

# 9 N DUKE ST

LANCASTER, PA | 17602

LA DOLCE VITA  
COURTHOUSE BAKERY

±3,106 SF  
FOR SALE



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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    |
|---|-----------|-----------|-----------|
| <br>POPULATION  | 113,398   | 192,187   | 244,668   |
| <br>EMPLOYEES   | 56,614    | 93,369    | 118,529   |
| <br>AVERAGE HHI | \$105,071 | \$117,025 | \$122,400 |
| <br>HOUSEHOLDS  | 21,264    | 75,495    | 94,931    |



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# MARKET AERIAL



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# Bennett Williams

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### FRANCESCO CONIGLIARO

fconigliaro@bennettwilliams.com



### BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



### CHAD STINE

cstine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

