



Ripon
Revitalization In Progress

A Spectacular Place To Have A Business!

When deciding where to locate your business, look no further than Historic Downtown Ripon. If your business would benefit from being located in a distinctive and unique setting, Downtown Ripon is the place for you. For more information regarding the benefits of locating your business in the Watson Street National Historic District, visit www.riponmainst.com or contact the Ripon Main Street office at 920-748-7466.

BUINESS OPPORTUNITIES:

- ~ Immediate storefront vacancies
- ~ Turn-key spaces ready to open fast
- ~ Historically renovated locations
- ~ For Lease and For Sale sites
- ~ Major redevelopment areas

AMMENITIES:

- ~ Newly Renovated Commercial and Residential Spaces
- ~ Downtown workforce provides bonus daytime customer opportunities
- ~ Good summer tourist and holiday shopping traffic
- ~ Ripon College, a nationally acclaimed liberal arts institution
- ~ Ample parking with over 1,000 public spaces

BUINESS CONSULTING SERVICES:

- ~ Business planning assistance
- ~ Marketing & image development
- ~ Property identification and development
- ~ Web and social media consulting
- ~ Long-term business support
- ~ Free design services

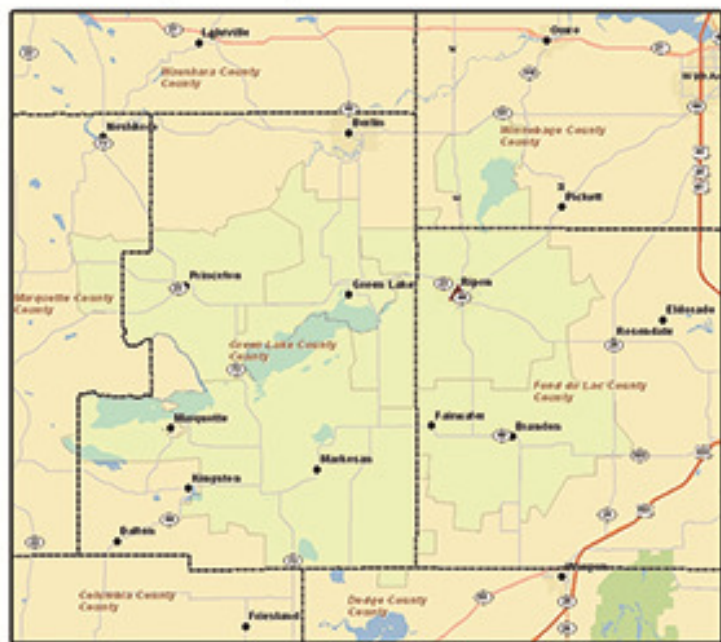


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Historic Downtown Ripon, *Cooler Small Town in America!*

Nowhere is Ripon's unique history and varied influences more evident than in the vibrant downtown area, which is as much a window to its future as it is a mirror to its past. Few cities of Ripon's size offers such an eclectic mix of architecture, shops and dining in one convenient place. In one short stroll you'll find kitschy boutiques, fine jewelry, furniture and funky vintage shops, just to name a few. Along the way you'll find surprising dining options, ranging from college hangouts serving pizza and homemade sandwiches to classic diner fare and white-tablecloth cuisine. In 2011, Budget Travel magazine named Ripon one of the "Coolest Small Towns in America," but don't take their word for it. Visit Ripon and experience the excitement first-hand.



ALL ROADS LEAD TO RIPON, WISCONSIN

Ripon is located at the intersection of Highway 44 and 23, seventeen miles southwest of Oshkosh and eighteen miles northwest of Fond Du Lac. Driving time is approximately 1.5 hours south from Green Bay, 1.5 hours north from Madison and Milwaukee, three hours north from Chicago, IL., and 4.5 hours southeast from Minneapolis, MN.

ABOUT RIPON MAIN STREET:

Ripon Main Street, Inc. is a non-profit economic development and marketing organization established to support the interests of downtown property and business owners. Created in 1988 through private sector leadership, Ripon Main Street, Inc. guides a business improvement district (BID) that oversees the revitalization of Ripon's central business district, representing approximately 100 property owners and over 125 businesses.

DOWNTOWN RIPON BUSINESS MIX:

Retail Businesses:

American Alchemy
Back Porch Gatherings
Ben Franklin
Bluemkes Appliances & Furniture
Crafts Tucked Back
Crop Paper Stickers Scrapbooking
Dabble Art Studio
Dear Prudence Shoppe
Diedrich Jewelers
Dig Garden Store
Farrell's Fine Furnishings
Flowers by David
Fox River Glove
Grant Pack-N-Ship
Hamilton's Ladies Apparel
Holiday Food & Sport
Holly & Ivy Wool & Quilt Shop
Imagineer's Screen Printing & Embroidery
Radio Shack
Ripon Drug
Soiree
Suki's Teddy Bear Shop
Traded Treasures Thrift Boutique
Treasures
Watson Street Tea & Treats

Eating and Drinking Establishments:

A&W Restaurant
J's BBQ
Knuth Brewing Company
Kristina's Family Cafe
Miller's Tavern
Mugs Coffeehouse
Pastimes Pub & Grille
Roadhouse Pizza
Romalia's Mexican Restaurant
Treasury Restaurant

AVAILABLE PROPERTY/BUILDINGS:

123 Watson Street (1,500 sq. ft.)
231 Watson Street (1,200 sq. ft.) Available Spring 2017
233 Watson Street (1,200 sq. ft.) Available Spring 2017
303 Watson Street (2,500 sq. ft.)
316 Watson Street (2,000 sq. ft.)

FOR ADDITIONAL INFORMATION, CONTACT:

Craig Tebon, Downtown Manager
Ripon Main Street, Inc.
114 Scott Street • P.O. Box 365
Ripon, WI 54971
Office #: 920-748-7466
Website: www.downtownripon.com



Community Profile

Ripon, Wis. is a nationally certified downtown revitalization program located in East Central Wisconsin. Ripon Main Street, Inc. and the City of Ripon have worked together to enhance the downtown with decorative streetlights, trees, restored buildings and unique festivals and special events. The revitalized central business district has become an attractive place for local residents to live, work and play, as well as a popular tourist destination. In addition to its distinctive architecture, downtown Ripon features an exceptional assortment of retail and service businesses that meet the needs of local and regional residents. Ripon's diverse business base is anchored by traditional retailers such as apparel, jewelry and furniture stores, as well as antiques, boutiques and numerous gift shops. The district also has a variety of restaurants, a movie theatre, and features the Birthplace of the Republican Party Museum.

Demographics	City of Ripon	Fond du Lac County	Green Lake County
Population	6,828	97,296	19,105
Households	2,922	36,894	7,703
Median Household Income	\$37,399	\$45,578	\$39,462
Total Household Income	0	0	0
Median Family Income	\$51,100	\$53,325	\$46,968
Median Value of Owner Occupied Unit	\$89,500	\$101,000	\$90,100
Median Age	39.7	37.0	40.9
Population Within 10 Mile Radius	18,915		

Traffic & Transportation

The central business district is easily accessible from Hwy. 23 and is within minutes of Hwy. 41 located east of Ripon.

