



CRAFTING AN ELEVATED
EXPERIENCE FOR
GUESTS AND THE
OPPORTUNITY FOR YOU
TO BUILD SOMETHING
TO CALL YOUR OWN.

*Welcome to
The Brass Tap.*





■ LOCALIZED OFFERINGS. WORLD-CLASS HOSPITALITY.

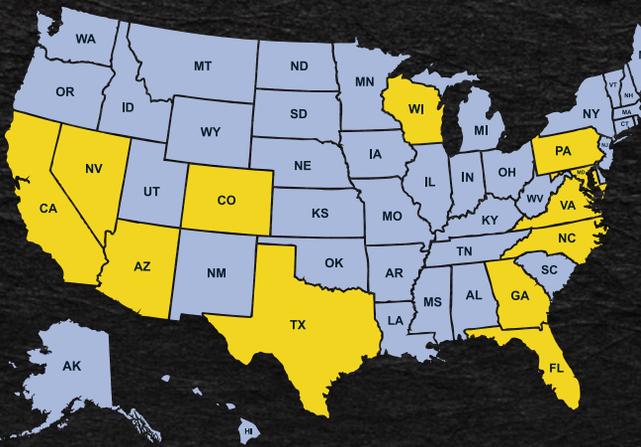
Leading its category, The Brass Tap offers big-city sophistication with the warmth and comfort of a neighborhood pub. Guests can explore an extraordinary selection of craft beers, fresh handmade cocktails, spirits, in-house barrel-aged bourbons, plus a full food menu to complement every beverage and appease any appetite. You'll find everything from live entertainment to unique events, each and every month.



PROFILE OF THE BRASS TAP

- Craft Beer Bar with over 50 stores in 12 states and 100 committed deals. Makes TBT Category Leader!
- Atmosphere pulls them in, hospitality keeps them there.
- Something for everyone: Amazing craft beer selection, innovative cocktails, curated wine list.
- Featuring elevated classics and craveable food offerings.
- Always the happening place: Music. Exclusive Beer Tastings. Trivia. Plus, lots of sports on TV.
- Brand identity: Warm, unpretentious. Great energy!
- Thrives in suburban communities with strong retail back-up.
- Tagline: Great Times. Well Crafted.
- Mission: To be the best social gathering place in the neighborhood.
- Learn more about our brand at www.BrassTapBeerBar.com.

OUR LOCATIONS



50+ LOCATIONS | 12 STATES

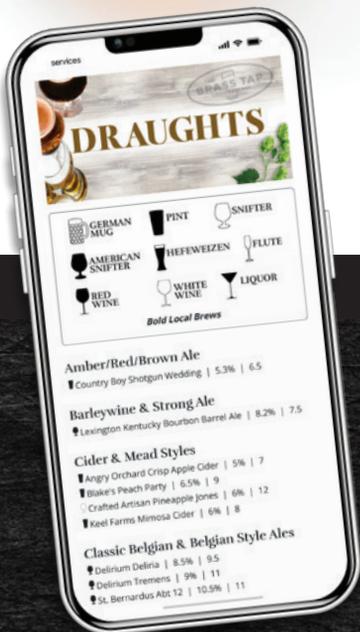
Arizona, California, Colorado, Florida, Georgia,
Maryland, Nevada, North Carolina, Pennsylvania,
Texas, Virginia, Wisconsin.

TERRITORIES AVAILABLE IN 45 STATES



WE KNOW HOW TO ATTRACT GUESTS — AND KEEP THEM.

In addition to offering 60+ unique beers, we also offer fresh handmade cocktails and popular wines. Our food selections exceed expectations within the category by putting a premium upscale twist on classic favorites.



NEW LAND & SEA ENTRÉES

- VEAN FRIES** - 23
1/2 lb. of our hand-cut fries, topped with our signature house-made sauce. \$3.00 extra for extra sauce. \$3.00 extra for extra sauce.
- CHICKEN TENDERS** - 14.75
1/2 lb. of our hand-cut chicken tenders, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- VEAN & CHIPS** - 16
Our hand-cut fries, topped with our signature house-made sauce, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- SHRIMP PLATTER** - 15.75
1/2 lb. of our hand-cut shrimp, served with our signature house-made sauce. \$3.00 extra for extra sauce.

Pizzas

- ICE HONEY PEPPERONI** - 15
1/2 lb. of our hand-cut pepperoni, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- BRISK BEEF CALZONE** - 15
1/2 lb. of our hand-cut brisket, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- WHITE CORN** - 15
1/2 lb. of our hand-cut white corn, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- CAJUN CHICKEN** - 17
1/2 lb. of our hand-cut cajun chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- BEEF CHICKEN & BACON** - 18
1/2 lb. of our hand-cut beef, chicken, and bacon, served with our signature house-made sauce. \$3.00 extra for extra sauce.

