



# Tenant Profile



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## DUNWELLZ CUSTOM KITCHEN & POUR HOUSE

The Dunwellz dining atmosphere is fantastic and is sure to indulge all of the senses. Serving custom burgers and sandwiches, wings, tacos, and many more, Dunwellz has been serving the community for 10 years.

Voted Charlotte Magazine's Best of the Best, Bob Awards  
"Best Sports Bar or Pub"  
"Best Neighborhood Sports Bar"

For more information on Dunwellz, visit <https://dunwellz.com>



### Space Criteria

- 4,000 - 6,000 SF
- Need Patio
- Endcaps
- 2nd Generation preferred
- Will do build out with TIA
- South Charlotte, Fort Mill and Rock Hill SC









**SHAREABLEZ**

**Boneless Bitez** 8.25

Over half pound of boneless chicken breast bites tossed in your favorite wing sauce. Served with carrots, celery, and your choice of bleu cheese or ranch.

**Spicy Fried Pickles** 7.50

1/2 pound of dill pickle slices hand breaded with our own blend of spices. Served with ranch for dipping.

**Buffalo Shrimp** 9.25

A dozen shrimp hand breaded and tossed in any of your favorite sauces. Served with celery, carrots, and your choice of bleu cheese or ranch.

**Smothered Fries** 6.25

Our signature fries smothered in cheese and served with ranch for dipping. (Try it with **chili**, **bacon** or **gravy** for 1.50 more)

**Queso Dip** 8.25

Our signature cheese sauce topped with pico de gallo and served with corn tortilla chips and salsa. (Or try our **Chili con Queso** for .75 more)

**Southwestern Egg Rolls** 8.50

Filled with chicken, black beans, corn, spinach, rice, and cheese. Served with chipotle ranch for dipping.

**Mozzarella Sticks** 7.75

Lightly breaded and served with hot marinara sauce for dipping.

**Nachos** 9.75

Corn tortilla chips with your choice of chili, chicken, roasted pork, or brisket. We pour our signature queso all over it and then top it with jalapenos, diced red onions, black olives, and diced tomatoes. Sour cream and guacamole are on the side.

**QUESADILLAZ** 8.75

**Chicken**

Chicken and cheese served with sour cream and salsa.

**Buffalo Chicken**

Chicken, cheese, and our mild wing sauce served with a side of ranch or bleu cheese. (or substitute any of our wing sauces)

**Spinach & Mushroom**

Sauteed spinach, grilled mushrooms, and cheese served with a side of sour cream and salsa.

**Brisket**

Our slow cooked brisket, bacon crumbles, candied jalapeños, and mozzarella cheese served with a side of BBQ sauce.

Proudly serving Boar's Head deli meats and cheeses and custom baked breads from two local bakeries.



**GF** = Gluten Free Item  
18% Gratuity included for parties of 7 or more



**CUSTOM WINGZ** 8-9.25 12-13.50 20-21.95

Served with celery, carrots, and your choice of bleu cheese or ranch

**CHOOSE YOUR SAUCE**

8 wings - 2 flavors | 12 wings - 3 flavors | 20 wings - 4 flavors

TRADITIONAL	BBQ	SIGNATURE		DRY RUB
Mild	BBQ	Hot Honey	Spicy PB & J	Cajun
Hot	Honey BBQ	Garlic Parmesan	XXX Hot	Jamaican Jerk
Teriyaki Glaze	Spicy BBQ	Kickin' Bourbon	Sweet Chili	Lemon Pepper
Honey Mustard	Dr Pepper® BBQ			Ranch

Can be served all drums, all flappers, or fried then grilled for  
.75-8 wings | 1.00-12 wings | 2.00-20 wings

