-790-1815
Coral Springs FL	33071	bigwhiskeys.com

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## SITE CRITERIA

Minimum Sq. Ft.:

Maximum Sq. Ft.:

Expansion Plans:

Note:

Primary Lease Term:

Desired Build Out Allowance:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

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## BROKER REPRESENTATION Yes

Florida Retail Brokerage  
954-812-7657

Geoffrey Stevens  
gps@FloridaRetail.com



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Celis Juice Bar



Markets Desired: Palm Beach, Broward, and Miami-Dade County

Number of Existing Units: 2

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Joe Grody	Director of Real Estate	joe@ccptwo.com
2101 Vista Parkway		561-403-1170
West Palm Beach FL 33411		<a href="https://celisjuicebar.com">https://celisjuicebar.com</a>

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### SITE CRITERIA

End cap | free standing

Minimum Sq. Ft.: 650

Maximum Sq. Ft.: 1200

Expansion Plans: 2023: 6 Units

Primary Lease Term: 10 Tears

Desired Build Out Allowance: \$75 psf

Note: Near Hi End Retail & Fitness facilities

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### TARGETED DEMOGRAPHICS

1 Mile Average Income: \$75,000.00

1 Mile Average Age: 35

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts: 25,000

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### BROKER REPRESENTATION Yes

Cornerstone Commercial Real Estate  
312.348.1000





CITY MATTRESS



Markets Desired: Broward, Miami-Dade County

Number of Existing Units: 25

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SOHRAB	SHOKRAEE	Director of Real Estate Development and	SSHOKRAEE@CITYMATTRESS.COM
12660 BONITA BEACH RD SE			2399082700
BONITA SPRINGS	FL	34135	WWW.CITYMATTRESS.COM

---

### SITE CRITERIA

free standing

Minimum Sq. Ft.: 6,000

Maximum Sq. Ft.: 12,000

Expansion Plans: As many as possible

Primary Lease Term: 10 Years +

Desired Build Out Allowance:

Note:

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### TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

### BROKER REPRESENTATION Yes

LANDQWEST



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Creative World Schools

Markets Desired: Broward County



Number of Existing Units:

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Bob	Slaughter	Franchise Candidate Advisor	bobs@creativeworldschool.com
			8134251242

---

## SITE CRITERIA

Land

Minimum Sq. Ft.: 2 acres

Maximum Sq. Ft.: 4 acres

Expansion Plans:

Primary Lease Term: Looking to purchase land

Desired Build Out Allowance:

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Dollar Tree



Markets Desired: All

Number of Existing Units: 16,000

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Ben	Kalstone	South Florida Real Estate Manager	BKALSTON@dollartree.com
4070 Laguna St			13057759545
Coral Gables FL		33146	dollartree.com

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## SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 8,000

Maximum Sq. Ft.: 12,000

Expansion Plans:

Primary Lease Term:

Desired Build Out Allowance:

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

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## BROKER REPRESENTATION Yes

The Rotella Group

9545689015

Broward, Miami Dade, Monroe Counties

Steve Miller

steve@rotellagroup.com

Katz and Associates

9542965861

Palm Beach, Martin, Indian River, St. Lucie Counties,  
Lee, Sarasota, Collier Counties

ericspritz@katzretail.com



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Dunkin Donuts



Markets Desired: Florida

Number of Existing Units: Over 300

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Pat                      Quinn                      Real estate manager                      patrickquinn@inspirebrands.com  
4434657891

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## SITE CRITERIA

drive through

Minimum Sq. Ft.: 900

Maximum Sq. Ft.: 2,000

Expansion Plans: 100

Primary Lease Term: flexible

Desired Build Out Allowance: Flexible

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income: Flexible

1 Mile Average Age: Flexible

1 Mile Average Population: Flexible

3 Mile Average Income: Flexible

3 Mile Average Age: Flexible

3 Mile Average Population: Flexible

5 Mile Average Income: Flexible

5 Mile Average Age: Flexible

5 Mile Average Population: Flexible

Desired Traffic Counts: Flexible

---

**BROKER REPRESENTATION** No



Family Dollar



Markets Desired: All

Number of Existing Units: 16,000

---

Ben	Kalstone	South Florida Real Estate Manager	BKALSTON@dollartree.com
4070 Laguna St			13057759545
Coral Gables FL		33146	dollartree.com

