

# FOR LEASE - RESTAURANT SPACE

Located Inside the Lebanon Farmers Market Building - Former Foundry Craft Grillery

Lebanon City | Lebanon County

GLA: 8,300 +/- SF



33 South 8th St. Lebanon, PA 17042

## Property Highlights (Former Foundry Craft Grillery)

- Size..... 8,300 +/- SF
- Approximate Seating (incl. bar).....106
- Lease Rate (incl. FF&E) ..... \$8,200/mo.
- Liquor License..... Available for Sale
- Parking..... On Site
- Availability.....April, 2019

## Site and Building Highlights

Turnkey restaurant for lease. Located in downtown Lebanon, PA on the 2nd Floor of the Lebanon Farmers Market, this fully-equipped and furnished restaurant awaits an operator ready to execute their vision!

Formerly the *Foundry Craft Grillery*, the space features wonderful finishes and outstanding attention to detail throughout. The restaurant seats 106. plus meeting/private dining rooms located just off the main bar area for special events.

The kitchen is fully-equipped, a part of which features and highlights a wood-fired pizza oven which is open to view from one of the dining areas. It enhances a truly unique dining experience.

The bar features a large antique back bar as its main focus, and provides a large welcoming area for patrons and friends to gather.

### Variable

33 South 8th St.  
Lebanon, PA 17042

| Travel Distance from Site             | 3 miles     | 5 miles     | 10 miles     |
|---------------------------------------|-------------|-------------|--------------|
| Total Population                      | 47,137      | 63,892      | 114,207      |
| Population Density (Pop per Sq. Mile) | 2,804.9     | 1,358.1     | 598.7        |
| Total Daytime Population              | 48,675      | 63,255      | 108,718      |
| Total Households                      | 18,525      | 24,649      | 44,612       |
| Per Capita Income                     | \$24,298    | \$27,064    | \$28,998     |
| Average Household Income              | \$60,616    | \$68,544    | \$73,093     |
| Average Disposable Income             | \$48,456    | \$54,197    | \$57,546     |
| Total (SIC01-99) Businesses           | 1,714       | 2,187       | 3,725        |
| Total (SIC01-99) Employees            | 22,180      | 29,232      | 47,678       |
| Total (SIC01-99) Sales                | \$3,175,258 | \$4,120,313 | \$10,131,767 |
| Per Capita Food Away from Home:       |             |             |              |
| Restaurants                           | \$965.16    | \$1,063.97  | \$1,140.99   |
| Breakfast                             | \$112.80    | \$123.97    | \$132.94     |
| Lunch                                 | \$306.74    | \$338.11    | \$364.85     |
| Dinner                                | \$459.81    | \$508.43    | \$544.02     |

## Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

Darin R. Wolfe

Cell: 717.669.1187

drwolfe@TRUECommercial.com

**TRUE**  
Commercial Real Estate LLC

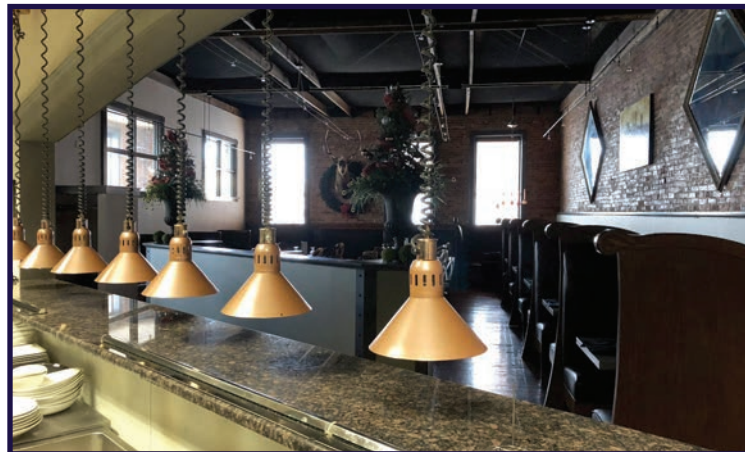
1018 North Christian Street Lancaster PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