**SOUPZ** Bowl 6.95 (Served in a Bread Bowl for 1.00 more) Cup 3.95

**Chili** - Topped with onions and cheese

**Loaded Baked Potato Soup** - Topped with bacon and cheese

**Soup of the Day** - Rotated throughout the week

**CUSTOM SALADZ** 7.75 (Served in a Taco Shell for .50 more)

Start with your base and build your custom salad from the items listed below

**1 BASE:** Spring Mix, Romaine, or Traditional

2 TOPPINGS	3 CHEESE	4 DRESSINGS	5 PROTEIN (Add 4.00)
Tomato	<b>GF</b> Swiss	Bleu Cheese	<b>GF</b> Chicken Breast
Red Onions	<b>GF</b> Provolone	<b>GF</b> Ranch	<b>GF</b> Sliced Turkey
Cucumbers	Cheddar Jack	<b>GF</b> Avocado Aioli	<b>GF</b> Sliced Ham
Craisins	Feta	<b>GF</b> Honey Mustard	<b>GF</b> Fish Fillet
Jalapeños	<b>GF</b> Pepper Jack	<b>GF</b> Italian	<b>GF</b> Angus Burger*
Mushrooms	Mozzarella	<b>GF</b> Balsamic Vinaigrette	<b>GF</b> Black Bean Burger
Black Olives	Parmesan	<b>GF</b> Raspberry Vinaigrette	<b>GF</b> Turkey Burger
Green Peppers	Bleu Cheese	<b>GF</b> Thousand Island	<b>GF</b> Salmon (Add 8.00)
Banana Peppers		<b>GF</b> Caesar	
Croutons			
Candied Walnuts (.75)			
Bacon Crumbles (.75)			

**Taco Salad** 9.75

Your choice of seasoned beef or chicken, traditional lettuce, pico de gallo, and cheddar jack served in one of our taco shells. Served with Avocado Aioli on the side.

**House Salad Option**

Traditional base, tomatoes, cucumbers, croutons, and cheddar jack.

**Caesar Salad Option**

Romaine base, croutons, and parmesan.

## CUSTOM BURGERZ & SANDWICHEZ

Served with your choice of side (Make any of these options a double or mix & match for 4.00) 10.25

**START WITH YOUR PROTEIN AND BUILD YOUR CUSTOM BURGER OR SANDWICH FROM THE ITEMS LISTED BELOW**

**1 PROTEIN:**

**GF** Angus Burger\*, **GF** Fish Fillet, **GF** Boar's Head Ham, **GF** Chicken Breast, **GF** Turkey Burger

**GF** Black Bean Burger, **GF** Boar's Head Turkey, **GF** House Made Roast Beef

**2 BREAD OR WRAP**

Potato White Bun  
 Potato Wheat Bun  
 Texas Toast  
 Lettuce Wrap  
 Wheat Wrap  
 Croissant  
 Hoagie

**GF** Gluten Free Bread ( 1.50)

**3 CHEESE**

**GF** American  
**GF** Swiss  
**GF** Provolone  
**GF** Cheddar  
**GF** Pepper Jack  
 Mozzarella  
 Bleu Cheese

**4 TOPPINGS**

Lettuce  
 Tomato  
 Pickles  
 Red Onions  
 Slaw  
 Mushrooms  
 Jalapeños  
 Green Peppers  
 Banana Peppers  
 Chili (.75)  
 Bacon (.75)  
 Onion Straws (.75)  
 Fried Egg ( 1.50)

**5 SAUCE**

Mayo  
 Chipotle Mayo  
 Ketchup  
 Mustard  
 Spicy Mustard  
 A-1 Sauce  
 BBQ Sauce  
 Marinara  
 Any of our Wing Sauces

## MINT HILL FAVORITEZ

10.50 Served with your choice of side

**Chicken Club**

Grilled chicken, bacon, cheddar, swiss, lettuce, tomato, and mayo on Texas toast.

**Buffalo Chicken**

Grilled or fried chicken tossed in hot sauce, pepper jack, lettuce, and tomato on our potato white bun. Served with a side of ranch or bleu cheese.

**Carolina Cheeseburger\***

Angus burger, cheddar, chili, slaw, mustard, and onion on our potato white bun.