---

## SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 8,000

Maximum Sq. Ft.: 12,000

Expansion Plans:

Primary Lease Term:

Desired Build Out Allowance:

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

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## BROKER REPRESENTATION Yes

The Rotella Group

9545689015

Broward, Miami Dade, Monroe Counties

Steve Miller

steve@rotellagroup.com

Katz and Associates

9542965861

Palm Beach, Martin, Indian River, St. Lucie Counties, Lee, Sarasota, Collier Counties

ericspritz@katzretail.com



Markets Desired:

Number of Existing Units:

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Christian	Arrabal	Managing member	carrabal@advisecre.com
2701 Ponce de Leon blvd			3056998667
Coral gables	FL	33134	

---

**SITE CRITERIA**

in-line | end cap | free standing

Minimum Sq. Ft.: 2400

Maximum Sq. Ft.: 3400

Expansion Plans:

Primary Lease Term:

Desired Build Out Allowance:

Note:

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**TARGETED DEMOGRAPHICS**

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

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**BROKER REPRESENTATION** Yes



Hooters



Markets Desired: ORL/SoFlorida/Tampa/Jacksonville

Number of Existing Units: 380

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BRET	WHITE	Director of Real Estate	bwhite@hoabrands.com
1815 The Exchange Southeast			7708837260
Atlanta	GA	30339	hooters.com

---

### SITE CRITERIA

end cap | free standing

Minimum Sq. Ft.: 4500

Maximum Sq. Ft.:

Expansion Plans:

Primary Lease Term: 15

Desired Build Out Allowance: \$25/sf

Note:

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### TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population: 65000

Desired Traffic Counts:

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### BROKER REPRESENTATION No

NA

bwhite@hoabrands.com



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

IHOP



Markets Desired: All Florida

Number of Existing Units: 160

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Ian	Allen	Vice President	iallen@srpihop.com
13650 NW 8th Street			954-618-6206
Sunrise	FL	33325	

---

### SITE CRITERIA

end cap | free standing

Minimum Sq. Ft.: 3800

Maximum Sq. Ft.: 5000

Expansion Plans: 8-10 per year

Primary Lease Term: 15

Desired Build Out Allowance: tbd

Note:

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### TARGETED DEMOGRAPHICS

1 Mile Average Income: \$65,000.00

1 Mile Average Age: n/a

1 Mile Average Population: 7,000

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population: 50,000

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts: 50,000

---

### BROKER REPRESENTATION Yes

Sunshine Restaurants

iallen@srpihop.com





Jimmy Johns

Markets Desired: Florida

Number of Existing Units:



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Pat	Quinn	Real Estate Manager	patrickquinn@inspirebrands.com
			4434657891

---

## SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 800

Maximum Sq. Ft.: 1,600

Expansion Plans:

Primary Lease Term: flexible

Desired Build Out Allowance: Flexible

Note:

---

## TARGETED DEMOGRAPHICS

1 Mile Average Income: Flexible

1 Mile Average Age: Flexible

1 Mile Average Population: Flexible

3 Mile Average Income: Flexible

3 Mile Average Age: Flexible

3 Mile Average Population: Flexible

5 Mile Average Income: Flexible

5 Mile Average Age: Flexible

5 Mile Average Population: Flexible

Desired Traffic Counts: Flexible

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**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Johnny Clean Car Wash



Markets Desired: Orlando, South Florida

Number of Existing Units:

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Ron Brill	Regional Director of Real Estate	rbrill@johnnyclearcarwash.com
1701 West Hillsboro Blvd, Deerfield BeachFL	33442	5613255876 <a href="https://www.johnnyclearcarwash.com/">https://www.johnnyclearcarwash.com/</a>

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## SITE CRITERIA

free standing

Minimum Sq. Ft.: 1 Acre

Maximum Sq. Ft.:

Expansion Plans:

Primary Lease Term: 15 Years

Desired Build Out Allowance:

