



**Greg Jones**  
GJones@jcbarprop.com  
p. 610-234-6491  
c. 484-948-5217



**Melissa Lippe**  
MLippe@jcbarprop.com  
p. 610-206-3319  
c. 215-264-6964

# SEEKING SITES

*in Western PA, Central PA, & Southern NJ*





## OUR PHILOSOPHY

### FRESH FOOD, MADE TO ORDER

Keke's Breakfast Cafe is dedicated to providing an outstanding breakfast; a meal where everything is handmade, using the best ingredients available, with fresh fruits and vegetables that are delivered daily, and using the highest quality bread and dairy products.

### EXCELLENT SERVICE

An outstanding breakfast experience is not measured by food alone. We know that our staff and friendly atmosphere make a guest's overall experience even that much better. Guest satisfaction is our goal; we want you to have an exceptional experience from the moment you walk in our doors until the moment you leave.



## CLEAN ENVIRONMENT

Keke's Breakfast Cafe is our home, and we want you to feel welcome and comfortable. Our restaurants are cleaned daily, from top to bottom to ensure absolute cleanliness for every one of our guests.

## COMMITMENT TO EXCELLENCE

Creating a memorable breakfast experience has been our goal from day one. We are committed to creating an experience that provides an alternative to what breakfast has become and reminds us of what breakfast should be. A breakfast where taste, quality and presentation are the foundation. Delivering this level of quality consistently on a day to day basis is our promise to our customers. Once you have experienced the Keke's difference, you too will be a believer. Not only will you taste the difference that using fresh quality products can produce, you will see it from the moment you enter any Keke's Breakfast Cafe.

# Keke's Development Guide

## Site Requirements

- 3,800 to 4,500 SF of restaurant / shop space (Irregularly shaped space may require more)
- Neighborhood and community shopping centers - will consider strip centers in retail hubs
- Prefer end caps, shared pads with street visibility - will consider inline spaces or second-generation restaurant space
- Signage - Maximum Building signage permitted by Local Ordinance - priority size and positioning on center pylon, pole or monument signs
- Prefer an architectural 'identity' over store front
- Seating for a min of 130 guests
- Patios will be considered and in many areas desired
- Parking field accommodating 50 cars
- Traffic light or split median entrance
- Rear Entrance for Employees and Receiving
- Sites should be on the "morning traffic" side of the road of major arteries

## Lease Requirements

- Ten Year Lease with two Five-year extensions
- Breakfast Food Exclusive for the Plaza
- Exclusive use of our outdoor space if available
- Designated Waiting Area
- Natural Gas 2" diameter, 600 Amps of Electrical Service, Grease Trap 1,250 gallons
- **Demographics to Consider - 3 Miles**
- Median Household Income - \$75,000+ (varies by market)
- Population - 60,000+
- Daytime Population - 5,000 in 1 mile

*Denny's Corporation is one of the largest franchised restaurant chains in the United States and owns/operates both the Denny's and Keke's brands.*



# 61 Locations & Growing!









# Gallatin, TN















# CONTACT US



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



**Corporate Office**  
224 St. Charles Way  
Suite 290  
York, PA 17402  
717-761-7801

**Conshohocken Office**  
One Tower Bridge  
100 Front Street, Ste 560  
West Conshohocken, PA 19428  
610-234-6491