**Bacon Double Cheeseburger\***

Angus burger with lettuce, tomato, mayo, ketchup, mustard, american cheese, and bacon stacked high on our potato white bun.

**Thai Chicken Wrap**

Grilled chicken, our house made peanut sauce, spring mix, and pickled vegetables wrapped in a warm wheat wrap.

**Hawaiian Chicken**

Grilled chicken breast with a sweet teriyaki glaze, grilled pineapple, lettuce, and tomato on our potato wheat bun.

**Caesar Wrap**

Blackened chicken or fish and Caesar salad wrapped in a wheat tortilla.

**Fried Fish Platter**

North Carolina beer battered fish filets served with tartar sauce and your choice of any of our sides.

**Club Croissant**

Ham, turkey, bacon, cheddar, swiss, lettuce, tomato, and mayo on a croissant. Served cold.

**Chicken Tenders**

Over half pound of hand breaded strips of chicken. Served with your choice of a dipping sauce.

**Ruben's Reuben**

Thinly sliced corned beef or turkey, sauerkraut, swiss, and our secret sauce on Texas toast.

**Philly**

Chicken or roast beef, onions, mushrooms, peppers, and provolone on a hoagie roll.

**French Dip**

Thinly sliced roast beef, swiss, and sauteed onions on a hoagie roll served with au jus.

\* Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of food-borne illness. \* Angus burger may be cooked to order. (excluding the Bacon Double Cheeseburger and the Pimento Patty Melt)

### HOW DO YOU WANT YOUR BURGER COOKED?

**RARE**  
 BLOOD RED, COOL IN CENTER - 140°

**MEDIUM RARE**  
 REDDISH. COOL IN THE CENTER - 145°

**MEDIUM**  
 REDDISH PINK, WARM CENTER - 160°

**MEDIUM WELL**  
 BARELY PINK, WARM CENTER - 165°

**WELL DONE**  
 NO PINK, HOT CENTER - 170°

## SIDEZ 3.95

Signature Fries  
 Sweet Potato Tots  
 BBQ Pub Chips

Carrots & Celery Side Salad  
 Cup of Soup  
 Potato Salad

Mashed Potatoes  
 Steamed Vegetables  
 Mac N' Cheese  
*Topped with Bacon Crumbles*

## DRINKZ 2.30

Coke  
 Diet Coke  
 Sprite

Root Beer  
 Dr. Pepper  
 Lemonade  
 Powerade

Coffee  
 Tea  
 Ginger Ale

## DESSERTZ 6.50

Fried Oreos® a la Mode

Molten Lava Cake

Reese's® Peanut Butter Bar Explosion

Pumpkin Butter Bar

Brownie a la Mode

## CUSTOM KIDZ 6.50 12 YEARS OR YOUNGER ONLY

**1 MAIN:** Cheese Quesadilla, Flatbread Cheese Pizza, Grilled Cheese, Burger, Mac N' Cheese, Chicken Tenders, Noodles (with Butter or Marinara), Hot Dog, and Wings

**2 SIDE**

Signature Fries  
 Sweet Potato Tots  
 Carrots & Celery  
 Mac N' Cheese

**3 TREAT**

Yogurt Stick  
 Chocolate Chip Granola Bar  
 Strawberry Applesauce  
 Fruit Cocktail

**4 DRINK**

White Milk  
 Chocolate Milk  
 Juice Box  
 Soft Drink

**STREET TACOS** Served with your choice of side

**Korean BBQ** 10.95

Tender flank steak in a sweet and spicy house made Korean BBQ sauce. Topped with a pickled cucumber salad.

**Shrimp** 10.95

Grilled, blackened, or fried shrimp with lettuce and pico de gallo. Served with a honey wasabi sauce on the side.

**Jerk** 10.95

Shrimp or Chicken with jerk seasoning and spring mix. Topped with pineapple pico and a caribbean sauce.

**Salmon** 12.25

Grilled Atlantic salmon fillet in a blend of asian sauces, spring mix. Topped with pickled cucumber salad.

