

Brett Schoneman
LPE Development
1919 4th Street SW
Mason City, Iowa 50401



June 3, 2019

Dear Mr. Schoneman,

Thank you for your interest in our beautiful historic Centerville square as a candidate for your restaurant. We look forward to sharing our historic downtown and the opportunities that are available with you on Wednesday, June 19! In our recent top prospects survey, restaurants were the top three traffic generators for our downtown and number one in potential opportunity ahead! Main Street Centerville has been tracking our district taxable sales receipts and we have seen a seven-year average over 7% growth. Our Market Analysis shows our community is a regional pull bringing in over \$133 million in retail sales in 10-minute drive time. Centerville's retail sales are \$57 million more than our population should support indicating Centerville is a regional destination for shoppers and diners.

The heart of our community is the Historic Courthouse Square downtown. It is the pride and joy of our community and the center point for many of our activities. Our Main Street Centerville program has been instrumental in our downtown revitalization enticing visitors to shop, dine, and stay in our downtown.

Our district was recently named one of the top 10 historic shopping districts by *Travel Iowa* showcasing the charm and vibrancy of our beautiful historic downtown. Our team is excited to share all the great opportunities that we have to offer here in Centerville and create an option that will support your new restaurant.

We have also included a short pre-visit survey for you to take to help make your visit here as productive as possible, along with a short video for you to enjoy. Our team will host your upcoming tour and scouting visit on June 19, 2019. We will start with a welcoming party, site visits, a walking tour of our historic district, a community tour and lunch. Along the way, you will have the opportunity to ask questions with community leaders and local businesses.

I will be contacting you soon to share the details of your visit and answer any questions you may have. If you have any questions feel free to text, email or call me. If you need me to make hotel arrangements for you, please let me know.

Sincerely,

Mary Wells
Executive Director
Main Street Centerville
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