

9 N DUKE ST

LANCASTER, PA | 17602

LEA DOLCE VITA
COURTHOUSE BAKERY

ASKING PRICE

\$1,150,000

**±3,106 SF
FOR SALE**

BUSINESS

2 APARTMENTS

ALL FF&E



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*





PROPERTY OVERVIEW

For over 21 years, La Dolce Vita Courthouse Bakery has been a beloved staple in Lancaster City, known for its exceptional pastries, handcrafted sandwiches, cakes, coffee, and more. With a loyal customer base and a strong local reputation, the bakery has become a go-to destination for both everyday patrons and special occasions.

This is a rare opportunity to acquire both a thriving, well-established business and the real estate it occupies, offering long-term stability and investment value. A new owner can continue the bakery's successful tradition while also introducing fresh ideas and growth opportunities.

The sale includes the property, all equipment, proprietary recipes, the business name, and all associated entity rights—allowing for a seamless transition. Additionally, the property features two one-bedroom apartments that offer significant upside potential. These spaces can be converted into expanded dining areas, private event space, or other creative uses, providing multiple avenues for added value and increased revenue.

DEMOGRAPHICS

DEMOS	3 MILE	5 MILE	7 MILE
 POPULATION	113,398	192,187	244,668
 EMPLOYEES	56,614	93,369	118,529
 AVERAGE HHI	\$105,071	\$117,025	\$122,400
 HOUSEHOLDS	21,264	75,495	94,931



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**LANCASTER CITY TURNKEY OPPORTUNITY
BAKERY + REAL ESTATE | PROVEN BUSINESS |
MULTIPLE INCOME STREAMS**

THE OPPORTUNITY

Acquire a fully operational, 21+ year established bakery AND the real estate in a prime downtown Lancaster location. La Dolce Vita Courthouse Bakery is a well-known local staple with loyal customers and strong brand recognition.

MULTIPLE REVENUE STREAMS

Turnkey bakery with immediate revenue, strong repeat traffic, two 1-bedroom apartments, and expansion potential through catering, events, and private dining.

VALUE-ADD POTENTIAL

Apartment rental or Airbnb income, expanded dining/event space, extended hours, catering growth, or brand repositioning.

PRIME LOCATION

Steps from Lancaster County Courthouse, surrounded by offices, hospital, schools, restaurants, and hotels with consistent daily foot traffic.

WHAT'S INCLUDED

Real estate, business operations, all FF&E, brand name, goodwill, and proprietary recipes. Flexible options available.

IDEAL FOR

Owner-operators, investors, or restaurant/café groups expanding into Lancaster.

MOTIVATED SELLER

Ownership is transition-ready. Rare opportunity to own both business and real estate.



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MARKET AERIAL



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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

