

# BEFORE





AFTER

# Mixed-use Development

102 East Main Street, Midland

COMPLETED FY2017

## Project overview

102 East Main Street redevelopment is a mixed-use, multi-story commercial and residential development in the heart of downtown Midland. The \$23 million project fronts East Main Street between Ashman and McDonald streets.

Upon completion, 102 East Main Street is a five-story development with underground parking. The first and second floors are approximately 26,000 square feet of commercial space. The third through fifth floors house 11 two- and three-bedroom luxury condominiums, approximately 1,500–3,500 square feet each. The building footprint covers approximately 13,000 square feet. The residences will take advantage of the adjacent H Hotel to synergize services and amenities to the apartment residents, including housekeeping, catering and in-room dining, concierge services, indoor pool and whirlpool, full service fitness center, massage rooms, and bike rentals. The development has a rooftop terrace with wonderful views of the city and nearby rivers—perfect for hosting summer events—and is located a block from the vibrant Midland Farmers' Market.

Of the commercial spaces, one is utilized by the Northwoods Gallery, an art and boutique shop operated in conjunction with programs at Northwood University. The other two retail spaces include Gratz, a restaurant that serves upscale authentic urban Italian cuisine, and the Great Lakes Bay Convention and Visitors Bureau.

**MEDC investment:** \$4,773,187 Michigan Community Revitalization Program Loan; \$3,678,301 State Brownfield Tax Increment Financing

**Private investment:** \$22,966,749

**Local match:** \$4,686,871 Local Brownfield Tax Increment Financing

**Estimated jobs created:** 46