

The Vision

- The Grove @ 1105 is a place-based economic development project designed to transform underutilized property in North Greenwood into an active, culturally rooted small-business village.
- • 15 Container Units
- • 10+ Small Businesses
- • Shared Courtyard & Event Space
- • Business Development Support



Why This Project Matters



Historic disinvestment has limited accessible commercial opportunities for local residents and emerging business owners.



The Grove creates:



- Affordable business opportunities



- Economic mobility



- Community ownership



- Neighborhood revitalization



- Minority business growth

Why the Container Model Works



Small-format container retail lowers entry costs, shortens build timelines, and creates flexible commercial space.



Benefits Include:



- Lower startup costs



- Shared infrastructure



- Walkable village environment



- Flexible retail and food concepts

Community Impact

- Business Formation
- Job Creation
- Neighborhood Revitalization
- Minority Business Growth
- Cultural Tourism
- Wealth Building

Key Milestone Summary

Milestone	Target Date
Tenant Applications	June 2026
Tenant Selection Complete	June 2026
Taste of the Village	June 2026
Training Program Begins	June 2026
Lease Execution	July 2026
Infrastructure Completion	September 2026
Marketing Launch	Fall 2026
Soft Opening	November 2026
Grand Opening	January 2027

A Taste of the Village

- Monday, June 15, 2026
- 7:00 PM - 9:00 PM
- N. Greenwood Recreation Center
- 900 N. Martin Luther King Jr. Ave.
- Clearwater, Florida
- Experience food tastings, vendor showcases, entertainment, networking, and investment opportunities.

A Taste of the Village



**Monday, June 15, 2026
7:00 pm - 9:00 pm**

Come and experience what you'll find at **The Village**

N. Greenwood Recreation Ctr.
900 N. Martin Luther King Jr. Ave.
Clearwater, FL



Mr. Empanadas Wire Down Blue

Support the Vision \$100,000 Capital Campaign

- Sponsorship Opportunities:
 - Founder's Circle — \$10,000+
 - Village Builder — \$5,000
 - Legacy Partner — \$1,000
 - Name on the Wall — \$500
 - Friend of the Grove — \$250
 - Wear the Vision — \$25

Ways to Participate

- • Make a direct contribution
- • Sponsor a giving tier
- • Underwrite a project component
- • Sponsor a legacy brick
- • Become an event partner
- www.culc2020.org/donate



USE OF FUNDS

Landscaping & Beautification	\$25,000
Shared Gathering Spaces	\$20,000
Technology & Security	\$18,000
Business Development	\$15,000
Branding & Placemaking	\$12,000
Launch Events	\$10,000

GET INVOLVED

www.culc2020.org/donate

Make Checks payable to:
Clearwater Urban Leadership Coalition
1419 N Betty Lane Clearwater, FL 33755

501C3 non-profit

*"This is not charity.
This is community ownership."*



INVEST IN THE VILLAGE

The Village @ the Grove

Clearwater, Florida



15

CONTAINER
UNITS

10+

SMALL
BUSINESSES

1

VIBRANT
VILLAGE

\$100,000 Community Campaign

CLEARWATER URBAN LEADERSHIP
COALITION



Support the Vision

Sponsorship Tiers

Every contribution helps build a platform for local entrepreneurs and community pride.

Founder's Circle **\$10,000+**

VIP ribbon-cutting recognition, premium signage, and annual impact acknowledgment

Village Builder **\$5,000**

Recognition on a table in the courtyard area, social media spotlight, annual impact report listing

Legacy Partner **\$1,000**

Engraved brick, printed certificate of support, opening celebration invitation

Name on the Wall **\$900**

Digital recognition, donor appreciation listing, project updates and celebration invite

Friend of the Grove **\$250**

Digital recognition, donor appreciation listing, project updates and celebration invite.

Wear the Vision **\$25**

This gift includes a custom KThe Grove shirt as a symbol of your support. When you wear your shirt to The Grove you will receive 10% off at certain venues.

WAYS TO PARTICIPATE

- ◆ Make a direct gift to the campaign
- ◆ Sponsor a giving tier as an organization or individual
- ◆ Underwrite a specific project need ie Branding
- ◆ Sponsor a legacy brick in the courtyard
- ◆ Share the campaign with your network

What We're Building

The Grove @ 1105 is a place-based economic development project designed to transform underutilized property in North Greenwood into an active, culturally rooted small-business village.

Using repurposed shipping containers, the project creates affordable storefronts for entrepreneurs who often face barriers to traditional commercial leases, build-out costs, and financing.

Why North Greenwood Needs This

Historic disinvestment has limited accessible commercial opportunities for local residents and emerging business owners. Many entrepreneurs need affordable rent, visibility, and a supportive environment to grow.

Why The Container Model Works

Small-format container retail lowers entry costs, shortens build timelines, and creates flexible space. Shared infrastructure reduces operating burden while improving the customer experience.



10+ Small Business Storefronts

Affordable, visible spaces for retailers, food vendors, service providers, and makers.

Shared Courtyard & Event Lawn

Central gathering area for markets, live events, food activations, and neighborhood programming.

Site Landscaping & Identity

Branded signage, seating, lighting, and placemaking elements that make the village welcoming.

Technology Infrastructure

Wi-Fi, security systems, POS support, digital marketing tools, and smart infrastructure.

Business Development Support

Tenant onboarding, readiness support, training, and visibility-building tools for merchants.



Community Impact

- 1 Business Formation** — Access to affordable, visible commercial space for new and growing businesses.
- 2 Job Creation** — Income generation tied to tenant activity, village operations, and community events.
- 3 Neighborhood Revitalization** — Intentional placemaking and positive foot traffic at a strategic site.
- 4 Minority Business Growth** — Expanded opportunities for minority-owned and local small businesses.
- 5 Cultural Tourism** — Destination-building that encourages visitors, spending, and neighborhood pride.
- 6 Wealth Building** — Long-term economic infrastructure rooted in local identity and ownership.

"This is more than a beautification effort. This is an economic infrastructure project with visible community benefits."

— THE GROVE @ 1105 INVESTMENT PACKAGE

