



**New Site
Package**

**DO YOU HAVE AN AMAZING
SITE?**





BURTONS GRILL & BAR



BURTONS

GRILL & BAR



“Our commitment to fresh ingredients and creative cooking techniques through the years has consistently allowed us to remain at the forefront of the polished casual dining segment”

Since opening our doors in 2005, Burtons Grill & Bar has had a simple goal in a complex and highly competitive business, “Delight every Guest” one at a time. Consistency, integrity and passion guide us. Whether it’s our traditional fare you have come to love, or our chef-driven, innovative local preparations, we promise to keep you coming back for more.

With our legendary scratch kitchen, we are able to customize our menu offerings to meet your dietary needs or wants. Our business is about balance, providing guests with an array of high quality food and beverages, served by friendly knowledgeable staff.

Our mission never varies, excellence is our choice so that we keep your loyalty. We appreciate your loyalty and we know we must earn it every visit.



REAL ESTATE SITE REQUIREMENTS



- 5,500-6,500 SF with large outdoor patio / 1,000 SF+
- 180-200 seats
- 125 parks minimum or proximate cross easement parking access
- Sites capable of \$700psf (\$4M+) in annual sales required
- End Cap, Free Standing, Prime Lease, Build to Suit/Reverse Build to Suit
- Washington DC Metro, Carolinas, Florida, Massachusetts
- Dense and/or under-seated neighborhood and regional sub-markets
- Lifestyle, community and upscale power centers
- Neighborhood co-tenancy with upscale or high volume grocery anchor \$25M+ in sales
- Heavily trafficked intersections
- Proximity to limited service hotels, universities, military bases and employment centers welcome
- 10 year lease term with minimum of two 5 year options- restaurant ready warm lit shell delivery



Demographics

Demographic Parameter	5 minute Drive To		10 Minute Drive To	
	Minimum	Preferred	Minimum	Preferred
# Households w Income \$100 K or more	2,500	4,000	10,000	16,000
# Employees	10,000	15,000	50,000	75,000
Upscale Grocers with sales \$25M or More	1	2	2	4



UTILITY REQUIREMENTS

Electrical

Minimum 600 Amp service to demised premise at 277/480V, 3-phase, 4-wire or 800 Amp if 208

Life safety and fire alarm system as required by code for all landlord supplied items

Fresh/make up air-for kitchen hoods and exhaust, capable of conditioning 5000 CFM of outside air for tenant's hood system at a location per tenant's plans

Empty 1" conduit from the base building telephone closet to the lease line at a location per tenant's plan

Plumbing

2-inch type L copper water supply with shut off valve

4-inch sanitary sewer stubbed to premise at sufficient depth to accommodate all tenant interior fixture

A gas line providing 3000 CFH with WC at between 7" and 14" into building

Sprinklers: sprinkler main, back flow, tamper and flow switches at a location per tenant's plan

HVAC

1 ton per 125 SF including gas piping and wiring

OTHER

Floor shall be able to carry a minimum 100 IB. live load. Tenant prefers compacted dirt surface.

ADA requirements per town code

Sound proofing between floors or party Walls is the responsibility of the landlord

The landlord is responsible for the removal Of all hazardous materials

Store front systems by landlord per tenant's plans

Landscaping outside sidewalks by landlord



FLOOR PLAN

BURTON'S GRILL,
ALEXANDRIA, VA



DATE: 10/10/12	PROJECT: BURTON'S GRILL	SCALE: 1/8" = 1'-0"	DESIGNER: NICKOLAZI DESIGN CO.
BURTON'S GRILL 11111 VILLAGE CENTER ALEXANDRIA, VA			
NICKOLAZI DESIGN CO. 11111 VILLAGE CENTER ALEXANDRIA, VA			

WHAT BURTONS GRILL NEEDS FROM YOU



- Site plans showing overall development, parking and street orientation
- Aerial photographs showing location and surrounding developments
- Ground photos of location
- 1, 3 and 5-mile demographic report
- Proposed deal terms
- Broker and landlord contact information including email and cell number
- Electronic format preferred

CONTACT INFO

Emma Schutz
eschutz@burtongrill.com
(778) 409-1625

LOCATIONS

New Hampshire

Nashua

Massachusetts

Burlington

Hingham

North Andover

Peabody

Westford

Shrewsbury

Connecticut

South Windsor

Virginia

Charlottesville

Alexandria

Sterling

South Carolina

Mt. Pleasant

North Carolina

Charlotte

Florida

Boca

Maryland

Riverdale



APPETIZERS

BUFFALO CHICKEN DIP
grilled chicken, blue cheese, cheddar, corn tortilla chips... 13.95

SIGNATURE WINGS
memphis dry rubbed or maple sracha sauce, buffalo blue cheese dressing... 13.95

