

# MINOCK PARK PLACE

REQUEST FOR PROPOSALS

**19505 GRAND RIVER AVE**

ISSUED BY: GRANDMONT ROSEDALE DEVELOPMENT CORPORATION



↗ JUNE 2025



# Minock Park Place

19505 Grand River Ave, Detroit, MI 48223

In 2017, GRDC purchased the long-abandoned IHOP building located along Grand River Ave. GRDC is transforming the once vacant building into a mixed-use senior housing project, called Minock Park Place. The development project will include:



Affordable Apartments  
for Seniors

UP TO  
**1,200-5,400 SF**

Of Ground-Floor Commercial Space.  
Remainder will be allotted to Retail tenant

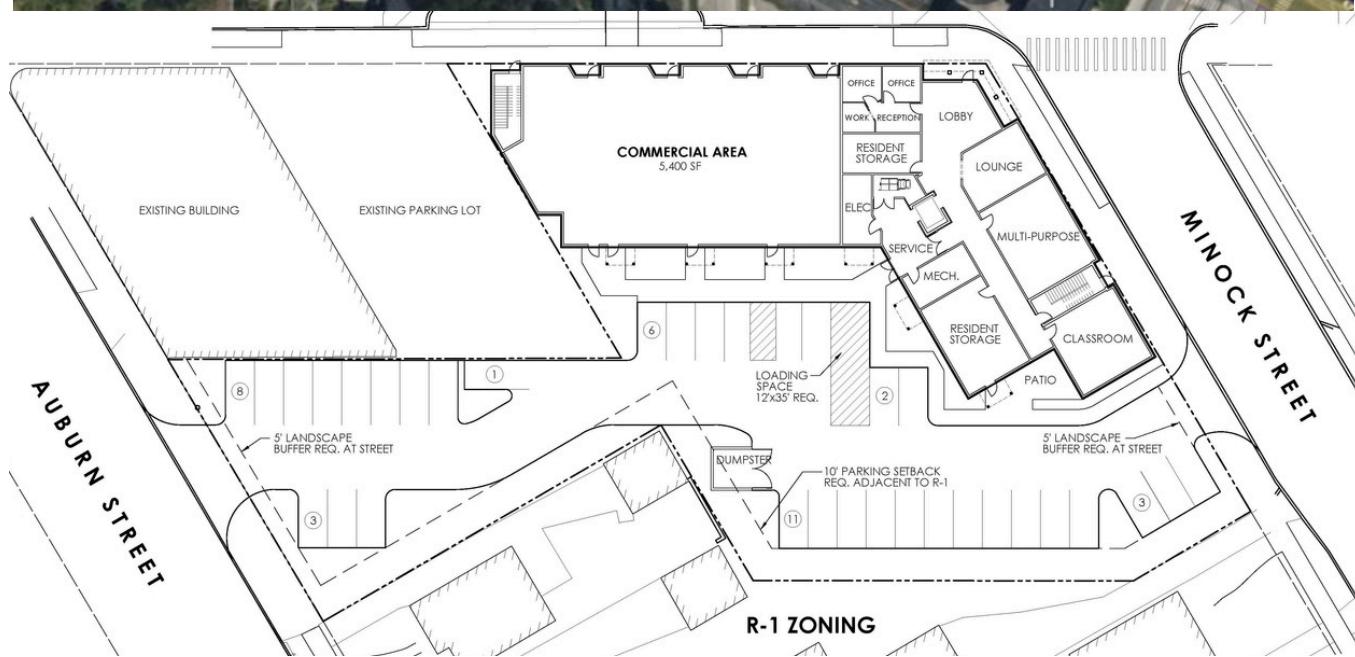
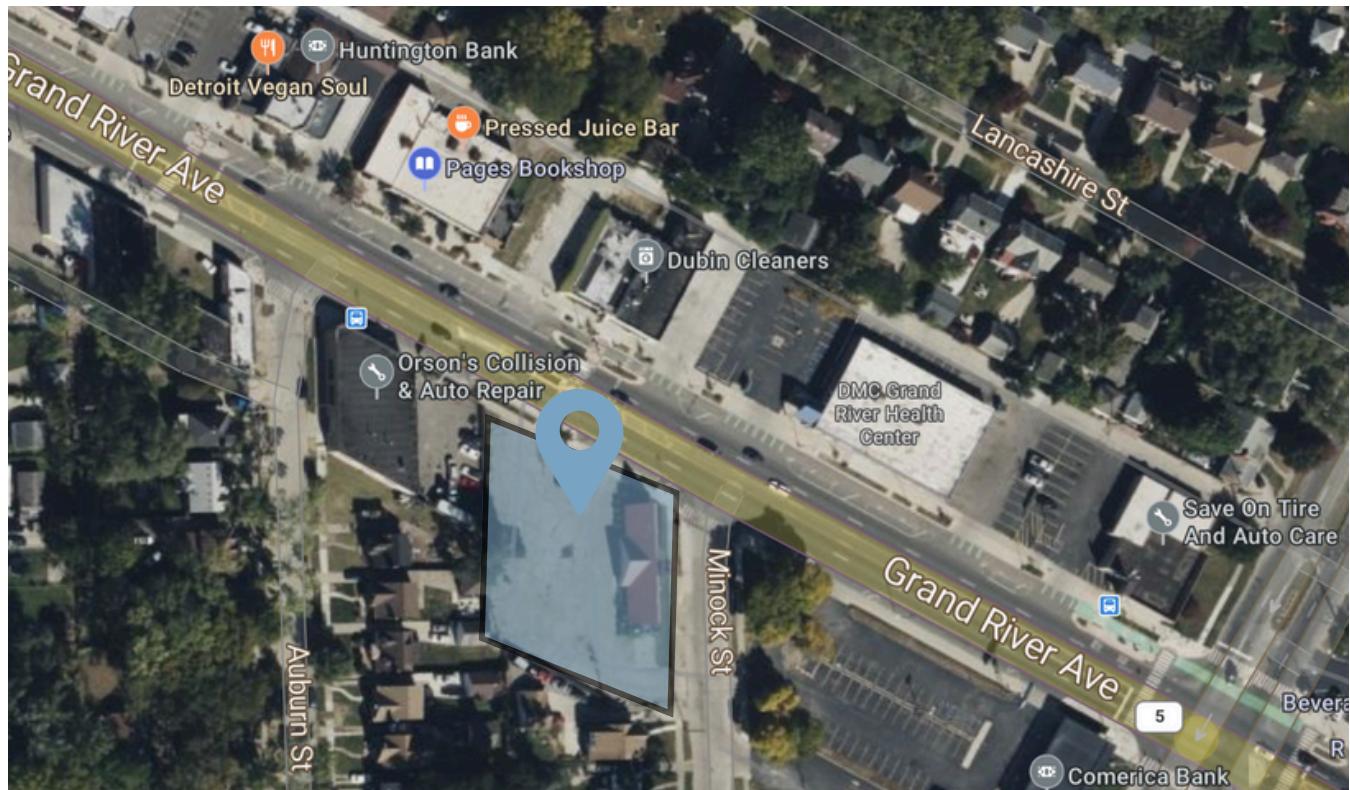


