



**IOP**

**FISH CAMP \* RAW BAR**

**(ACTUAL NAME TBD)**

\* THE VISION

\* THE LOCAL OPERATING TEAM

\* THE LOCAL INVESTOR STRATEGY

\* THE CONCEPT

- VIBE
- MENU
- BAR

\* THE MENU

- SHAREABLES
- FISH CAMP
- RAW BAR
- LAND LOVERS
- VEGGIES

\* CONTACT INFORMATION



# The Vision

## Locally Owned \* Locally Operated

A Flagship restaurant for the Isle of Palms

**OUR VISION IS TO DESIGN, BUILD AND OPERATE A RESTAURANT THAT IS OWNED BY A GROUP OF ISLE OF PALMS RESIDENTS AND FAMILIES AND OPERATED BY EXPERIENCED ISLE OF PALMS RESIDENTS THAT BECOMES A FLAGSHIP RESTAURANT FOR THE COMMUNITY.**

**WE WILL BUILD A SPECTACULAR NEW ONE STORY ~4500 SQUARE FOOT BUILDING WITH A ROOF TOP DECK THAT TAKES ADVANTAGE OF THE WATER AND MARSH VIEWS. WE WILL PARTNER WITH ISLE OF PALMS RESIDENTS FOR THE DESIGN, DEVELOPMENT AND CONSTRUCTION OF THE RESTAURANT. THIS RESTAURANT WILL BE A LOCAL GATHERING SPOT AND AN ICONIC RESTAURANT FOR THE ISLAND.**

**THE RESTAURANT WILL BE FAMILY FRIENDLY AND ALLOW FOR PUBLIC ACCESS TO THE TERFRONT. THE MENU WILL BE A MIX OF REASONABLY PRICES ITEMS AND MODERN CASUAL DINING. WE WILL PARTNER WITH LOCAL COMPANIES, ORGANIZATIONS AND SCHOOLS TO PROVIDE A SPACE FOR FUNDRAISING OPPORTUNITIES AND EVENTS.**

**WE ARE NOT SEEKING ANY CAPITAL FROM THE CITY OF ISLE OF PALMS FOR THE RESTAURANT. OUR GROUP WOULD FUND THE ENTIRE COST OF A NEW BUILDING, LANDSCAPING AND FF&E. WE WOULD REQUEST THE CITY TO CONSIDER A 49 YEAR LAND LEASE.**

# The Local Operating Team

## DAVE AND CHRISSY LORENZ (26TH AVE. 14 YEARS)

- CURRENT OWNER/OPERATORS OF MEX 1 COASTAL CANTINA
- FORMER OWNER/OPERATOR BOHEMIAN BULL TAVERN AND BEER GARDEN
- FORMER OWNER/OPERATOR JACKS COSMIC DOGS
- CONSULTANTS FOR CHARLESTOWNE HOTELS
- EXECUTIVE AT STICKY FINGERS RIBHOUSE
- OPERATOR FOR FOOD MASTERS, INC.



## JON AND BRIDGET BUSHNELL (42ND AVE. 13 YEARS)

- FINANCIAL ADVISOR WORKING WITH FAMILY OWNED RESTAURANTS AND BUSINESSES
- 20+ YEARS EXPERIENCE AS A LICENSED CPA
- FORMER CFO OF PALMETTO BREWERY
- RESPONSIBLE FOR THE DEVELOPMENT OF 50+ COMMERCIAL PROPERTIES
- OWNER/INVESTOR OF CONNOR LARKINS, AND WOODWARD TAVERN



# The Local Investor Strategy

A group of local residents and families

**WE HAVE ORGANIZED A TEAM OF OVER A DOZEN ISLE OF PALMS FAMILIES THAT WILL BE PART OF OUR INVESTMENT GROUP. WE WILL CONTINUE OUR OUTREACH TO INCLUDE OTHER RESIDENTS TO PARTNER IN THIS OPPORTUNITY.**

