

Dear Prospective Investor,

Thank you for your interest in exploring business opportunities in the City of Nauvoo, Illinois.

Nauvoo is a community unlike any other in the Midwest. Internationally recognized as one of the premier Church history destinations for members of The Church of Jesus Christ of Latter-day Saints, the city welcomes approximately 100,000 visitors each year from across the United States and around the world. At the same time, Nauvoo has become a destination for heritage travelers, families, outdoor enthusiasts, wine lovers, and those seeking the charm of a historic Mississippi River town. This diverse and growing visitor base creates a strong foundation for businesses that serve both tourists and residents.

Over the past several years, Nauvoo has experienced significant private investment. Historic storefronts have been restored, new restaurants and specialty shops have opened, museums have expanded, lodging facilities have been renovated, and new attractions continue to enhance the visitor experience. These investments reflect the confidence that entrepreneurs and business owners have in Nauvoo's future and demonstrate the community's commitment to preserving its history while encouraging thoughtful economic growth.

The enclosed fact sheet highlights recent business investments, available commercial properties, and opportunities for future development. Whether you are looking for a turnkey hospitality business, a retail location, a redevelopment project, or a new entrepreneurial venture, Nauvoo offers exceptional potential supported by a well-established tourism economy.

The City of Nauvoo is committed to fostering a business-friendly environment and working collaboratively with investors, entrepreneurs, and community partners. We invite you to visit our community, explore the available opportunities firsthand, and discover why so many people are choosing to invest in Nauvoo's future.

If you would like additional information or assistance exploring available properties and business opportunities, please do not hesitate to contact our office. We would be pleased to help you discover how your next investment could become part of Nauvoo's continued success.

We look forward to welcoming you to Nauvoo.

Sincerely,



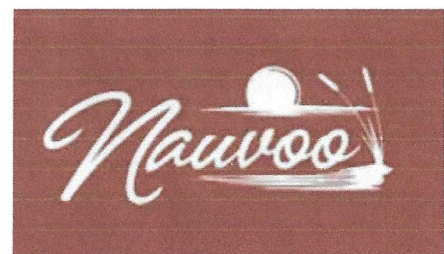
Rebecca Williamson

Tourism Director

City of Nauvoo

Visitnauvoo.illinois@gmail.com

309-221-9803



Investing in Nauvoo

Recognized as one of the premier Church history destinations for members of The Church of Jesus Christ of Latter-day Saints, Nauvoo welcomes approximately 100,000 visitors each year from across the United States and around the world. Visitors are drawn by the city's remarkable history, beautifully restored historic district, museums, shopping, wineries, outdoor recreation, festivals, and scenic riverfront.

This strong and diverse tourism economy continues to fuel investment in lodging, dining, retail, entertainment, and visitor services. With ongoing downtown revitalization, available commercial properties, and a community committed to sustainable growth, Nauvoo offers entrepreneurs and investors the opportunity to build successful businesses in one of the Midwest's most distinctive tourism destinations.

Business Growth & Investment Opportunities

New Businesses and Recent Investments

Business	Description
Crazy Iguana Mexican Restaurant	Tex-Mex restaurant opened June 1 in a beautifully renovated downtown storefront, expanding Nauvoo's dining options.
Once Upon Nauvoo	Newly renovated retail space featuring Bake Royale and The Yarn Shop , bringing specialty shopping to Main Street.
Nauvoo Shoppe	Gift shop specializing in locally made products, handcrafted items, and unique Nauvoo souvenirs in a renovated historic storefront.
Bible Museum	Museum housed in a fully restored building featuring exhibits, a gift shop, theater, and meeting space.
RV Park	Former campground currently undergoing renovation and redevelopment after several years of inactivity.
Nauvoo Bunkhouse	Newly renovated large-group lodging designed to accommodate youth groups and other organized travelers.
Sunstone Soda	Newly renovated building with soda shop added to art gallery.
Arcade	Newly renovated entertainment venue offering classic and modern arcade games on an hourly play basis, adding a new family attraction downtown.

Commercial Investment Opportunities

Property	Opportunity
Hotel Nauvoo	Historic landmark featuring an approximately 400-seat dining room and an eight-room boutique hotel. A well-established hospitality property offering exceptional potential for reopening, destination dining, events, and boutique lodging.
Motel Nauvoo	Well-maintained 1950s drive-in motel with a new roof, recent exterior improvements, and an operating hospitality facility ready for continued business.
Grandpa John's	Former restaurant featuring commercial kitchen space, office space, an upstairs apartment, and an adjoining movie theater. Exceptional mixed-use redevelopment opportunity.
Laundromat	Established laundromat serving residents and visitors with large-capacity equipment and second-floor space suitable for additional commercial or lodging use.

Economic Development Highlights

- Continued investment in historic downtown buildings through adaptive reuse and renovation.
- Growth in tourism-related businesses, including restaurants, lodging, specialty retail, museums, and entertainment.
- Multiple turnkey commercial properties available for immediate operation or redevelopment.
- Strong visitor economy supporting retail, hospitality, and service-sector businesses.
- Opportunities exist for entrepreneurs seeking to expand lodging, dining, entertainment, and visitor services in one of Illinois' premier heritage tourism destinations.

Nauvoo at a Glance

- **100,000+ annual visitors** from across the United States and around the world
- **Strategically located on the Mississippi River** along the nationally designated Great River Road
- **Home to 16 museums and historic attractions**, offering one of the highest concentrations of museums per capita in the Midwest
- **One of the premier Church history destinations for members of The Church of Jesus Christ of Latter-day Saints**, attracting visitors year-round
- **Gateway to Western Illinois heritage tourism**, with convenient access to Iowa, Missouri, and regional attractions
- **Historic downtown business district** featuring restored buildings and available commercial investment opportunities
- **Growing hospitality, dining, retail, and entertainment sectors** supported by a well-established tourism economy