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# INTERIOR PHOTOS



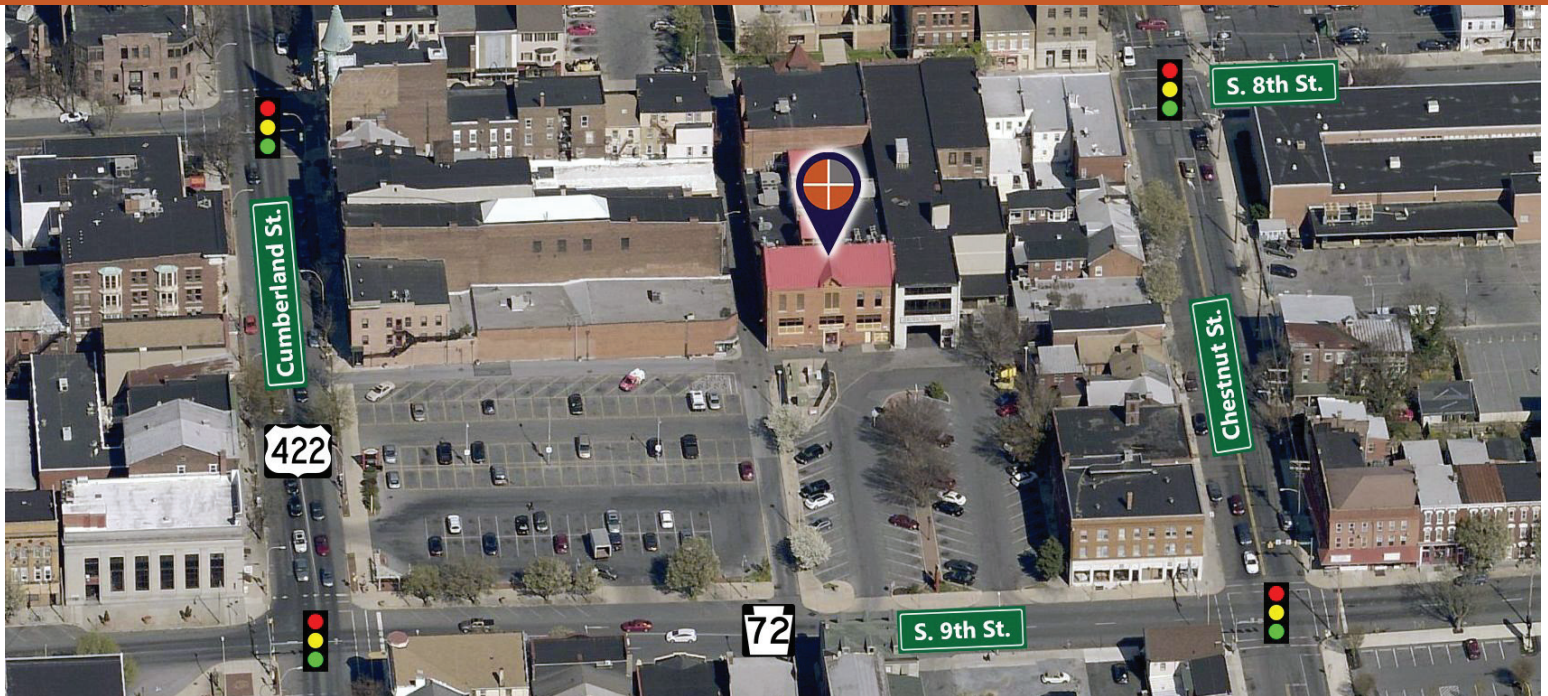
Large Antique Back Bar



Dining Room and Meeting/Event Room

Fully-Equipped Kitchen with Open Wood-Fired Pizza Oven

# LEBANON FARMERS MARKET



## Lebanon Farmers Market

The Lebanon Farmers Market is located in the Market House at the epicenter of downtown Lebanon, PA. The Market House has a long and varied history of this location, dating back to before it was constructed in 1892. Once home to the former Lebanon County Jail, it will forever be connected to the story of the Blue Eyed Six, an infamous 1870's murder case whose trial lasted 6 months and ended with a courtyard hanging on the property. While the structure was later destroyed by fire, it was Market House in 1892 and housed the Lebanon Farmers Market. In addition to the Farmers Market, the S. Kantor Sewing Company (1930's-recent) was also located here.

The Lebanon Farmers Market operated continuously until the mid 1960's when it closed due to the expansion of the sewing factory but returned in 2010 as a part of a downtown revitalization plan after the Market House was beautifully restored to what it is today, a commerce center at the hub of downtown Lebanon.



## Vendors

Vendors (Tenants) offer a variety of ready-to-eat foods and beverages, along with fresh poultry, farm-fresh produce, deli meats & cheeses, fruits & vegetables, baked goods, candy and more. Vendors include: Candy Rama, Bouchette Vineyards, Dough & Shake, The Gourmet Pantry, Keener Poultry, S. Clyde Weaver, Zig's Bakery & Deli, to name a few.

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