

1903 Baytree Place, Valdosta, GA – Lease or purchase contract restrictions / requirements:

- Casual or Fast Casual restaurants, retail, or office uses only – NO BARS OR CLUBS ALLOWED
- Family style, family-friendly restaurant
- Gross sales at least 60% food, no more than 40% alcohol; verified with periodic audits
- License requirements – per City of Remerton and State of GA ordinances / laws
- Beer, wine, liquor allowed by the drink; additional alcohol serving coverage in liability insurance
- Primarily inside seating, waitstaff service, separate bar OK but minimized
- TVs and Sports: OK but limited; No pool tables; kid games OK
- No live music, dancing or karaoke
- Close by 10:00 pm weekdays, 11:00 pm weekends
- Established tenant only – no start-ups unless one year rent paid in advance
- Stated rent is 1st year, absolute NNN, as-is, 5-yr minimum lease.

Typical Restaurant Characteristics:

- **Focus:** A place to eat, full meals, culinary experience
- **Atmosphere / Clientele:** Quieter, subdued, family-friendly, older
- **Seating:** Primarily tables and chairs for seated dining; **Service:** Waitstaff taking orders at tables
- **Food:** Wide variety, cooked to order, often with sophisticated kitchens
- **Drinks:** Complement the meal (wine, beer, cocktails); **Bar:** small bar or U-shaped, secondary to dining
- **TVs, Sports:** sometimes in Casual or Fast Casual around bar areas
- **Music:** Background, subdued, recorded only, no live music, no karaoke
- **Pool tables, games:** None, maybe kid games in Fast Casual
- **Closing hours:** typically 10:00 weeknights, 11:00 weekends

Typical Bar / Club Characteristics:

- **Focus:** A place to drink alcohol, dancing, primarily social gathering
- **Atmosphere:** Loud / louder later; younger singles, couples, groups, not family-friendly
- **Seating:** Bar counters with stools, smaller tables for drinks; **Service:** Bartenders serving drinks, often very casual
- **Food:** Typically limited to snacks, appetizers, or simple microwaved items
- **Drinks:** Extensive selection of spirits, beers, wines; **Bar:** Full bar, sometimes multiple bars, as primary focus
- **TVs, sports, entertainment:** Yes, usually multiple
- **Music:** Yes, recorded or juke box, typically loud, sometimes live bands with dancing, karaoke, etc.
- **Pool tables, games:** Yes, including video games for adults
- **Closing hours:** Typically 11:00 or 12:00 weeknights, 12:00 or 1:00 weekends