GENERAL TSO'S CAULIFLOWER
thai chili sauce, ginger root... 13.95

PILLY SPRING BUNS
tender steak, sautéed zucchini and onions, american cheese, pepperjack cheese, crispy onion string, spicy ketchup... 13.95

STUFFED GRILLED ZUCCHINI
herbed cheese, zesty tomato sauce, parmesan... 12.95

TUNA SASHIMI*
cucumber salad, wasabi dill, pickled ginger, citrus soy sauce... 14.95

SOUPS & SALADS

TODAY'S SOUP
freshly prepared

MEDITERRANEAN
cucumbers, grape tomatoes, peppers, red onions, feta, mixed olives, oregano vinaigrette... 5.95/11.95

SUPERFOOD
quinoa, baby spinach, dried cranberries, feta, grape tomatoes, avocado, julienne vegetables, lemon vinaigrette... 7.95/13.95

WEDGE
seasoned iceberg, grape tomatoes, red onions, crumbled blue cheese, applewood smoked bacon, crispy shoals, blue cheese dressing... 6.95/11.95

CAESAR
romaine, croutons, parmesan... 5.95/9.95
white anchovies on request

HOUSE
romaine, iceberg, cucumbers, grape tomatoes, peppers, blue cheese, applewood smoked bacon, blue cheese dressing or mustard vinaigrette... 6.95/11.95

ROASTED BEET
goat cheese, grilled sweet onions, candied walnuts, mustard vinaigrette... 11.95

CHICKEN 8 SHRIMP 8 SALMON* 12 BEEF* 12 CRAB CAKE 8

ENTRÉES

MEDITERRANEAN CHICKEN RISOTTO
pan seared chicken, artichoke hearts, grape tomatoes, spinach, basil, feta, lemon butter sauce, pesto... 15.95/22.95

ROASTED CHICKEN
all natural shaker chicken, blistered tomatoes, cool cauliflower tabbouleh, natural jus... 22.95

SHORT RIB
aged certified angus beef, mashed potatoes, broccoli, red wine jus, horseradish gratin... 27.95

CRAB CRUSTED HADDOCK
iceberg haddock, super lump blue crab stuffing, herbed jasmine rice, seasonal vegetable, lemon butter sauce... 18.95/27.95

FRESH CATCH RISOTTO*
bronzed fish, corn, snap peas, lemon butter sauce... 8 oz/9 oz 14.95

SALMON BOMESCO*
bronzed gulf of maine salmon, romesco sauce, herbed jasmine rice, seasonal vegetable, citrus tomato sauce... 18.95/28.95

CRAB CAKES
super lump blue crab, vegetable side, fresh cut french fries, mustard sauce... 14.95/25.95

LOBSTER SHRIMP PASTA
fresh tomatoes, snap peas, parmesan, fettuccine, tomato cream sauce... 18.95/28.95

FROM THE GRILL

Beefs are dry rubbed and served with twice baked potato, seasonal vegetable and bone marrow butter
FLET MIGNON*

alien brothers angus center cut aged beef
8 oz... 29.95 9 oz... 35.95

NY STRIP*
alien brothers angus aged beef
10 oz... 29.95 14 oz... 34.95

BIBEVE*
alien brothers angus aged beef
14 oz... 35.95

Zucchini
salmon... 10 shrimp... 8 crab cake... 9
all caramelized wild mushrooms, caramelized onions, and blue cheese sauce to any steak... 4.95 or 1.95 each

Squid is to be prepared grilled or broiled and served with herbed jasmine rice, seasonal vegetable and lemon butter sauce

SALMON*
gulf of maine
8 oz... 18.95 9 oz... 25.95

MARKET CATCH*
seasonal selection
8 oz/9 oz 14.95

SCALLOPS*
georges bank
9 oz... 31.95

SHRIMP*
large white
17.95/24.95

SANDWICHES

CLASSIC CHEESE BURGER*
charbroiled certified angus beef, choice of cheese, grilled bun, fresh cut french fries... 14.95
add sautéed crimini mushrooms, caramelized red onions and applewood smoked bacon... 1.95/ 95 each

81 MAXX BURGER*
charbroiled certified angus beef, american cheese, shredded lettuce, tomato, house made pickles, buffalo special sauce, crispy onion string, grilled bun, fresh cut french fries... 15.95

CALIFORNIA CHICKEN
bronzed chicken, black forest ham, chipotle mayo, guacamole, pepperjack cheese, grilled ciabatta, fresh cut french fries... 14.95

MAPLE CHICKEN
grilled chicken, applewood smoked bacon, caramelized red onions, mixed greens, cranberry, maple dijonaise, grilled ciabatta, fresh cut french fries... 14.95

