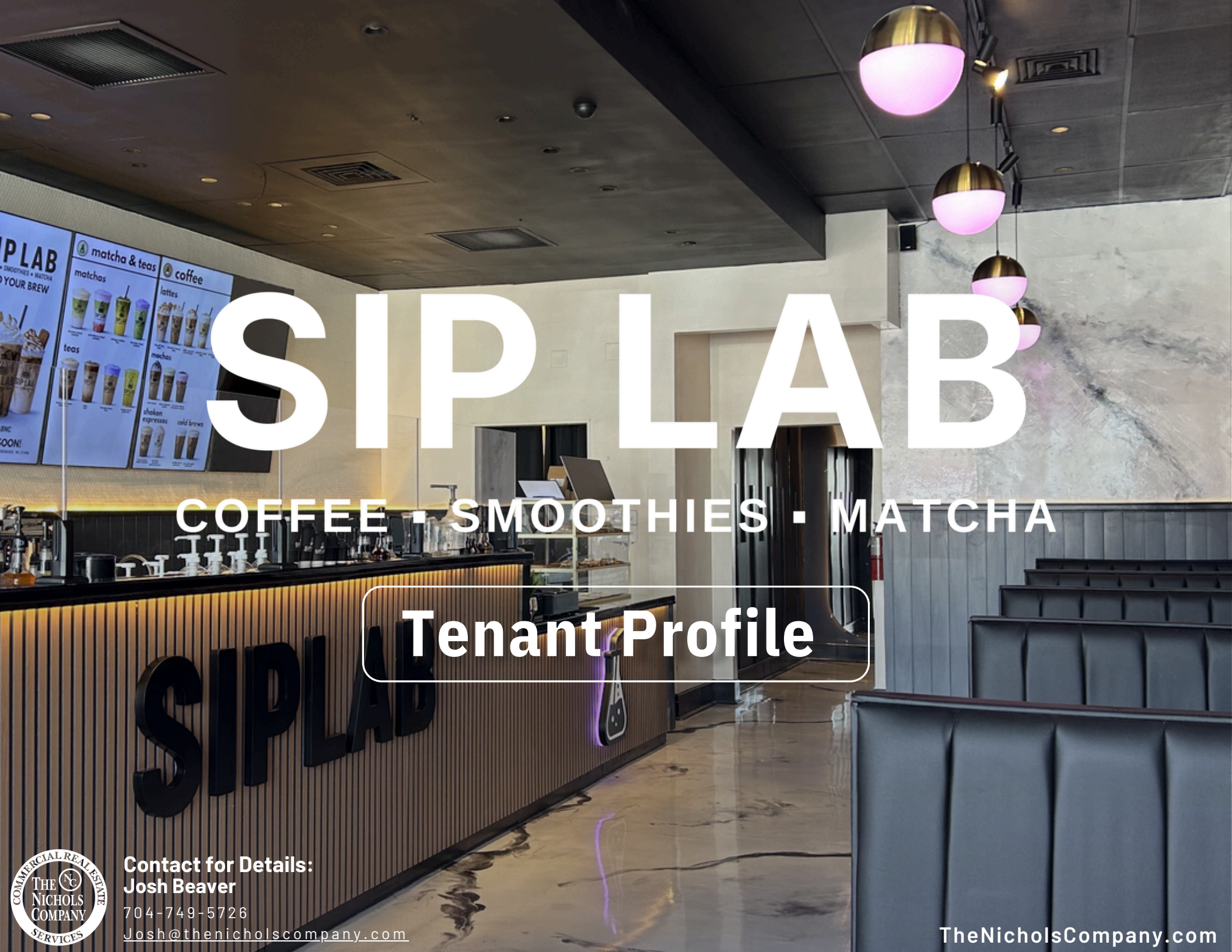


SIP LAB

COFFEE ▪ SMOOTHIES ▪ MATCHA

Tenant Profile

Contact for Details:
Josh Beaver
704-749-5726
Josh@thenicholscompany.com

TheNicholsCompany.com

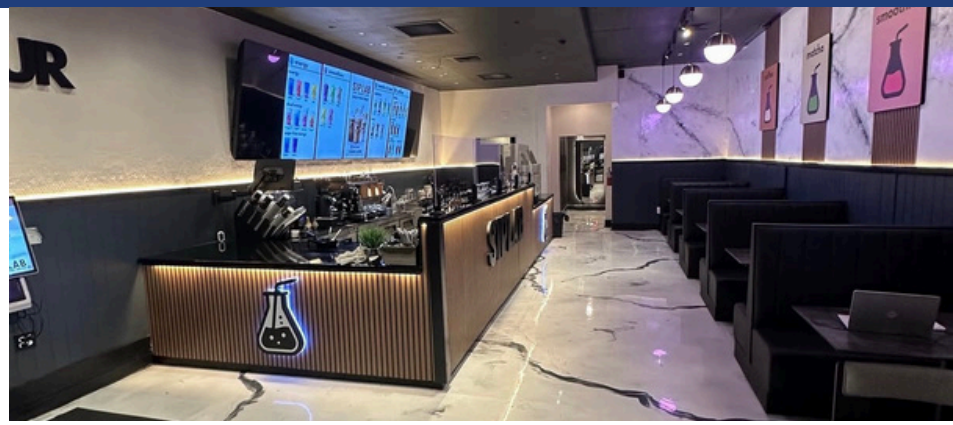
About

SIP LAB is a beverage and café concept built around the idea of "Build Your Brew," offering a welcoming space where customers can experiment with flavors and enjoy handcrafted drinks made to their preferences. The menu spans specialty coffee, matcha, smoothies, energy drinks, refreshers, and freshly pressed croffles, with signature items like flavored cloud lattes and customizable energy drinks. Partnerships with Vignette Coffee Roasters and Vida Pour Tea support its focus on quality ingredients, and customers can customize drinks without typical upcharges.

Designed for all-day traffic, SIP LAB combines mobile ordering, in-store kiosks, and a digital loyalty program with the feel of a neighborhood café. Its broad menu, strong visual identity, and focus on customer experience make it a good fit for a wide range of retail environments and a diverse customer base.

Site Criteria

- +/- 1,400–2,000 SF
- Targeting Charlotte, Concord, Huntersville, Fort Mill, and surrounding high-growth trade areas
- Second-generation café, coffee shop, or restaurant space preferred; new construction considered
- Interior seating for approximately 20–30 guests; outdoor patio seating preferred
- Grocery-anchored, lifestyle, and mixed-use retail centers with strong complementary co-tenancy
- End-cap space only
- Strong daytime population, residential density, and morning commuter traffic
- Proximity to universities, office developments, residential communities, and major retail destinations
- Convenient parking, pedestrian accessibility, and efficient access for mobile order pickup
- Existing plumbing, electrical capacity, and HVAC infrastructure suitable for beverage preparation
- 5- to 7-year initial lease term with renewal options













Johnny Dinero and Joshua Glover
Founders/Owners