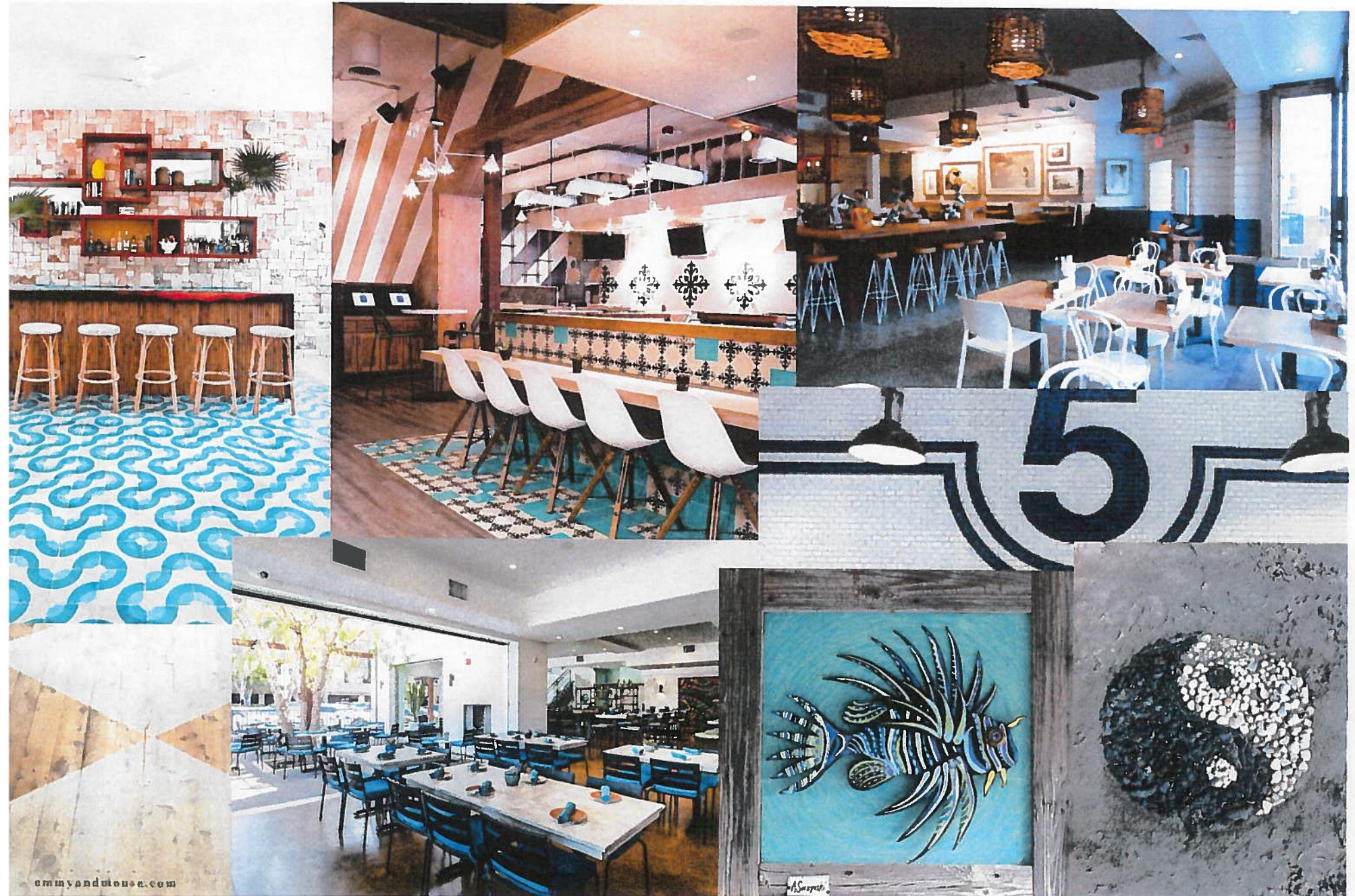
**(NAMES AND ADDRESSES UPON REQUEST)**

**WE FEEL THIS STRATEGY WILL HELP BUILD A RESTAURANT THAT CATERS TO A VARIETY OF TASTES, LIFESTYLES AND AGE GROUPS. THE GROUP IS DIVERSE AND HAS MEMBERS FROM ISLE OF PALMS AND WILD DUNES. WE BELIEVE THAT IF THE RESIDENTS HAVE A VESTED INTEREST, THEY WILL BE MOTIVATED TO SUPPORT AND PROMOTE THEIR NEIGHBORHOOD RESTAURANT. THIS STRATEGY WILL HELP US REALIZE OUR VISION OF CREATING A RESTAURANT THAT IS PART OF THE COMMUNITY AND ADDRESSES THE NEEDS OF THE LOCALS.**



# The Concept: VIBE

White Wash \* Classic Blue \* Vintage Turquoise \* Family Friendly





# The Concept: MENU

mix of reasonably priced items and modern casual dining

Shareable's \* Fish Camp \* Raw Bar \* Land Lovers \* Veggies





# The Concept: BAR

Island Drinks \* Classic Cocktails \* Craft Beer \* Wine





# Shareables

\* Crab and Corn Queso

\* Deviled Oysters

\* Fry to Order Seasoned Fries  
Add She Crab Topper

\* Fish Taco Trio  
Shrimp/Oyster/Mahi

\* Wings  
Crispy Fried/Buffalo/Lime&Pepper/BBQ/Old Bay

\* Buffalo Oysters & Shrimp

\* Oyster Po Boy Sliders

\* She Crab Soup





# Fish Camp

- \* **Baskets**  
Shrimp/Tenders/Oyster/Fish
- \* **Fish Board**  
7 seasonal fish choices  
7 prep styles choices
- \* **Scallops**
- \* **Shrimp and Grits**
- \* **Crab Cakes**
- \* **Lobster Roll: Warm/Cold**
- \* **Steamed Crab Legs**
- \* **Butter Poached Lobster**





