

**REQUEST FOR PROPOSALS**  
August 29, 2012  
**LEASE OR SALE OF REAL PROPERTY**  
**224 MAIN STREET**

**About The Property**

The Town of Smithfield is accepting proposals from individuals or companies interested in leasing or purchasing town owned property at 224 Main Street in historic downtown Smithfield, Virginia. The current lease with Smithfield Packing Company for the former Genuine Smithfield Ham Shop expires September 10, 2012.

The property is further described as Isle of Wight County Tax Map and Parcels:  
21A-01-106B                      Assessed Value \$84,800

This one story brick structure is approximately 780 gross square feet and the current condition is good. The property will be leased or sold as is. The property zoning is "D" (Downtown District). This is a prime retail location with pedestrian access directly on Main Street. The rear of the property is accessed via the town owned Hayden's Lane public park. There is no off street or otherwise designated parking for this property. However there is sufficient on street parking nearby as well as in town owned public parking lots.

**Desired Site Usage**

In 2009 Isle of Wight County Department of Economic Development funded a study aimed at continuing the revitalization of Historic Downtown Smithfield. The firm of Sanford Holshouser was selected to perform the study and they worked closely through the Isle of Wight/Smithfield/Windsor Chamber of Commerce. An important part of the process was to gain input from the public and current stake-holders downtown.

It is the goal of the Town of Smithfield to create a vibrant "experience" destination downtown for locals as well as visitors. We also wish to encourage the location of new businesses and provide support to existing businesses. Further the town desires to accommodate selected start up retailers or service providers and establish a small business incubator or multi-tenant space in downtown Smithfield.

Specifically the study, as a result of the survey input process, identified the following types of retail and restaurant uses as being desirable to attract downtown:

Retail: Bookstores, Art Galleries and Studios, Craft Shops, Specialty Food/Grocery Stores, Variety Stores, Quality/Specialty Clothing Stores, Wellness/Fitness Facility/Spa, Sweet Shops, Hardware/Boating Supplies, Expansion of Farmer's Market, Kitchen Gourmet, Wine and Cheese Shops.

Restaurant: Sandwich Shop/Delicatessen, Coffee Shops, Casual Italian, Pub/Micro Brewery, Internet Café, Casual Seafood/Raw Bar, High End Dining/Tea Room, Colonial Style Eatery, Southern Country/Smithfield Ham Dishes, Sidewalk/Outdoor Dining.

Subsequently in 2010 the town created The Smithfield Arts and Cultural District within the town's National Register Historic District to encourage qualified arts organizations to locate therein. For this property the town desires a commercial/retail use that will be open to the public seven days a week.

### **Site Conditions**

The town acquired this property and the adjacent Hayden's Lane public park to one side and the rear of this structure was created in the 1970's. There is a public brick sidewalk in front of the property that was part of the Main Street improvements in the 1990's. In 1996 the town entered into an easement of vertical support with the adjacent property owner for the frame structure/stage which is attached to this building on the other side. This stage is used for public concerts during the summer and other special events. This deed of easement will remain in place. Lastly there is a storm water drainage pipe which runs from Hayden's Lane underneath this building out to Main Street.

### **Proposal Requirements**

Proposals must include the following information:

1. Detailed Description of the Proposed Use of the Property
2. Summary of Any Proposed Building Alterations – Exterior and Interior
3. Stated Preference to Lease or Purchase the Property
4. Name, Contact Information, Experience of and References for Managing Agent

There is no page limit for each proposal however it should be as clear and concise as possible. All questions must be emailed to Town Manager Peter Stephenson at [pstephenson@smithfieldva.gov](mailto:pstephenson@smithfieldva.gov). Access inside the buildings for inspection will be provided on Wednesday, September 5<sup>th</sup> from 10:00 a.m. to 11:00 a.m. Proposals must be submitted via email to the attention of the Town Manager. All proposals must be received by 5:00 p.m. on Wednesday, September 12, 2012.

All proposals received will become public information and will be reviewed by the Smithfield Town Council Public Buildings & Welfare Committee on Tuesday, September 18, 2012. The town reserves the right to reject any and all proposals. The Smithfield Town Council may negotiate the terms of lease or sale with the prospective lessor/purchaser based on a ranking of proposals received. Such negotiations would be made in confidence through the Town Attorney. Proposal review criteria will include how well proposed use meets the downtown revitalization goals.