**Chicken** 10.75

Grilled, blackened, or fried chicken with lettuce and pico de gallo. Served with a honey wasabi sauce on the side.

**Fish** 10.75

Grilled, blackened, or fried fish with lettuce and pico de gallo. Served with a honey wasabi sauce on the side.

**SPECIALZ** Served with your choice of side

**The Notorious P.I.G.\*** 11.50

Our angus burger, bacon, roasted pork, a spicy Dr. Pepper® BBQ sauce, cheddar cheese, and onion straws on our potato white bun.

**The Donut Burger\*** 11.25

A glazed donut for a bun! Our angus burger, lettuce, tomato, mayo, mustard, ketchup, bacon, and american cheese - all served between two slices of a glazed donut.

**Pimento Patty Melt\*** 10.95

Angus burger, our house made pimento cheese, and grilled onions on pressed texas toast.

**Bacon Bourbon Patty Melt\*** 10.95

Angus burger, a bacon bourbon onion jam, and american cheese on pressed texas toast.

**Italian Panini** 10.95

Ham, pepperoni, salami, provolone, banana peppers, pimento cheese, and italian dressing on pressed focaccia bread.

**Cuban** 10.95

Ham, roasted pork, mustard, swiss, and pickles on pressed focaccia bread.

**Meatloaf Sammich** 11.50

Mom's meatloaf in a sandwich! Served with mashed potatoes, cheddar cheese, onion straws, and a drizzle of our signature meatloaf "zauce" on texas toast.

**Margarita Chicken Wrap** 10.95

Grilled chicken, guacamole, pico, pepperjack, lettuce, and a key lime sauce wrapped in a wheat tortilla.

**Brisket Grilled Cheese** 10.95

The best grilled cheese ever! Our slow cooked brisket, topped with house made candied jalapeños (to add sweet heat), melted pepper jack and cheddar cheese, and served on texas toast.

**Chicken Platter** 11.50

Two chicken breasts served fried, grilled, blackened, or BBQ.  
*(Try them smothered with onions, peppers, mushrooms, and provolone for 1.00 more.)*

**Salmon** 12.95

Grilled or blackened pan seared Atlantic salmon fillet served with a lemon herb butter.

**PASTA** 8.95 Add any of our proteins for an additional charge

**Tuscan Alfredo Pasta**

Cavatappi pasta tossed in a house made alfredo sauce that is seasoned with garlic, italian herbs, sundried tomatoes, and spinach.

**Pasta Primavera**

Cavatappi pasta and our steam vegetables tossed in marinara sauce.

Our story begins right here in Mint Hill, North Carolina...

It all started with a group of friends who really enjoyed working together at various restaurant concepts over the years, but wanted to be able to do things their own way. Back in 2011, one of them turned 40 and decided that instead of a mid-life crisis, opening a restaurant would be so much better!



What could be more fun than working with friends but with the ability to control your own future - for better or worse?

So after talking it over with the family and finding the right location, they started to put together the dream team. One by one they decided to leave their current jobs and join into the new adventure. The executive chef, kitchen manager, bar manager, general manager, and director of operations (along with the husband and wife owners) had a combined 90 years of restaurant experience. But none of that would matter if what they created was not successful. So first they started with a simple idea - they wanted to have fun and be able to treat the staff and customers like family. They wanted a place that was family friendly and would become part of the fabric of the neighborhood.

A place that would highlight their love of the craft beer movement and fresh, high quality, chef driven food. To put it simply - a place that they would like to hang out!



Then they needed a name...

And they knew that just another "bar and grill" was not good enough. So they picked a name that had multiple meanings, but that was unique - not in the dictionary or even on Google! DUNWELLZ CUSTOM KITCHEN AND POUR HOUSE was born and the dream of working together again became a reality when they opened the doors in June of 2012.



"We all feel very fortunate that as Mint Hill has grown, we have been able to grow and change into what we consider to be the best place for family and friends in the best small town in North Carolina!"

Jimmy, Missy, Madison, and Mason



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