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population: 60,000

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts: 35,000

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## BROKER REPRESENTATION No

Johnny Clean Car Wash  
5613255876

rbrill@johnnyclearcarwash.com



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Markets Desired: Miami

Number of Existing Units: 40

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Joseph	Cano	Executive Director	josephc@justfoodfordogs.com
17851 Sky Park Circle			9497223647
Irvine	CA	92614	https://justfoodfordogs.com

---

## SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 1000

Maximum Sq. Ft.: 2500

Expansion Plans: 5

Primary Lease Term: 5 years + 5 years renewal

Desired Build Out Allowance: Yes

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income: yes

1 Mile Average Age: yes

1 Mile Average Population: yes

3 Mile Average Income: yes

3 Mile Average Age: yes

3 Mile Average Population: yes

5 Mile Average Income: no

5 Mile Average Age: no

5 Mile Average Population: no

Desired Traffic Counts: yes

---

## BROKER REPRESENTATION No

CBRE  
9497258593

Derek Fitch  
derek.fitch@cbre.com



Markets Desired:

Number of Existing Units:

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Lily S	Cho PA	Tenant Representative	lilycho.lcintlgroup@gmail.com
1400 S International Pkwy			5614523909
Lake Mary	FL	32746	

---

## SITE CRITERIA

Minimum Sq. Ft.:

Maximum Sq. Ft.:

Expansion Plans:

Note:

Primary Lease Term:

Desired Build Out Allowance:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** Yes



Ladybird Academy



Markets Desired:

Number of Existing Units:

---

Carl	Hansla	Owner	chansla@ladybirdgroup.com
1515 International Parkway			4073412699
Lake mary	FL	32746	ladybirdacademy.com/locations/lake-mary

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## SITE CRITERIA

end cap | free standing

Minimum Sq. Ft.: 8K

Maximum Sq. Ft.: 12K

Expansion Plans:

Primary Lease Term: 15-25

Desired Build Out Allowance:

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

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**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Miller's Ale House



Markets Desired: All Florida

Number of Existing Units:

---

Joseph Daniels	Director of Real Estate	jdaniels@millersalehouse.com
5750 Major Blvd		2155279036
Orlando FL	32819	

---

## SITE CRITERIA

free standing

Minimum Sq. Ft.: 7,200  
Maximum Sq. Ft.: 7,200  
Expansion Plans:

Primary Lease Term: 10 Year  
Desired Build Out Allowance: 1 mil to 1.3 mil

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:  
1 Mile Average Age:  
1 Mile Average Population:

3 Mile Average Income:  
3 Mile Average Age:  
3 Mile Average Population:

5 Mile Average Income:  
5 Mile Average Age:  
5 Mile Average Population:

Desired Traffic Counts:

---

## BROKER REPRESENTATION No

Miller's Ale House  
2155279036

jdaniels@millersalehouse.com



ModWash



Markets Desired: All US

Number of Existing Units: 60

---

Karen Hutton	Founder, President, and CEO	khutton@hutton.build
736 Cherry Street		423-756-9267
Chattanooga TN	37402	www.hutton.build

---

## SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 1 Acre

Maximum Sq. Ft.: 3 Acres

Expansion Plans: 120 in 2023

Primary Lease Term: 20 years

Desired Build Out Allowance:

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS



Naples Soap Company

Markets Desired: Florida

Number of Existing Units: 10

---

Deanna Wallin	CEO / FOUNDER	kcarroll@naplessoap.com
14601 Jetport Loop		239-325-8263
Fort Myers FL	33913	www.naplessoap.com

---

**SITE CRITERIA**

in-line | end cap

Minimum Sq. Ft.: 1000

Maximum Sq. Ft.: 1,500

Expansion Plans: Expanding throughout Florida

Note:

Primary Lease Term: 5

Desired Build Out Allowance:

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**TARGETED DEMOGRAPHICS**

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** Yes

Crandall Commercial Group





Patio Bar & Pizza



Markets Desired: Urban areas Miami-Dade - Vero

Number of Existing Units: 1

---

Brian Parenteau	Owner	info@patiobarpizza.com
901 Progresso Drive Unit 114		954-740-6000
Fort LauderdaleFL	33304	www.patiobarpizza.com