HANDHELD DELICIOUSNESS

- VEAN BEEF SANDWICH** - 12.50
1/2 lb. of our hand-cut beef, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- CHICKEN CLUB BURGER** - 12.75
1/2 lb. of our hand-cut chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- TOASTED CHICKEN BACON RANCH** - 12.50
1/2 lb. of our hand-cut chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- BRISK BEEF SANDWICH** - 12.50
1/2 lb. of our hand-cut brisket, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- SHRIMP BEEF CHICKEN SANDWICH** - 12.50
1/2 lb. of our hand-cut shrimp, beef, and chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.

CRAFT YOUR MASTERSPIRE

- CRISPY CHICKEN SANDWICH** - 14
1/2 lb. of our hand-cut chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- CHICKEN CLUB BURGER** - 12.75
1/2 lb. of our hand-cut chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- TOASTED CHICKEN BACON RANCH** - 12.50
1/2 lb. of our hand-cut chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- BRISK BEEF SANDWICH** - 12.50
1/2 lb. of our hand-cut brisket, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- SHRIMP BEEF CHICKEN SANDWICH** - 12.50
1/2 lb. of our hand-cut shrimp, beef, and chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.

DAY-LICIOUS LUNCH DEALS

MONDAY - THURSDAY | OPEN - 2PM

\$10 EACH

DESSERTS

- ICE CREAM SANDWICH** - 5.50
1/2 lb. of our hand-cut ice cream, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- CHOCOLATE CAKE** - 5.50
1/2 lb. of our hand-cut chocolate cake, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- APPLE PIE** - 5.50
1/2 lb. of our hand-cut apple pie, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- PEANUT BUTTER SANDWICH** - 5.50
1/2 lb. of our hand-cut peanut butter sandwich, served with our signature house-made sauce. \$3.00 extra for extra sauce.

Wine

WHITE	RED
CHARDONNAY, KENDALL JACKSON® (50 CAL) California	RED BLEND, APOTHEC (50 CAL) California
SAUVIGNON BLANC, OYSTER BAY (40 CAL) New Zealand	PINOT NOIR, MEDIAN (40 CAL) California
PINOT GRIGIO, ECCO DOMANI (40 CAL) Northern Italy	CABERNET SAUVIGNON, FRANCISCAN (50 CAL) California
PROSECCO, LUNETTA (40 CAL) Italy	CABERNET SAUVIGNON, BREAKSHOW (40 CAL) California
	ROSÉ, FLEURS DE PRAIRIE (100 CAL) France

FRESH HANDMADE COCKTAILS

- SPARKLING PALOMA** - 10.50 *ALCOHOL*
Tomato Blanco Tequila, Fever-Tree Sparkling Pink Grapefruit, grapefruit & lime juices (25 CAL)
- SMOKED OLD FASHIONED** - 13
1/2 oz Small Batch Bourbon, Angostura® Bitters, Filly® Black Cherry house-made simple syrup, orange peel, sweetener, tall water (240 CAL)
- EMERALD TROPICAL SUNSET** - 11
Del Marquise® Vodka, Pêche de Merce, citrusy pineapple syrup, grenadine, orange juice (170 CAL)
- RANCH WATER** - 9
Tomatillo Blanco Tequila, soda water, fresh lime juice (100 CAL)
- BASS BREZZE** - 11
Dusted with Cucumber Irish Gin® house-made simple syrup, grapefruit juice, basil (230 CAL)
- ESPRESSO MARTINI** - 13 *ALCOHOL*
Stuy® Infusions Espresso Vodka, Fever-Tree Espresso, Kahlua® (80 CAL)
- PEACH BOURBON SMASH** - 11.50
Elijah Craig® Small Batch Bourbon, peach purée, house-made simple syrup, soda water, fresh lemon juice, mint (170 CAL)
- RASPBERRY LEMON DROPP MINT** - 11.50
Tito's® Handmade Vodka, house-made simple syrup, raspberry liqueur, fresh lemon juice, sorbitol up with a sugared rim (220 CAL)
- TOKI MAN** - 11
Bacardi® Rum, Plant® Gin, Cointreau® Rum, pineapple brown sugar house-made simple syrup, pineapple, orange & fresh lime juices, grenadine (360 CAL)
- THE WEEKENDER** - 12
Tito's® Handmade Vodka, sour orange & peach liqueur, cranberry & orange juices (80 CAL)
- TEXAS MULE** - 10.50
Tito's® Handmade Vodka, Fever-Tree Ginger Beer, fresh lime juice (140 CAL)
- STRAWBERRY BASIL MULE** - 10.50
Whisper® Vodka, strawberry purée, Fever-Tree Ginger Beer, basil, fresh lime juice (175 CAL)
- STRAWBERRY COCONUT MIMOS** - 12.50
Papa's® Pina® Blended Rum, Perrier® Citrus Flavored Strawberry Purée, house-made simple syrup, soda water, mint (200 CAL)

