



Brett Schoneman  
LPE Development  
1819 4<sup>th</sup> Street SW  
Mason City, IA 50401

Dear Mr. Schoneman

Thank you for your interest in Keokuk as the possible site for your client's specialty grocery store.

We're eager to show you the great potential for growing and sustaining a specialty foods store in our community. In a recent market survey, nearly 700 people ranked a specialty foods store at the top of their list of businesses they would support in downtown.

Welcoming you to Keokuk, the Main Street Keokuk, Inc. team will host your upcoming tour and scouting visit on June 20, 2018. Your day in our community will include two site visits, a walking tour of our historic downtown district, a community driving tour, and lunch. Along the way, you will have the opportunity to ask questions of business and property owners, city officials, and community residents.

Downtown is home to City Hall, the County Courthouse, three financial institutions, 12 locally-owned dining establishments, an historic performing arts theatre, a movie theater, retail, and service businesses. It is the heart of the community and is the entryway to riverfront attractions located at the foot of Main Street.

Keokuk is a business and employment hub for the tri-county region. Jobs bring another 1,500 employees into the community daily. As the southeast gateway to Iowa, the Illinois communities of Hamilton, Nauvoo, and Warsaw are within a few minutes-drive time. These neighboring communities are currently without a grocery store. While on the driving tour, you will see firsthand the concentration of residents located within five, ten, and 20 minutes of downtown Keokuk.

Included in this packet is a Visitor's Guide, a Market Snapshot, a community map, and a Guide to Starting a Business in Keokuk which includes City and Economic Development contacts, incentives, and general community information.

We have also included a short questionnaire. Your responses will help us customize your tour to maximize your time in our community. If you would please, fill out the form and send or scan it back at your earliest convenience.

Soon, I will follow up with you by phone to confirm plans. In the meantime, if you have questions or specific requests, feel free to text, email, or call me at any time. Also, I would be happy to make hotel arrangements for you.

Warm regards

Joyce M. Glasscock, CMSM  
Executive Director, Main Street Keokuk, Inc.