

# M Makers on 5th

Have you always wanted to start a retail business? Are you an artist or craftsman with creations you want to sell? Don't want to make significant up-front investments to test the market? We created Makers on 5th with you in mind!

## What is the Makers on 5th Incubator?

Makers on 5th offers all or part of a retail storefront in the heart of downtown Clinton, Iowa. We've structured the arrangements for minimal up-front investment and no long-term obligations. These arrangements include one-year lease terms with all utilities included. Incubator tenants are encouraged to work together as a business network to build a shared market and customer base.

## What type of businesses can apply?

Any retail and/or start-up business can apply. We are open to learning about new business ideas and want to make sure our business support are a good match for your business idea. Due to restrictions in place from the development's financing, trades or businesses consisting of the operation of any private or commercial golf course, country club, massage parlor, hot tub facility, suntan facility, racetrack or other facility used for gambling, or any store the principal business of which is the sale of alcoholic beverages for consumption off the premises are not eligible to apply.

## Who is eligible to apply?

- Businesses wishing to open a business within a storefront
- We prioritize low-income resident/business owners
- You must meet our 'business ready' requirements

## What are the 'business ready' requirements?

To help you launch a successful business, it is important you have done some business preparation and planning. This means:

- A completed application
- A written business plan
- Meet with our partner, Padgett Business Services, to receive a complimentary assessment of your business position and readiness to proceed
- Proof of retail sales tax permit issued by the Iowa Department of Revenue
- If opening a temporary location, proof of Transient Merchant License issued by City of Clinton



# Rents & Floor Plan

**Tenant F- \$1,175**

894 Square Feet

**Tenant G- \$755**

533 Square Feet

**Tenant H- \$730**

513 Square Feet

**Tenant J- \$755**

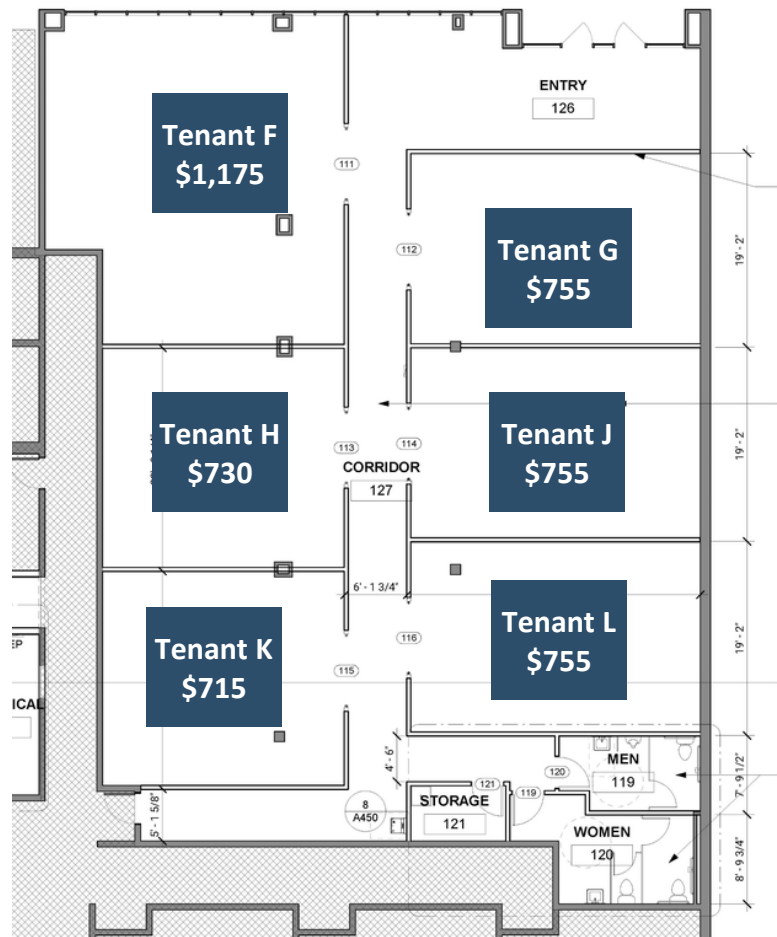
533 Square Feet

**Tenant K- \$715**

499 Square Feet

**Tenant L- \$755**

532 Square Feet



## Flexible Lease Terms

Makers on 5th offers flexible leasing terms and subsidized rent to help transition new businesses into storefront opportunities. Our goal is for you to sign on for one year, extend your lease, and grow successful enough to move into another larger storefront in the Clinton community.

## What's Included in your Rent:

- ⇒ Electricity, water, garbage
- ⇒ Shared Fiberoptic Internet (WIFI)
- ⇒ Staff to maintain restrooms and general cleanliness of common area
- ⇒ Access to resources to strengthen and grow your business

 *Makers on 5th*

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## Contact:

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