---

### SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 2,500

Maximum Sq. Ft.: 3,500

Expansion Plans: 1-2 per year

Primary Lease Term: 10 Year with (2) five year options

Desired Build Out Allowance: \$100 psf

Note: This is a Sexy Bar Concept Serving Pizza and Salads. Will only consider locations with a sizable outside area to accommodate an outdoor bar, tables, lounge chairs, palm trees

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### TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

### BROKER REPRESENTATION Yes

Florida Retail Brokerage Corp  
954-812-7657

Geoffrey P Stevens  
gps@FloridaRetail.com



PieZoni's Pizza



Markets Desired:

Number of Existing Units:

VICTOR MARTINEZ C.O.O

vmartinez@piezonis.com

5089517188

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## SITE CRITERIA

Minimum Sq. Ft.:

Maximum Sq. Ft.:

Expansion Plans:

Note:

Primary Lease Term:

Desired Build Out Allowance:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Planet Fitness



Markets Desired: Dade and Broward County

Number of Existing Units: 66

---

Brandyn Lorenz	Vice President of Real Estate	brandyn.lorenz@grandfitness.com
11760 W Sample Road		954-350-0425
Coral Springs FL	33065	

---

## SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 15,000

Maximum Sq. Ft.: 30,000

Expansion Plans: 125

Primary Lease Term: 10 Years

Desired Build Out Allowance: \$35.00 PSF

Note:

---

## TARGETED DEMOGRAPHICS

1 Mile Average Income: \$50,000.00

1 Mile Average Age: 18-55+

1 Mile Average Population: 50,000

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts: 30,000 CPD

---

**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Markets Desired: South East and Southwest Florida

Number of Existing Units: 200

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Levi	Monahemi	Real Estate Manager	Levi@retrofitness.com
1601 Belvedere Road			(516) 712-9709
West Palm Beach FL	33406		<a href="https://retrofitness.com">https://retrofitness.com</a>

---

### SITE CRITERIA

in-line | end cap

Minimum Sq. Ft.: 15,000

Maximum Sq. Ft.: 20,000

Expansion Plans: As many as possible

Primary Lease Term: 10 Year

Desired Build Out Allowance: Site Specific

Note:

---

### TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** No



Rice Mediterranean Kitchen



Markets Desired: East Broward

Number of Existing Units:

---

Isabela	Hurtado	Catering Manager	catering@ricekitchen.com
3620 NW 7th St			3057811630
miami	FL	33125	ricekitchen.com

---

### SITE CRITERIA

in-line | end cap | free standing | drive through

Minimum Sq. Ft.: 1,100

Maximum Sq. Ft.: 1,900

Expansion Plans:

Primary Lease Term: 5 Years +

Desired Build Out Allowance: Flexible

Note:

---

### TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** No



Scooters Coffee



Markets Desired:

Number of Existing Units:

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David Reischer Real Estate Manager

david.reischer@scooterscoffee.com

5163165579

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## SITE CRITERIA

Minimum Sq. Ft.:

Primary Lease Term:

Maximum Sq. Ft.:

Desired Build Out Allowance:

Expansion Plans:

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income:

3 Mile Average Income:

1 Mile Average Age:

3 Mile Average Age:

1 Mile Average Population:

3 Mile Average Population:

5 Mile Average Income:

Desired Traffic Counts:

5 Mile Average Age:

5 Mile Average Population:

---

**BROKER REPRESENTATION** Yes



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Skechers



Markets Desired: Key West to Vero Beach, East Coast

Number of Existing Units: 4,458

---

Steven Miller Southeast Florida Broker steve@rotellagroup.com  
3300 NORTH FEDERAL HIGHWAY SUITE 200 19546845853  
FORT LAUDERDALE FL 33306

---

## SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 5,000 SF

Primary Lease Term: 10 Year

Maximum Sq. Ft.: 15,000 SF

Desired Build Out Allowance: \$30.00 psf

Expansion Plans: Locate in every major market

Note:

