



BEEF 'O' BRADY'S

GOOD FOOD, GOOD SPORTS™

**WE'RE NOT YOUR TYPICAL FRANCHISE...
OR YOUR TYPICAL
OPPORTUNITY.**

Beef's is more than just a restaurant — it's a community social hub. In fact, we've been the neighborhood spot for good food, good sports and local connection for over 40 years. If you are looking to own a franchise that brings people together, look no further.





More than a Family Sports Restaurant. A tradition.

Beef's is the neighborhood gathering place where game time meets family time. A multi-generational brand started in 1985, kids who grew up with Beef's now bring their own children. It's also the kind of place where friends and neighbors often spot one another and push tables together.

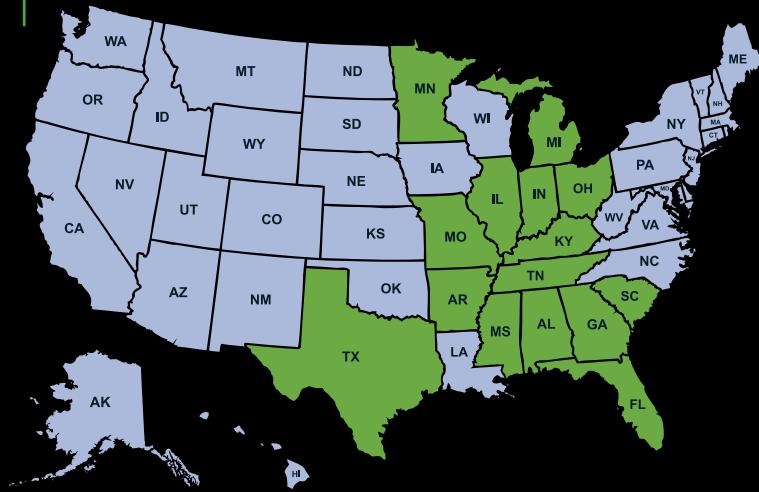


Profile of Beef's

- Family Sports Restaurant with 130 locations in 15 states.
- Established brand that celebrated their 40th Anniversary in 2025. The original location in Brandon, FL is still bustling.
- Comfort food. Generous portions. Beef's enjoys a well-earned reputation as a value leader.
- Strong community connections: Spirit nights and team gatherings to holiday celebrations.
- Perfect dining solution for small to medium sized towns.
- Servers know their regulars by name, and vice versa.
- Lots of TVs playing sports.
- In addition to families, you are likely to see Little League teams, civic groups and more.
- Brand identity: Warm, gregarious, inclusive with a "come as you are" philosophy.
- Learn more about our brand at www.BeachOBrady's.com



OUR LOCATIONS



130 LOCATIONS | 15 STATES

Alabama, Arkansas, Florida, Georgia, Illinois, Indiana, Kentucky, Michigan, Minnesota, Mississippi, Missouri, Ohio, South Carolina, Tennessee, Texas.

OTHER TERRITORIES AVAILABLE

We've perfected the classics, but we continue to serve up our own gamechangers, too.

Angus Burgers. Award-Winning Wings. Shareables. Sandwiches. Beef's has something for every craving. You'll also find a great selection of beer, wine and incredible craft cocktails.



Top Quartile \$2.4M AUV per 2024 FDD

OWNING A BEEF'S SHOULD BE AN AMAZING EXPERIENCE. WE DON'T BELIEVE IN COMPLICATING IT.

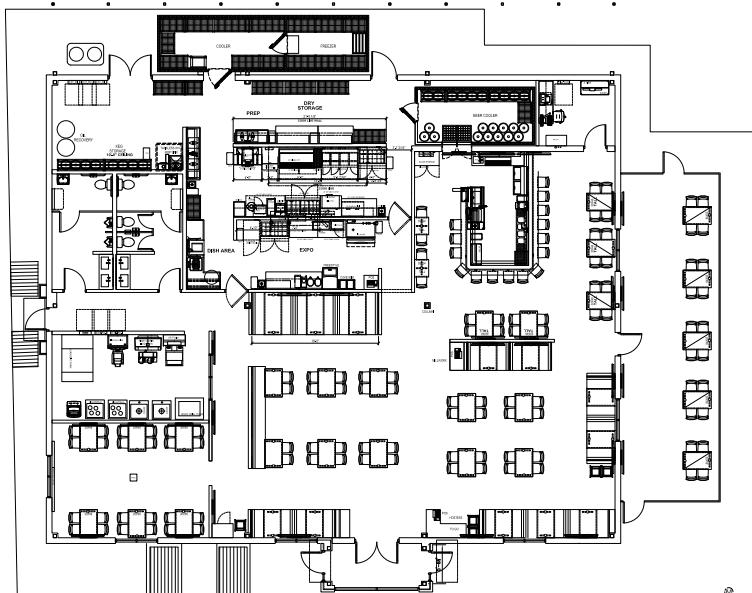
Site Criteria

Building:

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

Venues:

- Small town rural or Suburban Core
- Grocery anchor or Neighborhood center



Site Criteria - CONTINUED

Real Estate:

- Endcap or Freestanding with patio

Traffic Count:

- 20,000+ AADT

Demographics (15-minute drive time):

- Total HH +25,000
- Median HH Income +\$75,000
- 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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