

# **FIVE GUYS®**

## **REAL ESTATE & CONSTRUCTION**

With more than 700 stores set to open in the next 8 years, Five Guys continues to be one of the fastest-growing restaurant chains - the direct result of unique brand positioning, strong site selection and enhanced brand awareness through marketing. The success of Five Guys now permeates the globe, with nearly 2,000 locations worldwide as of July 2025.

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## **LANDLORDS LOVE HAVING US AROUND**



“Five Guys transformed the streetscape and have created a major destination.”

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**AXA**



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“We value our partnership with Five Guys. Their highly recognized brand appeals to consumers, driving traffic to our centers and making them more relevant to the communities we serve. Furthermore, adding a Five Guys location can attract other best-in-class quick-serve restaurants such as Chipotle and Starbucks.”

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**BRIXMOR Property Group**



“When we are looking for a fast casual tenant at one of our centers, Five Guys is one of our first phone calls.”

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**Washington Prime Group**

# DEMOGRAPHICS & SITE REQUIREMENTS

## Population (Day Time)

- 8,000/10,000/20,000 IN 1/2/3 Mile Radius.
- Site must be in a recognized commercial area with traffic generators.
- Site permits easy vehicular or pedestrian access from employment base.



## Population

- 10,000/25,000/50,000 IN 1/2/3 Mile Radius.
- 6,000 or more households within 1-mile radius (with \$60,000 Avg. Household Income Per Year).

## Size

- Ideal size 2,500 square feet, which will support 40 to 50 seat count.

*(Will consider range of 2,000 to 3,000 square feet depending upon projected volume.)*

## Exposure

- Corner or End-Cap location  
*Architecture: Building must offer unique or progressive architectural character.*

## Frontage

- 32 linear feet minimum.

## Ceiling Height

- 11'-6" bottom finish ceiling to allow for exposed spiral ductwork in dining room.
- 10'-4" to bottom of finish ceiling in prep room.

## Parking

- Minimum 35 dedicated parking spaces (if not a high pedestrian area).

## Signage

- *Size of exterior signage must be reasonably visible at a distance of 80 yards and at least 48 inches tall.*



## Patio

- Exclusive Patio with 15-30 seats is desirable, railing and bollard lighting around patio is preferred.

## Co-Tenancy

Target Centers, grocery centers, theaters, medical facilities, educational facilities, community centers, and other high-quality restaurants are preferred.





# TECHNICAL REQUIREMENTS

## HVAC

- Landlord to ensure the building can support the Tenant supplied and installed kitchen exhaust and HVAC system.

## Electrical

- 400 amp, 120/208V, 3-phase, 4 wire, grounded electrical service.
  - (1) 60 position panel w/ 400 amp, 3 pole main CCT breaker & 200 amp, 3 pole sub-feed CCT breaker and (1) 225 amp, main lug only, 42 position panel.
- 3" designated Five Guys conduit running from site telephone / pedestal for phone and cable to be run to buildings demark location.
- Minimum 2" Conduit for phone and internet lines from shell buildings demark location and taken to tenant's space.

## Plumbing

- 4" sanitary waste line brought within demised space.
- Dedicated 2" domestic water.
- 4" vent located above proposed ceiling brought within the demised space to Tenant's specified location.
- Minimum (determined by geography) BTU gas line with meter to the demised premises.

- Minimum (determined by geography) BTU gas line with meter to the demised premises. Minimum 1,500,000 BTU at minimum 7 inch water column and a maximum 10 inch water column at the premise. 5a. Supply and install a single gas regulator to service the Tenant's entire space if pressure exceeds a 10" WC.
- Exterior Grease interceptor sized per code with a 4" line stubbed into Tenant's space.



## Fire Protection

- Complete sprinkler system (Interior and exterior) for the Tenant's space (if required by code).

## Demising Wall

- Demising walls shall be framed with min 20 gauge studs at 16"oc, and minimum (1) layer 5/8" Type 'X' gypsum wallboard sealed to floor and deck above (or as required by local code), wall cavity shall

be filled with sound insulation per code.

## Exterior Equipment

- Landlord to allow A bulk CO2 tank located outside the tenant's space, placed in a vented exterior enclosure, by Frontline International, Model 70020017.
- Landlord to allow A grease recycling/containment unit placed outside the tenant's space, placed in a vented exterior enclosure. Equipment to be used: Frontline International, Model 3072-NA-0 oil containment tank in exterior enclosure also by Frontline International, Model 70020017.

## Ceiling and Lights

- Landlord shall provide a building where the structural members, mechanical, electrical and fire protection system will accommodate an 11'-6" foot finish ceiling height in the seating area of the Tenant's Premises.