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## TARGETED DEMOGRAPHICS

1 Mile Average Income: \$45,000 and up

3 Mile Average Income: TBD

1 Mile Average Age: All

3 Mile Average Age: TBD

1 Mile Average Population: TBD

3 Mile Average Population: TBD

5 Mile Average Income: TBD

Desired Traffic Counts: 50,000

5 Mile Average Age: TBD

5 Mile Average Population: TBD

---

## BROKER REPRESENTATION Yes

Rotella Group Inc  
19546845853  
Key West -Vero Beach

Steven Miller / Rotella Group, Inc.  
steve@rotellagroup.com

Rotella Group  
19546845853  
Key West -Vero Beach

Steven Miller  
steve@rotellagroup.com

Rotella Group Inc  
19546845853  
Key West -Vero Beach

Steven Miller  
steve@rotellagroup.com

Rotella Group Inc  
19546845853  
Ket West - Vero Beaach

Steven Miller  
steve@rotellagroup.com



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Markets Desired: Miami Dade and Broward Counties

Number of Existing Units:

---

Daniel	Bowers	Owner	dbowers@425llc.com
803 Donald Ross Rd			15612525179
Juno Beach	FL	33408	

---

**SITE CRITERIA**

in-line | end cap | free standing

Minimum Sq. Ft.: 6000

Maximum Sq. Ft.: 800010

Expansion Plans:

Primary Lease Term: 10, 5, 5

Desired Build Out Allowance:

Note:

---

**TARGETED DEMOGRAPHICS**

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** No

Sola Salons

dbowers@425llc.com







Spiked Rich Nitrogen Ice Cream

Markets Desired: All Florida

Number of Existing Units: 2

---

Jeffrey	Saunders	Owner	frostbitenic@gmail.com
			3054696862

---

### SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 1,100

Maximum Sq. Ft.: 1,800

Expansion Plans: 5

Primary Lease Term: 10 Years +

Desired Build Out Allowance: Negotiable

Note:

### TARGETED DEMOGRAPHICS

1 Mile Average Income: Site Specific

1 Mile Average Age: Site Specific

1 Mile Average Population: Site Specific

3 Mile Average Income: Site Specific

3 Mile Average Age: Site Specific

3 Mile Average Population: Site Specific

5 Mile Average Income: Site Specific

5 Mile Average Age: Site Specific

5 Mile Average Population: Site Specific

Desired Traffic Counts: Site Specific

**BROKER REPRESENTATION** No



Toppers Pizza



Markets Desired:

Number of Existing Units:

---

Ron	Filian	Director of Real Estate & Franchise development	filianron@gmail.com
			(630)803-2262

---

## SITE CRITERIA

Minimum Sq. Ft.:

Maximum Sq. Ft.:

Expansion Plans:

Note:

Primary Lease Term:

Desired Build Out Allowance:

---

## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Tulio's Tacos & Tequila Bar



Markets Desired: Urban Miami-Dade - Vero

Number of Existing Units: 2

---

Brian	Parenteau	Owner	info@tuliostacos.com
4611 S University Drive # 419			954-530-5523
Davie	FL	33328	www.TuliosTacos.com

---

## SITE CRITERIA

in-line | end cap | free standing

Minimum Sq. Ft.: 3,500

Maximum Sq. Ft.: 6,000

Expansion Plans: several locations over the next 2-3 years

Note:

Primary Lease Term: 10 years with (2) Five Year Options

Desired Build Out Allowance: \$100 psf

---

## TARGETED DEMOGRAPHICS

1 Mile Average Income: Site Specific

1 Mile Average Age: Site Specific

1 Mile Average Population: Site Specific

3 Mile Average Income: Site Specific

3 Mile Average Age: Site Specific

3 Mile Average Population: Site Specific

5 Mile Average Income: Site Specific

5 Mile Average Age: Site Specific

5 Mile Average Population: Site Specific

Desired Traffic Counts: Site Specific

---

## BROKER REPRESENTATION Yes

Florida Retail Brokerage  
954-812-7657

Geoffrey P Stevens  
gps@FloridaRetail.com



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Wawa



Markets Desired:

Number of Existing Units:

---

Jodi                      Recalt                      Regional Real Estate Manager                      jodi.recalt@wawa.com  
(954) 608-9788

---

## SITE CRITERIA

Minimum Sq. Ft.:

Maximum Sq. Ft.:

Expansion Plans:

Note:

Primary Lease Term:

Desired Build Out Allowance:

---

## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** Yes



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Yolk.



