



The Corporation for Findlay Market

Request for Proposal
116 W. Elder – Findlay Market

February 27, 2019

Re: Request for Proposal – Restaurant – Findlay Market

This Request for Proposal (“RFP”) outlines the request for additional information needed to determine an appropriate tenant for 116 W. Elder (the “Project”) for the Landlord in advance of proposed tenancy in the Project. This location is at the corner of Pleasant and Elder streets at the center of Findlay Market. The space is 1593 square feet, and includes a built kitchen, with walk-in refrigeration, but no equipment, and no hood.

The Corporation for Findlay Market (CFFM) manages this space, and has preference for the following:

- Restaurant serving at least 2 meals a day, at least 6 days a week. (Current operator is 7 days a week for lunch and dinner.)
- Food that is new and unique to the market district, without significant menu overlap of existing sit-down restaurant or take out venues.
- While preference is for restaurant, CFFM will consider submissions for other uses for the space.
- New tenant will be responsible for tenant improvements, which will include kitchen equipment, and installation of a fully functional and vented hood system.

The following Items are requested from potential tenants in evaluation. It would be expected these items would be **returned by April 12, 2019**.

Business Plan:	Basic business plan, including description of business offerings, menu/product list as appropriate, competitors/similar products in the market area, OTR and greater Cincinnati.
Capital Build Out Budget:	Expected build out costs for concept, including sources and uses of funding.
Operational Proforma:	Detailed three year operating proforma.
Organizational Management:	Ownership team biographies and experience, along with any key employees that will allow business to operate. Please highlight any Restaurateur credentials.
Operational Details:	Desired/expected hours and days of operation.



**Marketing Plan
and Graphic
Details:**

Sampling of design materials, logos and other graphical content. Details of expected marketing and communication plan.

**Existing Business
Details:**

Provide current/recent location of business, years in operation, and annual sales at the location.

Proposal Only:

This RFP sets forth the principal terms for a proposed transaction(s) between the parties; however, nothing contained herein shall be deemed to create any legally binding obligation upon any party, until a mutually acceptable binding lease agreement and other required legal agreements have been executed and delivered by the parties. Moreover, where this RFP is silent on issues, such silence indicates that the issues remain to be addressed to the mutual satisfaction of the parties in the final legal documents. Landlord reserves the right to withdraw this RFP or not proceed to Letter of Intent or License agreement, at any time, without notice.

We are excited to present this RFP for your review. If you have any questions or concerns, please don't hesitate to contact me at 513-604-7567 or jhansbauer@findlaymarket.org.

Sincerely,

Joe Hansbauer
President & CEO – Corporation for Findlay Market
on behalf of Landlord



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