Commercial Space Priced at  
\$1 per square foot



*Disclaimer: Visual for Illustration Purposes Only. Final Design May Vary*

# Minock Park Place Site and Layout



# Ground-Floor Commercial Space Features



## Financing options Available

As a business support organization, GRDC will work with you to steward capital relationships with loan providers and investors to secure build out and/or implementation funds.



## Build to Suit Option

1,500-5,400 sq ft is available to be claimed and customized based on the tenant's design needs. The restaurant kitchen includes equipment built to suit for tenant.



## White Boxed

GRDC will deliver a white-boxed retail or restaurant space equipped with new HVAC, plumbing, electrical systems, and essential kitchen infrastructure.



## \$1/SF/Year

GRDC is committed to offering below market rate leases for our commercial tenants in order to ensure economic equity when developing the local economy.



## Prime Location

Conveniently located in the heart of the Grand River Commercial Corridor and within walking distance to five affluent neighborhoods



## Parking

Ample street parking is available along Grand River, in addition to a 34-space shared parking lot adjacent to Minock Park Place and a specialized stormwater greenspace parking lot located directly across the street.

# Tenant Application Information & Evaluation Overview

To be considered for tenancy within the Grandmont Rosedale Development Corporation's commercial spaces, prospective business owners must complete the Tenant Application form in its entirety. This application gathers critical information to assess the business's capacity for long-term sustainability, community value, and alignment with our vision for neighborhood revitalization.

## 1. Business Owner Information

*This information helps us verify the legal standing and leadership structure of the business.*

Applicants are required to provide the following:

- Business Owner Name
- Title/Position (e.g., Owner, Co-Owner)
- Email & Phone Number
- Business Website & Social Media Links
- Legal Business Name and DBA (if applicable)
- Business Entity Type (LLC, Corporation, Sole Proprietorship, etc.)
- Date Founded & EIN Number

## 2. Brick-and-Mortar Readiness

Applicants must disclose whether they currently operate a brick-and-mortar location. If yes, the address must be included. This helps us understand their operational history and readiness for transition or expansion.

## 3. Ownership Structure

For businesses with additional owners holding 20% or more equity, applicants are asked to list each partner, their ownership percentage, and relevant professional experience. Resumes may also be uploaded.

## 4. Products and Services

*This section informs the selection committee of the business's competitive edge, customer appeal, and how it aligns with or enhances the Grandmont Rosedale corridor mix (e.g., retail, food, wellness, professional services).*

Applicants must clearly describe their business offerings, including:

- Core products, menu items, or services
- Price points
- Unique value proposition

## 5. Marketing and Customer Targeting

*This data ensures tenants understand their customers and have clear strategies to drive foot traffic to the corridor.*

Applicants are asked to identify their primary target audience based on:

- Age
- Demographics
- Interests (e.g., health-conscious, creatives, families, professionals)

# Tenant Application Information & Evaluation Overview Cont'd

## 6. Financial Fitness & Funding Plan

*This section is crucial to assess the business's readiness for occupancy and ability to sustain operations post-launch.*

To evaluate financial viability, applicants must detail:

- Total startup or expansion budget
- Funding sources being utilized (e.g., owner equity, grants, loans, investors)
- Total funding secured to date
- Brief explanation of any “other” funding strategies

## 7. Declaration & Signature

All applicants must certify that their information is complete and accurate. The application must be electronically signed and dated.

### Evaluation Criteria

Tenants selected through this process will be offered space based on fit, timing, and availability. Our goal is to cultivate a vibrant, diverse, and sustainable tenant mix that reflects the spirit of Grandmont Rosedale.

All tenant applications will be evaluated based on the following key criteria:

1. Community Impact: Alignment with the mission of GRDC to serve the Grandmont Rosedale community, with offerings that are locally needed, inclusive, and enhance neighborhood vitality.
2. Financial Readiness: Evidence of secured capital and a realistic funding plan that supports sustained operation.
3. Business Uniqueness: Originality and relevance of products/services to community needs.
4. Operational Capacity: Business experience of the owner(s) and team, and readiness for occupancy.
5. Marketing Strategy: Clear customer targeting and promotional approach to attract and retain clientele.

## Selection Process

### ... ➤ Complete Application

Interested businesses must submit a fully completed application with all required details and supporting documentation.

### ... ➤ Ongoing Review by GRDC Selection Committee

Applications will be reviewed on a rolling basis by the GRDC selection committee to evaluate fit, feasibility, and alignment with corridor goals.

### ... ➤ Introductory Interview

If selected to move forward, GRDC will contact the business owner to schedule an introductory interview to learn more about the business and discuss next steps.

### ... ➤ Selection Announcement & Letter of Intent (LOI)

Once a final decision has been made, the business will be notified and GRDC will begin formalizing the partnership through a Letter of Intent and/or lease negotiations.

**scan to apply**



# Minock Park Place Timeline



- Fall 2024 Construction Starts**  
Construction groundbreaking
- Spring/Summer 2025 Tenant Commitment**  
Anticipated commitment from selected tenant
- Spring 2026 Construction Finished**  
Anticipated construction finish date
- Summer 2026 Building Opens**  
Building is completed and ready for business operations



# For inquiries, contact us.

## Real Estate Broker

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