Markets Desired: South Florida / Dallas

Number of Existing Units: 19

---

Spero	Adamis	VP Real Estate	spero@ccptwo.com
2101 Vista Parkway			561.403.1170
West Palm Beach	FL	33411	https://eatyolk.com

---

### SITE CRITERIA

End cap | In-line

Minimum Sq. Ft.: 3500

Maximum Sq. Ft.: 4500

Expansion Plans: 2023: 5

Primary Lease Term: 10 Years

Desired Build Out Allowance: \$75 psf

Note: Outdoor Patio Required

---

### TARGETED DEMOGRAPHICS

1 Mile Average Income: \$75,000.00

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts: 25,000

---

### BROKER REPRESENTATION Yes

Cornerstone Commercial Real Estate  
312.348.1000

Spero Adamis



Island Root Kava



Markets Desired:

Number of Existing Units:

---

John	Shealey	President	johnshealey480@gmail.com
9908 southern Blvd			33411
Royal Palm Beach	FL		3052152160

---

## SITE CRITERIA

Minimum Sq. Ft.:

Primary Lease Term:

Maximum Sq. Ft.:

Desired Build Out Allowance:

Expansion Plans:

Note:

---

## TARGETED DEMOGRAPHICS

1 Mile Average Income:

3 Mile Average Income:

1 Mile Average Age:

3 Mile Average Age:

1 Mile Average Population:

3 Mile Average Population:

5 Mile Average Income:

Desired Traffic Counts:

5 Mile Average Age:

5 Mile Average Population:

---

**BROKER REPRESENTATION** No



**FLORIDA RETAIL SUMMIT**  
TENANTS & LANDLORDS & BROKERS

Mixology Clothing Company

Markets Desired: Eastern Florida

Number of Existing Units: 14

---

David	Landes	Principal	david@royalpropertiesinc.com
850 Bronx River Road			10708
Bronxville	NY		914-237-3400

---

## SITE CRITERIA

in-line

Minimum Sq. Ft.: 1500

Maximum Sq. Ft.: 2500

Expansion Plans: Eastern Florida

Primary Lease Term: 5-10 Years

Desired Build Out Allowance: Negotiable

Note:

---

## TARGETED DEMOGRAPHICS

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** Yes - List Broker info below, each Broker/Agent must register as Participants to attend Summit

Royal Properties, Inc.  
9142373400

David Landes  
david@royalpropertiesinc.com

Royal Properties, Inc.  
9142373400

Zach Landes  
zach@royalpropertiesinc.com

Royal Properties, Inc.  
914-237-3400 Ext. 103

Jeff Kintzer  
jeff@royalpropertiesinc.com



Markets Desired: Florida

Number of Existing Units: 3

---

Nicholas	Monti	Senior Associate	nick@beharrealestategroup.com
400 South Dixie Hwy. Suite 12			786-338-1290
Hallandale Beach	FL	33155	

---

**SITE CRITERIA**

end cap | free standing | drive through

Minimum Sq. Ft.: 1200 sqft

Maximum Sq. Ft.: 2000 sqft

Expansion Plans: No limit at this time

Primary Lease Term: 10 years

Desired Build Out Allowance:

Note:

---

**TARGETED DEMOGRAPHICS**

1 Mile Average Income:

1 Mile Average Age:

1 Mile Average Population:

3 Mile Average Income:

3 Mile Average Age:

3 Mile Average Population:

5 Mile Average Income:

5 Mile Average Age:

5 Mile Average Population:

Desired Traffic Counts:

---

**BROKER REPRESENTATION** Yes - List Broker info below, each Broker/Agent must register as Participants to attend Summit

Behar Real Estate Group  
786-338.1290  
Florida

Behar Real Estate Group  
305-794-4858  
Florida

Nicholas Monti  
Nick@BeharRealEstateGroup.com

Michael Behar  
Michael@BeharRealEstateGroup.com

