

**REQUEST FOR PROPOSALS**  
NEW BUSINESS  
9 E. BROAD ST.  
HAZLETON, PA 18201



**REQUEST FOR PROPOSALS**

Mr. Jesse Gomez, property owner of 9 E. Broad St., is currently seeking proposals from prospective businesses looking to operate a business at that location. The prospective business should complement the existing downtown businesses mix and help increase the vitality of the district.

**THE PROPERTY**

Formerly operated as the Dragonfly Café, this turn-key, 2,250 square foot space consists of a fully equipped commercially licensed kitchen and espresso station, handicap-accessible restrooms, a dining area with tables and chairs, a small lounge area, and small office. The space is decorated with exposed brick, hardwood floors, tin ceiling tiles, and decorative lighting. The building is located in the core of the downtown on the heavily travelled Broad Street corridor, which handles more than 10,000 vehicles per day.

**ONGOING REVITALIZATION**

Thanks to several million dollars' worth of public and private investment in public infrastructure, commercial buildings, educational institutions, and cultural facilities, the downtown is being reinvented as a multicultural/multiethnic destination for business, entrepreneurship, innovation, food, and cultural experiences.

This includes the newly rehabilitated Broad Street corridor, the development of a new city park, arts center, and Penn State "LaunchBox" small business incubator, the expansion of Luzerne County Community College and Lackawanna College, the JJ Ferrara Performing Arts Center, more than 80,000 square feet of newly renovated office space, and several restaurants. It is also home to both long-standing, multigenerational businesses as well as many new businesses established by immigrants. Over the past five years the downtown has added more than 85 net new businesses and 150 net new full time equivalent jobs.

Current restaurants in the vicinity include Carmen's Bakery & Deli, Frankie's Pizzeria, the Pines Eatery & Café, Manuel's Empanadas, Crystal Lounge, Georgio's Pizzeria & Sub Shoppe, Prestigio Restaurant, the Dragon Chinese Restaurant, Sazon Latino Restaurant, Louisa's Restaurant, Second Base, Jimmy's Quick Lunch, and the Papaya Queen. The Broad & Barrel, an Irish-style pub, is also planned to open in 2019.

### **ACCESS**

The property is available for viewing by appointment. Interested parties should contact the owner at 570-933-9149.

### **LEASE TERMS**

The property is anticipated to be leased annually at \$13-15 per square foot. Tenants will be expected to pay for all utilities other associated operational costs, insurance, permits, inspections, signage, etc. Terms will be negotiated by the owner.

### **SCHEDULE**

Submit completed applications to the owner no later than February 15, 2019. Applications can be sent care of the Downtown Hazleton Alliance for Progress, 8 W. Broad St., Suite M-1490, Hazleton, PA 18201, or via email at [kschneider@downtownhazleton.org](mailto:kschneider@downtownhazleton.org).

The owner has the right to accept or reject any or all proposals submitted in response to the RFP if none of the proposals are deemed adequate.

### **PROPOSAL REQUIREMENTS**

Prospective businesses should complete the enclosed Business Proposal Application, which includes a vision statement for the business and a business plan summary detailing owner experience, proposed products/services, operations, staffing, marketing, and financial projections.

### **RESOURCES FOR BUSINESS PLANNING**

Several local and regional organizations are available to assist prospective business owners with developing proposals and/or elements of the business plan summary. Please utilize them if necessary before turning in your application.

- Wilkes Small Business Development Center (SBDC): Lucy Singer, Business Consultant: Lucy E. Singer, Business Consultant, (570) 408-4335, [lucy.singer@wilkes.edu](mailto:lucy.singer@wilkes.edu).
- CAN BE (The Community Association for New Business Entrepreneurship): Jocelyn Sterenchock, Coordinator of Entrepreneurial Services, (570)956-7731, [jsterenchock@hazletoncando.com](mailto:jsterenchock@hazletoncando.com).