Johnny Dinero is an entrepreneur and business leader with extensive experience in operations, brand development, and customer-focused retail concepts. As Founder of ICECREAM FACTORY and SIP LAB, Johnny successfully established the brand's flagship locations in Greensboro, North Carolina, in April 2024 (ICF) and May 2026 (SL) and helped guide its expansion into the Charlotte market. He brings more than a decade of corporate leadership experience, having previously served as Director of Operations worked at a Fortune 500 company. Johnny holds a Bachelor of Science in Business from High Point University and a Master of Business Administration (MBA) from North Carolina State University. His expertise in strategic planning, marketing, and operational development provides a strong foundation for building and scaling consumer-focused brands.

Joshua Glover is a business owner and operations professional with hands-on experience in retail management, team development, and day-to-day business operations. As Owner and Operator of ICECREAM FACTORY's Charlotte location at The Arbors at Mallard Creek, Joshua has demonstrated his ability to oversee the operational demands of a customer-facing retail business. Beginning his career as a Team Member before advancing into management and ownership, he has developed a comprehensive understanding of staffing, inventory management, customer service, financial oversight, and operational efficiency. Joshua also helped in the launch and early stage management process of SIP LAB in Greensboro in 2026. Joshua earned his Bachelor of Science in Finance from North Carolina A&T State University in May 2026.

Together, Johnny and Joshua bring complementary strengths in strategic leadership, financial management, brand development, and hands-on retail operations. Their combined experience provides a foundation for the successful development and expansion of SIP LAB, with a shared commitment to delivering quality products, memorable customer experiences, and long-term business growth.