

Request for Information For Café/Restaurant

New Turn-Key/Renovated Restaurant Space
(Includes large outdoor patio & full kitchen with new commercial equipment)

At the
Systel Building,
Fayetteville's premier Downtown skyrise building

Date Issued: 2-28-21
Submissions due by: 5-28-21



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1. GOALS/OBJECTIVES

The goals/objective of the Request for Information (RFI) is to recruit a Café/Restaurant tenant who will accomplish the following:

- a. Provide a café/restaurant/eating establishment with a distinctive menu/experience that will cater not only to the 300+ building Tenants, but to all of downtown Fayetteville's visitors and workforce.
- b. Maximize attendance through featured menu items, service, ambiance, special events and marketing
- c. Provide catering to the building Tenants and events.
- d. Provide breakfast, specialty coffee, and lunch during normal business weekday hours and possibly weekend hours, dinner, or on Woodpecker home games to encourage downtown engagement. Beer and wine not required, but encouraged.
- e. Provide and install all necessary tables and chairs, décor and other additional equipment to create an attractive and inviting destination (see list of current equipment herein)
- f. Work in unison with the property owner to ensure an optimum experience.

Furthermore, the proposed Café/Restaurant will promote public enjoyment, provide job opportunities for local residents and complement the current downtown revitalization efforts. The proposed Café/Restaurant is consistent with the vision to enhance the quality of life of life, fueling intelligent growth, encouraging innovations, and positioning the City of Fayetteville as a choice destination for diverse, dynamic people, attracting creative entrepreneurs to the heart of the sandhills region.

2. FAYETTEVILLE DEMOGRAPHICS AND LOCATION SUMMARY

In April 2019, a Houston Astros minor-league franchise played its first game in their new \$37.8 million, 4,800-seat baseball stadium on Hay Street in downtown Fayetteville. The deal was part of a dynamic revitalization of downtown Fayetteville and has prompted more than \$100 million in public and private investment toward downtown development.

The downtown development project associated with the Astros stadium between the Prince Charles Hotel and Amtrak station included renovating the landmark hotel into residential apartments, adding another major-chain hotel and 81,000 square feet of office space.



POPULATION
210,432



MEDIAN HOUSEHOLD INCOME
\$45,024



POVERTY RATE
19.3%



BACHELOR'S DEGREE OR HIGHER
27.2%

People and Population

Age and Sex

30.0 +/- 0.3

Median age in Fayetteville city, North Carolina

38.1 +/- 0.1

Median age in the United States

Table: DP05
Table Survey/Program: 2019 American Community
Survey 5-Year Estimates

Population by Age Range in Fayetteville city, North Carolina

Under 5 years - 7.7%

18 years and older - 76.5%

65 years and older - 11.6%

0 10 20 30 40 50 60 70 80

Originally built in 1973, the Systel Building at 225 Green Street overlooking the Cross Creek River, has contributed to the Fayetteville skyline for nearly half a century. Though architecture and interiors have generally changed throughout the years, the Systel Building's solid structure continues to stand the test of time.

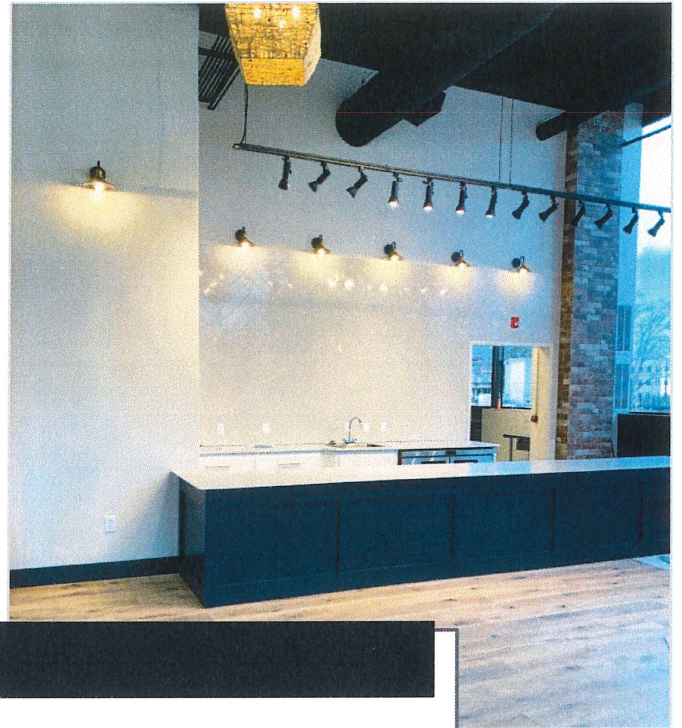
Building tenants currently enjoy amenities that include front desk security Monday through Friday, and the convenience of a private parking lot clad with gated entry. As renovations continue to be underway, exciting new amenities such as an indoor fitness facility will be complete by summer 2021. The recently rehabbed 11-story tower consisting of over 100,000 SF is home to offices ranging from 300 to 10,000 square feet in size, providing excellent work spaces for the smallest companies, as well as larger, more established organizations.

With 360 views of downtown Fayetteville and just across the street from Cross Creek Park, the Systel Building's location is second to none. The upper floors of the building accommodate thriving downtown commercial office Tenants and at the ground level, retails spaces serving the public and downtown area.

The proposed space is approximately 1,100 SF of indoor space and approximately 960 SF of outdoor patio space. Both indoor and outdoor spaces have been immaculately renovated and turnkey to include a fully upfit kitchen and the following brand new commercial equipment:

- 8 ft. Stainless Steel Exhaust Hood (fully installed with exhaust fan and fire suppression system)
- Gas Range and Oven Unit
- Custom 3 compartment work sink
- 48" stainless steel work table
- Cube style (470 lb capacity) ice maker
- 48"W under counter refrigerator
- 54" W Reach in Valpro Commercial Refrigerator
- 27"W Reach in Valpro Commercial Freezer
- Wire Shelving for added storage

Desired minimum three year term at \$2,395/month on a modified gross lease including building maintenance, property insurance and taxes, net of Tenant utilities and janitorial. Possible owner partnership opportunities for credit worthy startup or small local restaurants looking to expand or relocate.



Finishes Include: Custom Shiplap Paneling, Built-in Seating and Counters, Solid Countertops, Herringbone Subway Tile, Brick Columns, High End Lighting, and Engineered Commercial White Oak Flooring

