



Revisoning the 700 Block of South 4th Street

The 700 Block of South 4th Street is a **high-visibility gateway site** that has undergone extensive **planning, environmental review, and public engagement** to prepare it for redevelopment. With conceptual designs, market analysis, and a clear highest-and-best-use recommendation already complete, the block is positioned for a smooth transition from planning to construction. This readiness, paired with **strong community support and available incentives**, creates a turnkey opportunity for a signature mixed-use project in downtown Clinton.

Site Overview

- Approximately 0.9 acres across five contiguous parcels
- Located at South 4th Street (Hwy 67) between 7th & 8th Avenue South
- Surrounded by civic anchors: Children's Discovery Center, Clinton Public Library, YWCA
- Zoning: C3 Central Business District + CBD Fringe Overlay = ideal for multi-story, mixed use development
- Within Clinton's Urban Renewal Area and SSMID, enabling incentives and façade/ streetscape support

Preferred Development Concept

A 2-3 story mixed use building featuring...

- Ground-floor commercial (restaurant, retail, office)
- Upper-story residential (high demand walkable housing near amenities)
- Outdoor patio/terrace for dining or community use
- 25 on-site parking spaces behind the building
- Pedestrian-scale architecture, downtown consistent setbacks, improved streetscapes
- Integrated bike lane extension, lighting upgrades, and walkability enhancements

This concept strengthens Clinton's downtown edge, supports local businesses, and creates a vibrant live work destination.

Read the Full Plan: www.arcg.is/1rCj8C1





Market Support

- Strong local demand within 0–5 minutes, ideal for small-format retail and food uses
- Highest-performing retail categories: convenience, pet supplies, apparel resale, mobile services
- Restaurant demand particularly strong for QSR/ burgers, sandwiches, breakfast/diner, and dessert/ ice cream
- Public preference strongly favors local restaurants and walkable amenities
- Upper-story housing provides built-in customer base for ground-floor tenants

Investment Environment

- Tax Increment Financing (TIF)
- Urban Revitalization Tax Exemption (up to 3 years, 100% abatement on added valuation)
- SSMID support for façade and streetscape upgrades
- EPA brownfield funding tools for environmental work
- Potential IEDA Downtown Revitalization Grants and CDBG support
- Infill redevelopment benefits from existing streets, utilities, and access versus greenfield development

