



Chariton Area Chamber/Main Street

104 N. Grand Street Chariton, IA 50049 Phone: 641-774-4059
charitonareachambermainstreet.com

July 5, 2017

Mr. Doug Summers
Summers Commercial Realty
10 West State Street, Suite 108
Geneva, Illinois 60134

Dear Mr. Summers,

Thank you for considering Chariton as the home of your bakery. You are invited to experience, first hand Chariton charm on July 27, 2017. Chariton has a collaborative business community and genuine pride in our historic downtown.

Enclosed are materials telling the story of Lucas County today-the market trends, what's popular, who lives here and what people purchase. Through concentrated research, it is clear Lucas County residents want pies, cakes, a place to grab a drink and a pastry, and enjoy the experience. We trust you will find many positive features that will help your business succeed in Chariton.

Chariton is the county seat bringing people downtown for business, shopping, and relaxing on the beautiful historic courthouse square. Chariton is located on Hwy 34 one hour south of the Des Moines metropolitan area and thirty minutes from I-35 to the west. Chariton is surrounded by rolling hills full of wildlife, trails for walking and riding, birds to watch, and is close to several lakes.

The business mix has a strong service sector and retail mix with a trade area of twenty-five miles. The recently completed façade project has brought much interest to the Main Street District with another new business opening in August.

Thank you again for considering Chariton in this endeavor. In the coming days, I will contact you to confirm our visit and answer any questions. I truly look forward to meeting you.

Sincerely,

Kris Patrick
Executive Director
kris@charitonareachambermainstreet.com

Enclosures