



SCOOTER'S COFFEE

REAL ESTATE & SITE CRITERIA



OUR SITE PREFERENCES

- 25,000+ Vehicles Per Day
- Hard Corner
- Stop Light
- Going to work side of the street
- Parking fields or small parcels (5,000+ SF)
- In your face visibility
- Quick and easy access from multiple directions
- Plentiful signage opportunities
- Ground Lease or Sale

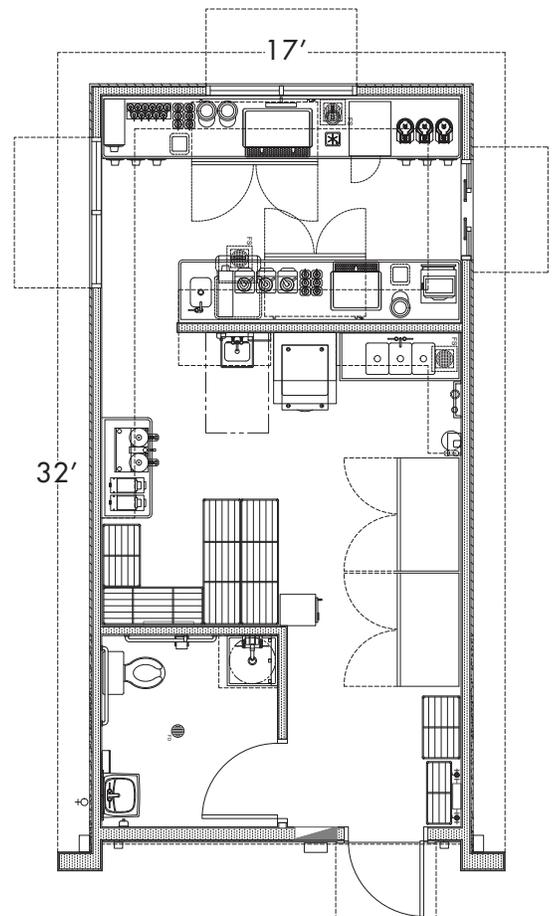


SCOOTER'S COFFEE / DRIVE-THRU COFFEE KIOSK



Refer to our Site Plan Packet for examples of standard Scooter's Coffee site plans.

- BUILDING: 550sq ft
- LOT SIZE: 5,000+ sq ft
- PARKING: 4 employee parking stalls
- WATER & SEWER: Required
- VOICE & DATA: Required
- GAS: Not required
- GREASE TRAP: Per city codes
- DRIVE-THRU LANE: Stacking must meet city codes
- WALK-UP WINDOW: Optional
- PATIO: Optional
- SIGNAGE: Maximum allowed by city/landlord



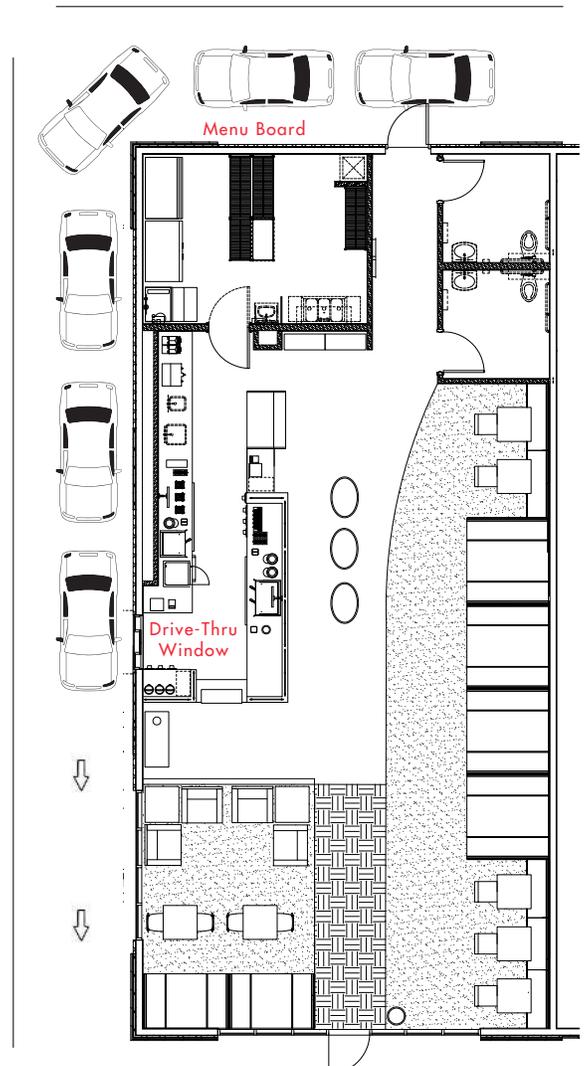
Prototype Floor Plan



SCOOTER'S COFFEE / DRIVE-THRU COFFEEHOUSE



- BUILDING:** 1,600 - 1,800 sq ft
- PARKING:** Per city requirement
- HVAC:** 7.5 tons
- ELECTRIC:** 400 amps, 3 phase
- WATER & SEWER:** Required
- VOICE & DATA:** Required
- GAS:** Required
- GREASE TRAP:** Per city codes
- ORDER BOX:** 1 (required)
- DRIVE-THRU WINDOW:** 1 (required)
- DRIVE-THRU LANE:** Stacking must meet city codes
- PATIO:** Preferred
- RESTROOMS:** 2 ADA restrooms
- SPRINKLERS:** Required
- SIGNAGE:** Maximum allowed by city/landlord)



Prototype Floor Plan



THE SCOOTER'S COFFEE STORY

Founded in 1998 by Don and Linda Eckles in Bellevue, Nebraska, Scooter's Coffee roasts the finest coffee beans in the world at its headquarters in Omaha, Nebraska. In two decades of business, Scooter's Coffee's success is simple: stay committed to the original business principles and company core values. The Scooter's Coffee Brand Promise, often recited to franchisees, customers and employees is: **"Amazing People, Amazing Drinks... Amazingly Fast!"**[®]. It represents our business origins from 1998 and reflects a steady commitment to providing an unforgettable experience to loyal and new customers. It is our mission to provide our customers with an amazing experience every day. We strive to positively impact every community, one sip and one smile at a time.

OUR PRODUCTS

We specialize in hand-tamped espresso drinks, baked-from-scratch pastries, fruit smoothies and we showcase our signature drink, the Caramelicious[®].

OUR STORES

The Scooter's Coffee "drive-thru kiosk" model is the original business model of the company and remains at the core of our brand. We have also experienced success with our drive-thru coffeehouses, that it serve as gathering places for our customers to enjoy quality coffee, impeccable service and a welcoming atmosphere. We have the flexibility to tailor our business models for special locations, such as airports, malls, hospitals and hotels.

