

Business Proposal

Harrison Commerce Park
Lot 5

Phase 1: 4,000-6,000sq ft Commercial Development with Self-Serve Wine Bar Anchor and micro commercial spaces (100-400sqft each) with common area.

Phase 2: Additional micro/small commercial spaces, Real Estate Office, phase 2 development guided by the evolving priorities and needs of the community. (Indoor sports practice facility?)

Submitted to: Village of Harrison Board

Submitted by: Amanda & Andrew Furman, Furman Properties LLC

Date: 9/23/25

1. Executive Summary

This proposal outlines the development of a multi-tenant, multi-phased, commercial building designed to support local entrepreneurship/small business, attract visitors, and enhance the vibrancy of the Village of Harrison. The development will feature micro-commercial spaces for small businesses and start-ups, anchored by a self-serve wine bar with small plates/cheese boards (emphasizing fresh, whole foods). This innovative concept will provide a community hub, foster local economic growth, and establish a unique destination for both residents and visitors.

2. Project Vision & Objectives

- **Support Local Entrepreneurs:** Provide affordable, flexible retail and service spaces for small businesses, artisans, and start-ups.
- **Anchor Destination Experience:** Establish a unique wine bar with a self-serve concept and wholesome food pairings to draw consistent traffic. Outdoor dining/patio area.
- **Community Gathering Hub:** Create a welcoming space where Harrison residents can gather, dine, shop, and connect.

- Economic Development: Increase foot traffic, sales tax revenue, entrepreneurship, and overall vibrancy within the Village of Harrison.
 - Smart Growth: Maximize community benefit through a compact, thoughtfully designed development with shared resources.
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3. Project Description

Building Concept

Phase 1:

- Size: Approx. 4,000-6,000sqft
- Design: Modern/industrial (clean lines, exposed ducting, brick, metal, wood) yet cozy, with flexible build-outs for 8–12 micro-commercial spaces (100–400 sq. ft. each).
- Common Areas: Shared seating, restrooms, and outdoor patio space.
- Parking: Adequate off-street parking with pedestrian-friendly access

Phase 2:

- Real Estate/Property management office
- Additional micro commercial, Real Estate office, sports practice facility?

Anchor Tenant:

Pour Collective or Pour Love

(working name)

- Concept: Self-serve wine bar featuring rotating selections of global wines on tap. A small selection of on tap bourbon and tequila, with a self serve style craft beer selection (bottled or canned).

- Food: Curated small plates — charcuterie boards, fresh dips, flatbreads, and seasonal desserts — with an emphasis on wholesome, minimally processed ingredients.
- Experience: Upscale yet approachable; cozy, modern interior design; a destination for date nights, social gatherings, and after-work meetups.

Micro-Commercial Spaces

- Target tenants include:
 - Local artisans and makers
 - Health/Beauty/Wellness (esthetician, barber, tattoo artist, nail tech, etc)
 - Service providers (counseling, coaching, financial advisor, plumber, electrician, etc.)
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4. Market Opportunity

- Growing demand for small, flexible commercial spaces that reduce barriers for entrepreneurs.
 - Increasing consumer interest in experiential dining and self-serve models.
 - Harrison and the greater Fox Valley area lack a centralized community hub blending shopping, dining, and gathering space.
 - Wine bars nationally have shown strong performance, particularly when paired with fresh, shareable food and curated ambiance.
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5. Community Impact

- Job Creation: New employment opportunities for Village of Harrison residents, especially entrepreneurs.
- Economic Growth: Retains and circulates dollars locally by supporting small businesses.

- Tourism: Creates a destination that draws visitors into Harrison.
 - Lifestyle: Enhances the cultural and social fabric of the community by offering new experiences in a safe, upscale environment.
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6. Financial Outline

- Estimated Development Cost: \$1.25-\$1.75M
- Funding Sources: Combination of private investment and small business notes
- Revenue Streams:
 - Anchor wine bar sales
 - Rental income from micro-spaces
 - Event hosting opportunities

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