

# BEFORE





# Sperry Building

301 Huron Avenue, Port Huron

COMPLETED 2016

## Project overview

The project renovated the former Sperry department store building into a 12-screen theater complex, restaurant/lounge, offices, and a business incubator in the basement. Located in the basement level, The Underground is the St. Clair County's first full-service business incubator, innovation, and support center that boasts 5,000 square feet of office space and co-working space. The facility is administered by the Economic Development Alliance of St. Clair County, with some funding provided from the Port Huron SmartZone.

The Sperry Building is a three-story, 66,000-square-foot, historic structure located at the center of Port Huron's central business district. It was constructed in 1922 and housed the Sperry department store until 2001. After closing in 2001, the building was briefly occupied, but was vacant prior to the renovation. Brownfield eligible activities included lead and asbestos abatement, as well as interior demolition.

With the addition of this unique offering in the heart of downtown Port Huron, this development will greatly increase foot traffic and walkability in the downtown area.

**MEDC investment:** MBT Brownfield credit valued at \$1,615,200, and local and school tax Brownfield TIF capture valued at \$285,619

**Private investment:** \$10.2 million

**Jobs created:** 50