

Request for Proposal (RFP) - Tenant

Project: Farmville Downtown Partnership - Main Street Revitalization

Introduction:

The Farmville Downtown Partnership invites potential retail or restaurant tenants to submit proposals for leasing and outfitting the warm-white box located at 111 N Main Street in Farmville, Virginia. The property, a single-story office space from the 1960s, is undergoing complete transformation and will be ready for customization by a retail or restaurant establishment. The revitalization aims to create an updated, inviting space with modern amenities that will contribute to the overall enhancement of the downtown area.

Property Details:

Address: 111 N Main Street, Farmville, Virginia

Total Space: Approximately 3,000 sq ft

Description: The space will be delivered as an updated warm-white box, providing a versatile canvas for retail or restaurant customization.

Project Scope:

Potential tenants are invited to submit their proposals for the customization and outfitting of the space, keeping in mind the following requirements:

1. Design and Layout:

- Creative and innovative interior design that aligns with the tenant's branding and concept.
- Efficient space planning to optimize customer flow and utilization of the area.
- Inclusion of modern amenities and fixtures to enhance the overall customer experience.

2. Infrastructure and Utilities:

- Installation of necessary utilities to support the tenant's business operations.
- Compliance with local building codes and regulations for safety and functionality.
- Sustainability considerations for energy efficiency and environmental responsibility.

3. Branding and Aesthetics:

- Integration of branding elements and aesthetics that complement the overall downtown streetscape.
- Use of creative materials and finishes to enhance the visual appeal of the space.
- Contribution to a cohesive and inviting atmosphere that aligns with the Farmville Downtown Partnership's vision.

Project Goals:

The primary objectives of the project are as follows:

1. Create a vibrant and attractive retail or restaurant space that complements the surrounding downtown area.
2. Enhance the overall experience for customers, visitors, and residents of Farmville.
3. Foster a sense of community and engagement through the tenant's business concept.
4. Contribute to the economic growth and vitality of the Main Street area.

Timeline:

- RFP Release Date: September 8, 2022
- Proposal Submission Deadline: September 22, 2023, 2:00 pm
- Contract Award Date: On or Before October 18, 2023
- Estimated Project Commencement: Upon award of IRF Grant

Submission Guidelines:

Interested retail or restaurant tenants should submit their proposals electronically to the Farmville Downtown Partnership at manager@farmvilledowntown.com by the submission deadline mentioned above. The proposal should include:

1. A cover letter expressing interest in the space and the tenant's qualifications.
2. A detailed business concept and description of the tenant's retail or restaurant venture.
3. Proposed interior design plans and layouts, including visuals and renderings.
4. Budget estimates for outfitting the space and any additional costs.
5. Information on previous successful ventures or relevant experience in the industry.

Selection Criteria:

The selection of the tenant will be based on the following criteria:

1. Alignment of the tenant's business concept with the vision for the downtown revitalization.
2. Creativity and innovation in the proposed interior design and space utilization.
3. Financial viability and ability to meet lease obligations.
4. Experience and success in operating similar retail or restaurant establishments.
5. Commitment to contributing positively to the Farmville community.

Contact Information:

For inquiries or additional information regarding this RFP, please contact:

Farmville Downtown Partnership

Email: manager@farmvilledowntown.com

Thank you for your interest in becoming a part of the revitalization of Farmville's Main Street. We look forward to reviewing your proposals and welcoming a vibrant addition to the downtown community.