



WRIGHT DUNBAR, INC.

live the legacy

The Wright-Dunbar Business District

Wright Dunbar, Inc. (WDI) is a non-profit 501(c)(3) Ohio corporation dedicated to the management of the historically-significant corridor west of downtown Dayton, Ohio known as the Wright-Dunbar Business District and the center of the neighborhood where Wilbur and Orville Wright designed the world's first powered airplane, and Paul Laurence Dunbar penned his world-renown poetry. The Wright-Dunbar Business District is on the National Register of Historic Places and is now home to the Dayton Aviation Heritage National Historical Park (soon to be the Wright Brothers-Dunbar National Park).

The vision of Wright Dunbar, Inc. is to create a vibrant, urban, walkable community of innovation, creativity and collaboration where diverse families, businesses, neighbors and visitors live, work, recreate and learn together as a testimony to the historic legacy of the Wright Brothers and Paul Laurence Dunbar.

To that end, Wright Dunbar, Inc. owns approximately 132,000 square feet of commercial space available in eleven separate buildings for redevelopment, all fronting West Third Street with approximately 20,000 vehicles passing daily. Additionally, we control 215 parking spaces in various central locations behind/adjacent to our commercial structures.

Wright Dunbar's lease-up strategy is one focusing on creating a vibrant community within the Wright-Dunbar Business District by targeting retail users such as banks, a coffee shop, a drug store, grocery store, dry cleaners, bookstore, bakery, post office, fitness center, medical offices, art galleries, independent casual dining restaurants, a boutique hotel, and the like.

The upper floors will provide for mixed use and professional office space to fully complement the District and return the area to the traditional neighborhood which existed at the turn of the century. The strategy includes public enhancements of open space, lightings, landscaping, park benches, signage and awnings.

To begin a leasing process with Wright Dunbar, Inc. we would ask that the following Leasing Profile be completed and returned to us at the address below along with a company business plan.

1105 West Third Street : Dayton, Ohio 45402 : Office: 937-443-0249 : FAX: 937-443-0270

Company Leasing Profile

Company Name:

Tax ID Number or SSN:

Contact Name:

Contact Phone:

Title:

Address:

City/State/Zip Code:

Company Phone:

Company Fax:

Company Website:

Banking References:

Bank Account Type & Numbers:

a.

b.

c.

1. **Type of business?**

2. **Annual Sales/Revenue?**

3. **Describe your company's products and/or services?**

4. **Describe the market for your product?**

5. **List your competitors or other companies with similar products?**

6. **Briefly describe your company's sales process?**

7. **Briefly describe your company's advertising and marketing efforts?**

8. **Do you have a business plan? If yes, please include a copy with your profile. If no, please reference sample plans at [www.bplans.com/sample business plans/](http://www.bplans.com/sample_business_plans/).**

9. **What is your company's legal structure (e.g. sole proprietorship, partnership, LLC, S Corporation, C Corporation, NonProfit)?**

10. **What date was the company founded?**

11. **Do you have a Board of Directors or Trustees? If yes, please list all members.**

12. How many employees does the company currently have? Within the next 5 years?

13. List all key management personnel and attach their resumes if not included in the business plan.

14. Will your company use hazardous or toxic materials or require special licenses (e.g. Liquor)?

Helpful Business Resources for Wright-Dunbar Business District Organizations

City of Dayton (www.cityofdayton.org), contact Veronica Morris, Economic Development, 333-3912, email: veronica.morris@cityofdayton.org

The City of Dayton has a number of economic development programs available to include grants and property tax abatement programs.

CityWide Development Corporation (www.citywide.org), contact Caitlin Bortolotto, 853-2563, email: cbortolotto@citywidedev.com

CityWide Development Corporation is a non-profit development corporation dedicated to economic development in the City of Dayton. Programs available include direct loans, SBA 504 loans, Neighborhood Business Assistance Programs and the like.

Minority Contractors Business Assistance Program (www.daytonmcbap.com), contact Goodie Gillispie, 937-223-2164

The Minority Contractors Business Assistance Program provides counseling and services in areas such as management & technical assistance, procurement information, business plan development, loan packaging, certification assistance, and organizational assessment.

Minority Economic Development Council (www.daytonmedc.org), contact Channon Lemon, 937-531-6606

The Minority Economic Development Council provides individual business counseling & planning, business assistance referral, funding & financing referral, and mentor-protégé and teaming relationships assistance.

Finance Fund (www.financefund.org), contact Tamra Hall, 614-221-1114, ext. 17, email: thall@financefund.org, or Jon Moorehead, 614-221-1114, ext. 16, email: jmoorehead@financefund.org

The Finance Fund is a statewide, nonprofit intermediary providing funding and support to community development organizations. As a member of the Finance Fund, Wright Dunbar, Inc. partners may be eligible to apply for economic development loans and assistance for their business endeavors.

Small Business Administration Loan (www.sba.gov)

The U.S. Small Business Administration (SBA) was created as an independent agency of the federal government to aid, counsel, assist and protect the interests of small business concerns. The SBA helps Americans start, build and grow businesses.

State of Ohio, GrowNOW Program, www.grownow.ohio.gov

The State of Ohio Treasurer's GrowNOW program is designed to help small businesses grow by providing them with an interest rate reduction program to will help with critical cash flow. The GrowNOW program provides an additional three percent discount on

the loan's already-negotiated interest rate when the loan is linked to creating or saving jobs in Ohio.

SCORE, www.daytonscore.org, 225-2887, score@daytonscore.org

The SCORE Association is a non-profit association dedicated to entrepreneurial education and the formation, growth and success of small businesses nationwide by providing counseling and assistance from a team of experienced business mentors.

Ohio Small Business Development Center/Wright State University, www.sbdcwsu.org, contact David Kronour, 775-3487, email david.kronour@wright.edu

The Ohio Small Business Development Center (SBDC) at Wright State offers no cost, confidential, professional business counseling provided by Certified Business Advisors, faculty and student project teams. The Center provides confidential, in-depth business consulting in areas such as business management, government regulations, financing, international trade and product development.

Dayton Business Resource Center (www.daytonbrc.com), contact Pat Russell, 333-4955, email: patricia.russell@cityofdayton.org

The Dayton Business Resource Center is the City of Dayton's initiative to support the growth and success of businesses in the area. By housing local economic development agencies under one roof, the processes that business owners face when starting or expanding are more concise, allowing for a seamless transition from step to step.