



Cinderlands Restaurant/3705 Butler Street, Pittsburgh PA Information Sheet

People

Property Owners: PJ Butler Street, LLC

Prospective Business Owners: Lawrenceville Brewing Interests, LLC

Owners: Jamie & Steve Warden

License Manager: Jamie Warden

Initial Timeframe:

Roasted to close August 1st, 2017. Tentatively re-opening the end of November, 2017.

Place

Size: Total restaurant square footage is 1900sqft, plus a basement

Zoning: Local Neighborhood Commercial (LNC)

Site Plan: N/A

Necessary Approvals

Building Permit:

Occupancy Permit:

Liquor License: G (Brewery) License

Business Overview

Reps from LU and LC met with Jamie & Steve Warden, to request specific information pertaining to the proposed business and its operation. The following information has been provided in response to this request:

Ownership Principles / Vision: Provide the community with a great neighborhood establishment that is both unique and approachable, focused on seasonal American gastropub faire and artisanal craft beer offerings.
Target Audience / Customer Demographic: Craft beer and modern gastropub faire enthusiasts, aged 25+
Days / Hours of Operation: T-Th 11:30am-11pm, F-Sat 11:30am-12am, Su: 10:30am-9pm
Hours Selling Alcohol: Same as above
Alcohol Menu / Price points: House-made beer \$4-6/pint, various PA limited wine/spirits at varying price points.
Food Menu / Price points: Seasonal American Faire, Lunch: \$8-14, Dinner: \$12-24, Shared Plates/Apps: \$4-8
Number of Employees: 11-12
Entertainment: Possibly limited live entertainment (acoustic-style performances), but nothing currently planned
Site Plan / Façade/ Interior Improvements: Current plan is to update the wall in the back of the existing space with thin-set brick or corrugated metal. Interior will have new paint/decorations. Façade will have new paint and signage. Current garage will be updated to support small pilot brew system.

Parking: Street
Number of Dining Tables / Number of Seats at Bar: 14 dining tables, 12 bar seats
Security / Video Cameras: Yes
Signage: Exterior signage, similar to current establishment's signage
Smoking Policy: No smoking
Private Events: Not currently planned.
Kid Friendly?: Yes
Recycling: Yes
Noise/ Volume Levels: Brewpub sales models show that revenue will come mostly from food, and noise expectations should be based around comparable restaurants.

Owner and Partner Information: Jamie & Steve Warden – brothers, born and raised in Pittsburgh, and sole owners.

Why Lawrenceville?

- Historical Pittsburgh neighborhood
- Close proximity to the city
- Great mix of new and old ideas and aesthetics
- Vibrant commercial district focused on unique and progressive offerings