

## FOR LEASE

Fully-equipped restaurant space located inside the Lebanon Farmers Market building - currently the Red Headed League Public House.



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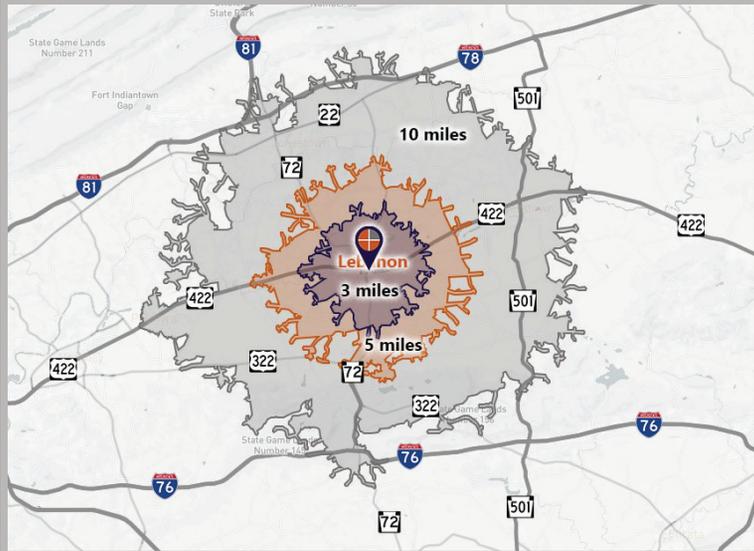
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# FULLY-EQUIPPED RESTAURANT SPACE

## DEMOGRAPHICS

Variable	Lebanon Farmers Market Building		
Travel Distance from Site	3 miles	5 miles	10 miles
Total Population	47,771	65,395	116,530
Population Density (Pop per Sq. Mile)	2,804.0	1,367.3	607.5
Total Daytime Population	49,379	65,218	111,604
Total Households	18,896	25,361	45,562
Per Capita Income	\$26,757	\$29,656	\$32,991
Average Household Income	\$68,296	\$76,395	\$84,340
Average Disposable Income	\$54,486	\$60,299	\$66,048
Total (SIC01-99) Businesses	1,717	2,216	3,737
Total (SIC01-99) Employees	21,885	29,058	46,097
Total (SIC01-99) Sales (\$000)	\$2,936,531	\$4,140,347	\$9,132,043
Meals at Restaurants	\$51,289,494	\$76,271,696	\$149,900,240
Lunch at Full Service Restaurants	\$6,785,653	\$10,250,000	\$20,644,744
Dinner at Full Service Restaurants	\$15,481,800	\$23,328,943	\$46,225,246

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Turn-key restaurant for lease located in downtown Lebanon, PA. This space, on the 3rd floor of the Lebanon Farmers Market, is a fully-equipped and furnished restaurant that awaits an operator ready to execute their vision.

Currently the Red Headed League Public House, the space features wonderful finishes and outstanding attention to detail throughout. The restaurant seats approximately 106 (including the bar), plus has a meeting/private dining room located just off the main bar area for special events. Also included is approx. 3,500 SF of special event space adjacent to the restaurant.

The kitchen is fully-equipped and open to view from the main dining area. 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. "R" Liquor license is available.

## PROPERTY DETAILS

- Restaurant Space:..... 8,300 +/- SF
- Special Event Space:..... 3,500 +/- SF
- Lease Rate (incl. FF&E): ..... \$7,800/month
- Lease Terms: .....Negotiable
- Tenant Pays:..... Separately Metered Utils. & Proportionate Share of Utils.
- Zoning: .....Central Business District
- Date Available:..... February 1, 2023
- Liquor License:..... "R" Available
- Parking:..... On-Site, Shared
- Roof Type: .....N/A
- Construction:.....Masonry
- Heating/Cooling:.....HVAC
- Water:.....Public
- Sewer: .....Public
- Sprinklered:.....Yes
- Elevator: ..... Yes (2)