SHORT RIB GRILLED CHEESE
brined certified angus beef short rib, pickled onions, maple sracha, vermont cheddar, grilled ciabatta, red wine jus, fresh cut french fries... 17.95

REUBEN
certified angus corned beef, local sauerkraut, imported swiss, russan dressing, grilled marble rye, fresh cut french fries... 14.95

FISH SANDWICH
fried haddock, pickled onions, house made fried pickles, sracha, tartar sauce, grilled bun, cucumber salad... 14.95

STREET TACOS*
fried fish, tomato jalapeno relish, shaved cabbage, guacamole, pap sauce, mixed green salad... 15.95

Substitute rosemary parmesan french fries or sweet potato fries... 2.95

Some cooking oils, sugar, honey, cream, and butter are sourced from the United States. All other ingredients are sourced from the United States and Canada. All other ingredients are sourced from the United States and Canada.

*These items are not to be served to or under 21 years of age. All other items are served to all ages. All other items are served to all ages. All other items are served to all ages.

PALEO

no sugar, no dairy, no gluten

PALEO SALMON*

brined gut of marine salmon,
charred tomato salsa, julienne vegetables,
romesco sauce... 18.95/25.95
substitute shrimp... 17.95/24.95

KNIFE & FORK BURGER*

char-grilled certified Angus beef, sautéed
mushrooms, charred tomato salsa,
guacamole, romaine lettuce, roasted sweet
potato salsa... 15.95

PALEO NY STEAK*

brined allen brothers Angus aged beef,
caramelized onions and wild mushrooms,
grape tomatoes, broccolini... 30.95 substitute
rotisserie chicken... 22.95

VEGETARIAN

WILD MUSHROOM RISOTTO

shag beef, goat cheese,
lemon butter sauce, lemon pesto... 18.95

QUINOA BOWL

julienne vegetables, dried cranberries,
candied walnuts, roasted beans,
shredded cheddar, maple dressing... 14.95

VEGETABLE BOLDNESS

sautéed cremini mushrooms, carrots, onions,
celery, spinach and garlic in a tomato cream
sauce, parmesan... 13.95/17.95

BLACK BEAN BURGER

chipotle mayo, shredded lettuce,
guacamole, tomato jalapeno relish,
balsamic sauce, grilled bun,
cucumber salad... 14.95

DESSERT

KEY LIME PIE

our award winning and hand crafted version
of the Florida classic, two creamy layers
surrounded by a graham crust,
topped with fresh whipped cream... 10

SEVEN LAYER CHOCOLATE CAKE

layers of chocolate cake and dark
chocolate ganache, home made
hot fudge, raspberry swirls,
fresh whipped cream... 9

OUR COLLECTION

310 Daniel Webster Highway, Nashua, NH
Theodora Lane Mall
603-888-8888

43 Middlesex Turnpike, Burlington, MA
Middlesex Commons
781-221-2281

94 Derby Street, Hingham, MA
The Derby Street Shoppes
781-749-1007

145 Turnpike Street, North Andover, MA
The Edgewood Shops
978-688-5600

210 Andover Street, Peabody, MA
Northshore Mall
978-877-0600

183 Boston Turnpike, Shrewsbury, MA
The Lakeway Commons
508-825-7774

1 Cornerstone Square, Westford, MA
Cornerstone Square Shopping Center
978-690-1320

100 Evergreen Way, South Windsor, CT
The Shops at Evergreen Walk
860-430-4575

6440 Van Buren St, Riverdale Park, MD
Riverdale Park Station
240-625-5988

6452A Old Beulah Street, Alexandria, VA
Village Center
703-422-1730

2010 Bond Street, Charlottesville, VA
Shops at Stonefield
434-677-1111

21434 Spicerville Plaza, Sterling, VA
Cascades Overlook
571-665-5700

1401 E Woodlawn Road A, Charlotte, NC
Park Road Shopping Center
980-293-0999

1875 North Highway 17, Mt. Pleasant, SC
Mount Pleasant Towne Centre
843-626-2590

5580 N. Military Trail, Boca Raton, FL
Park Place Shopping Center
561-466-2236

Online Ordering
Now Available
at www.BurtonsGrill.com



BURTONS
GRILL & BAR

UPSCALE CASUAL DINING
CONTEMPORARY AMERICAN CUISINE
& ATMOSPHERE

Our Commitment to
Quality & Innovation:

At Burtons Grill & Bar, we pride
ourselves on using only the freshest,
premium ingredients. Inside you
will find our core menu. In addition
we offer seasonal features and daily
specials. Our standards for freshness
will at times limit availability. Menu
items and pricing are subject to
change. Please visit our web site
or call our restaurant for our
chefs' most current creations.

IT PAYS TO (B) LOYAL

Join our loyalty program.
For every dollar spent, a point is earned.
Once 100 points are earned, receive \$25 off your bill.

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