# Raw Bar

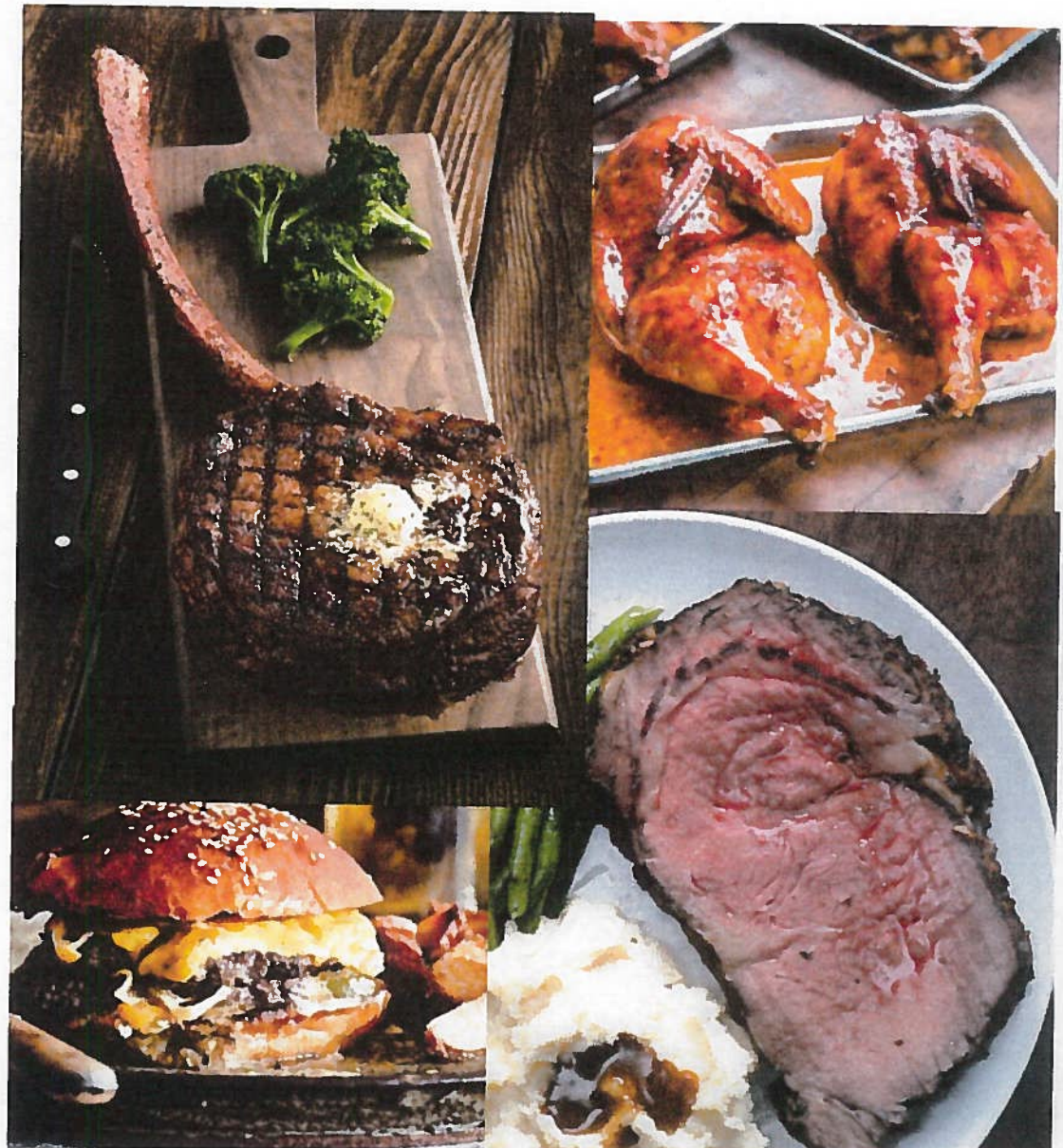
- \* Fresh Catch Ceviche
- \* Raw or Steamed Oysters
- \* Peel and Eat Local Shrimp
- \* Dragon Roll Sushi
- \* Sashimi
- \* Seafood Tower





# Land Lovers

- \* Orange Chicken over Corn Pudding
- \* Pork Shank
- \* Crab Stuffed Portabella
- \* Dry Aged Steaks  
Ribeye/NY/Filet/Tomahawk
- \* Prime Rib
- \* Ground in House Burger
- \* Free Range Chix Sandwich





# Veggies

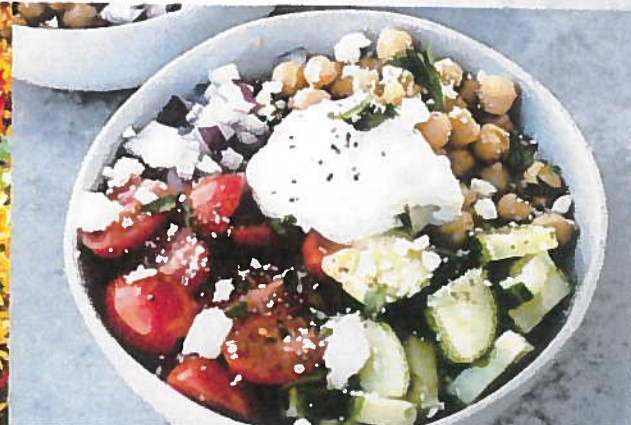
\* Caesar

\* House

\* Mediterranean

\* Seasonal

\* Veggie Paella





WE WOULD BE HONORED AND APPRECIATIVE TO BE  
CONSIDERED FOR THIS ONCE IN A LIFETIME  
OPPORTUNITY TO BRING A FLAGSHIP RESTAURANT TO  
THE ISLE OF PALMS.

FOR FURTHER INFORMATION PLEASE CONTACT  
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