SHAREABLE FAVORITES

- POSTICHINO** - 12
1/2 lb. of our hand-cut postichino, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- CRISPY CHICKEN FRIES** - 14
1/2 lb. of our hand-cut chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- BEAN MASH BURRITO** - 14.50
1/2 lb. of our hand-cut bean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- PORK QUESADILLA** - 14.50
1/2 lb. of our hand-cut pork, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- CRISPY BACON SANDWICH** - 13
1/2 lb. of our hand-cut bacon, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- CHEESE CHIPS** - 11
1/2 lb. of our hand-cut cheese chips, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- GRANDMA'S BUTTER CHICKEN FINGER** - 10
1/2 lb. of our hand-cut chicken, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- MAC 'N CHEESE QUESADILLA** - 8.50
1/2 lb. of our hand-cut mac 'n cheese, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- BEEF PORK MAC 'N CHEESE QUESADILLA** - 11.50
1/2 lb. of our hand-cut beef, pork, and mac 'n cheese, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- CHICKEN WINGS** - 10
1/2 lb. of our hand-cut chicken wings, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- HAND-AGED BEEF PORK QUESADILLA** - 10
1/2 lb. of our hand-cut beef, pork, and cheese, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- VEAN FRIES** - 11
1/2 lb. of our hand-cut fries, topped with our signature house-made sauce. \$3.00 extra for extra sauce.
- LOADED BEEF BURRITO** - 10
1/2 lb. of our hand-cut beef, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- PHOTO** - 10
1/2 lb. of our hand-cut photo, served with our signature house-made sauce. \$3.00 extra for extra sauce.

NACHOS, DIPS & CHIPS

- VEAN MASH** - 14.50
1/2 lb. of our hand-cut vean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- VEAN MASH BURRITO** - 14.50
1/2 lb. of our hand-cut vean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- VEAN MASH SANDWICH** - 14.50
1/2 lb. of our hand-cut vean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- VEAN MASH BURRITO** - 14.50
1/2 lb. of our hand-cut vean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.

TACOS - CHIPS & SALSA

- VEAN MASH** - 14.50
1/2 lb. of our hand-cut vean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- VEAN MASH BURRITO** - 14.50
1/2 lb. of our hand-cut vean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- VEAN MASH SANDWICH** - 14.50
1/2 lb. of our hand-cut vean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.
- VEAN MASH BURRITO** - 14.50
1/2 lb. of our hand-cut vean mash, served with our signature house-made sauce. \$3.00 extra for extra sauce.

Top Quartile \$2.1M AUV per 2024 FDD

PERFECTLY PACKAGED. READY TO IMPLEMENT.

SITE CRITERIA

Building:

- 3,200 sq ft – 4,000 sq ft
- 600 sq ft Patio

Venues:

- High-visibility, Class A locations with good access
- Grocery anchor or Power center, Entertainment center



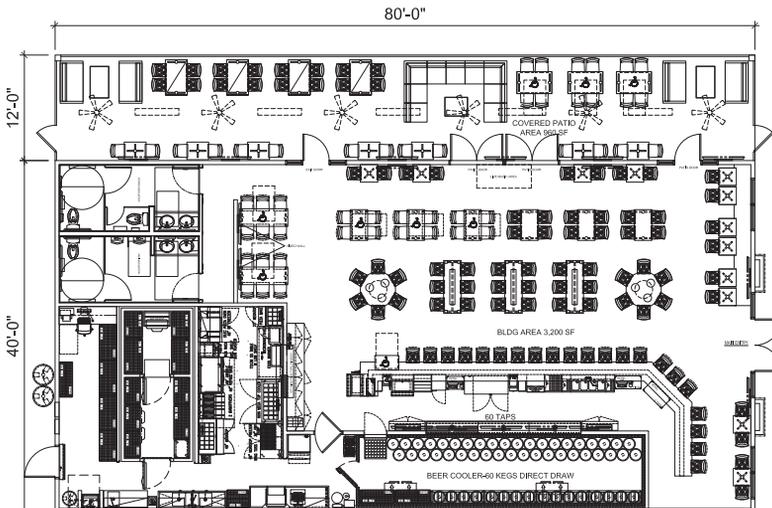
SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



EAST ELEVATION

SCALE: 3/8" = 1'-0"



THE BRASS TAP PROTOTYPE | BLDG AREA 3,200 SF | COVERED PATIO AREA 960 SF
152 SEATS INSIDE | 50 SEATS OUTSIDE | TOTAL 171 SEATS

■ SITE CRITERIA - CONTINUED

Real Estate:

- Endcap or Freestanding with patio

Traffic Count:

- 20,000+ AADT

Demographics (15-minute drive time):

- Residential population +35,000, Median HH Income +\$85,000
- Average age 32-54

Parking:

- One (1) dedicated space for every 2.5 seats

Visibility:

- Excellent visibility to main road



CONTACT:

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