# REAL ESTATE & CONSTRUCTION TEST FIT GUIDE

The purpose of the Real Estate Test Fit Guide is to provide a quick reference of optimal store layouts and square footage needs and approximate seating counts based on these:

## i. Optimal dimensions

### 1. Full Kitchen – See example

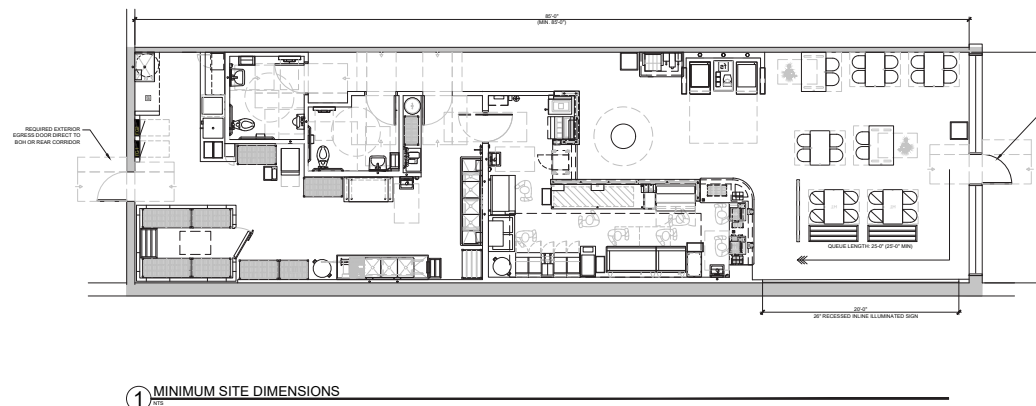
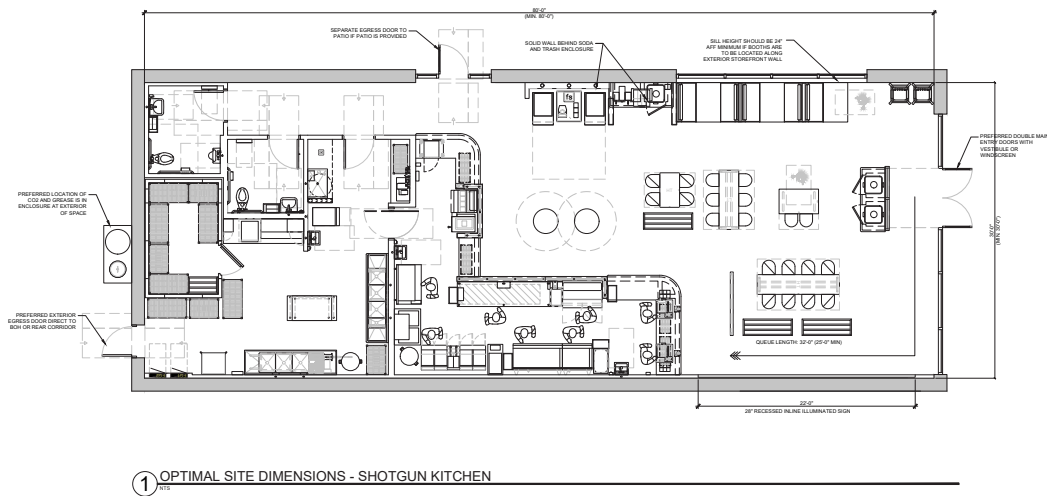
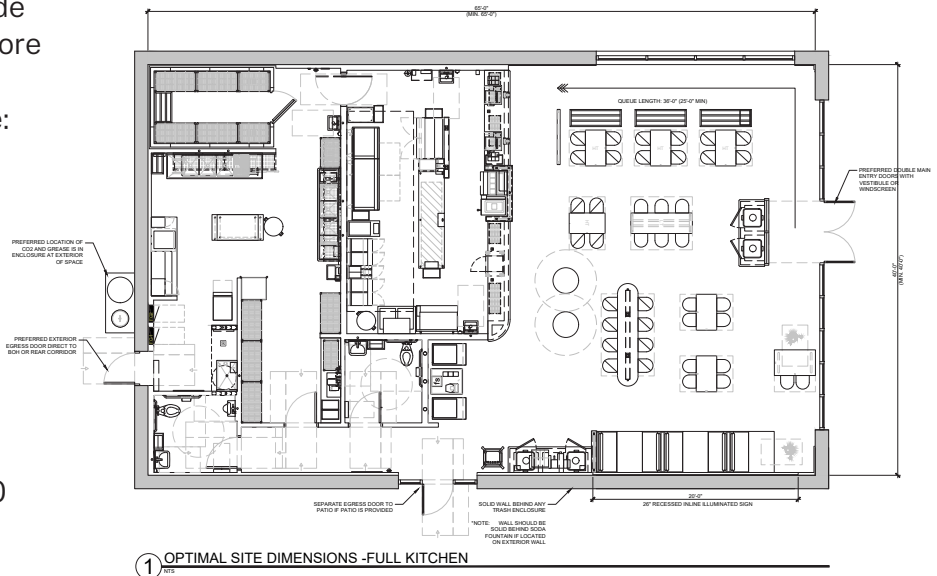
- 65'-0" Deep X 40'-0" Wide
- 2600 sf
- 50 seats

### 2. Shotgun Kitchen – See example

- 80'-0" Deep X 30'-0" Wide
- 2400 sf
- 36-40 seats

ii. Optimal Square footage – 2500 sf = 40-50 seats; 3000 sf = 60+ seats

iii. Minimum dimensions: Minimum width of 23'-6" required or space will not work



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[www.fiveguys.com](http://www.fiveguys.com)