## TRAFFIC COUNTS

- South 8th St.:..... 4,496 VPD
- Cumberland St./Route 422:..... 8,155 VPD
- South 9th St./Route 72:..... 7,461 VPD

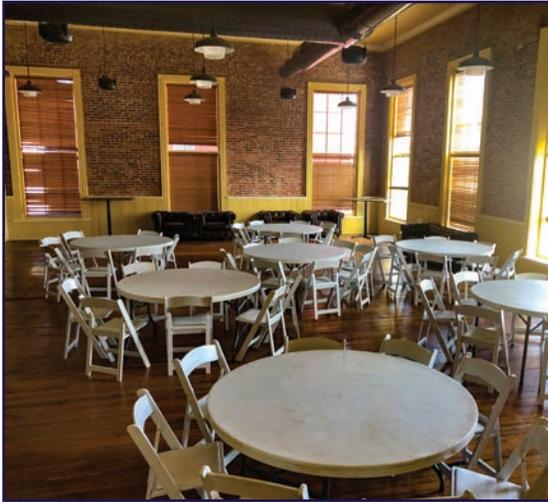
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# INTERIOR PHOTOS

Dining Room



Meeting / Private Dining Room



Special Event Space

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# INTERIOR PHOTOS

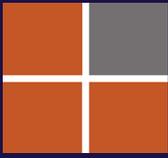
Large Antique Back Bar



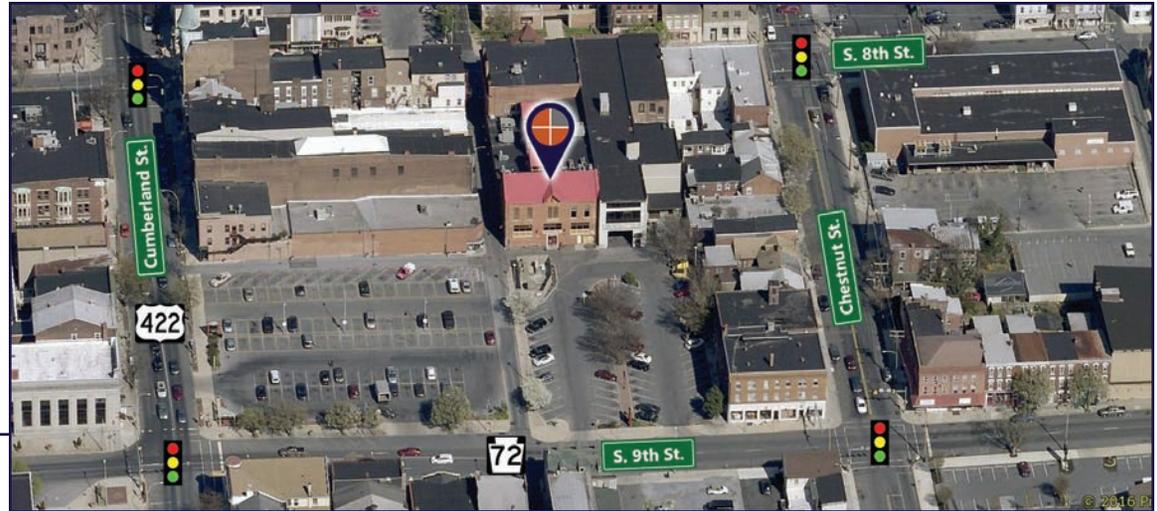
Fully-Equipped Kitchen with Open Wood-Fired Pizza Ovan

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# ABOUT THE LEBANON FARMERS MARKET



## OVERVIEW & VENDORS

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 revitalization plan after the Market House was beautifully restored to what it is today, a commerce center at the hub of downtown Lebanon.

Farmers' Markets represent perhaps the oldest form of retail operation in existence today. The Lebanon Farmers' Market provides an anchor presence to downtown Lebanon, providing a center of commercial activity for vendors and patrons alike and serves as a key to continued downtown development.

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.



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