



Lester's Diner Executive Summary

Lesters Diner has been serving South Florida for over 60 years. The Margate location became Lester's second location in 1990. Prior to that, it was known as Norris Catfish Restaurant, which dates back to the early 1950's. We have had the distinct pleasure to grow with the City of Margate and its residents, seeing some go from children to parents and even grandparents, throughout their valued patronage.

The core of our business model is to provide high quality food in a family-friendly environment through the lens of an everlasting sense of nostalgia and comfort. In furtherance of our goal, we wish to acquire the city's property, which is located at 1491 State Road 7, Margate, FL 33063 and 5750 NW 15th St, Margate, FL 33063, to build a next-generation, retro styled facility with maximum efficiency. Lester's Diner wishes to do so in accordance with the city's design initiative for the 441 corridor. Below listed are a few of the elements Lester's intends to incorporate into the new facility:

- A self-serve bakery/café section for the grab-and-go patrons.
- A captivating second story covered roof top terrace with elevator access.
- Lush landscaping with an inviting entrance.
- Possibility of Drive through (upon review)

Furthermore, Lester's aims to attract a new demographic of the existing residents, within Margate, and new visitors who travel to our location from other areas of South Florida. Of course, a key initiative will be to give a fresh, new look to our existing customers, who have supported the Lester's brand over the last 60 years.

We have estimated that the cost to build a facility like this would be approximately \$ 1,500,000.00 to \$1,800,000.00. Such an investment will certainly serve to elevate interest in potential investment and development, furthering growth for the great City of Margate. Moreover, it is with the utmost gratitude and cooperativeness that we wish to extend our intent and efforts in any way possible to work with and accommodate the City throughout the process and far into the future

Respectfully

Lester's Diner Group



