



Information Sheet

Business Name: Nied's Hotel & Bar

Address: 5436-38 Butler Street and 5435-37 Dresden Way

People

Property Owners: Brigette Davitt, Mary Verratti, Tom Barr, Leigh Yock

Prospective Business Owners: same as above

Owners: same as above

License Manager: same as above

Initial Timeframe: Expected to close on or after June 15, 2023

Place

Size (sq ft): Consolidated Lot: 6603

Zoning:

Site Plan:

Necessary Approvals

Building Permit:

Occupancy Permit:

Liquor License:

Zoning:

Business Overview

Reps from LU and LC met with owners listed above to request specific information pertaining to the proposed business and its operation. They have provided the following information in response to our request:

Ownership Principles / Vision:

Home of the legendary Nied's Fish Sandwich, our commitment to maintaining this local favorite is at the heart of our mission. Our plan to renovate and preserve the hotel interiors will allow us to offer a unique historic experience.

Target Audience / Customer Demographic:

Lawrencevillians, CH employees, foodies, travelers, groups, etc.

Days / Hours of Operation:

5-7 days a week for breakfast, lunch and dinner

Hours Selling Alcohol: 7am-2am

<p>Alcohol Menu / Price points: We will have cheap local beer on draft and available in can formats and a range of liquor from well to eclectic high end. Outside of a curated and seasonal cocktail list, we hope to offer a few by the glass wine options as the</p> <p>Food Menu / Price points: Sandwiches, fries, omelets, burgers, fried bagelets, salads, apps, ice cream, specials (\$5-16.50) Breakfast items including: beignets, eggs, pancakes, etc (\$6-14)</p>
<p>Number of Employees: 10-12</p>
<p>Entertainment: jukebox and occasional performances (acoustic/piano/etc)</p>
<p>Site Plan / Façade/ Interior Improvements: Interior renovations to include updates to bar/restaurant and 13 fully renovated hotel rooms.</p>
<p>Parking: street parking, will lease parking spots near by if needed</p>
<p>Number of Dining Tables / Number of Seats at Bar: TBD</p>
<p>Security / Video Cameras: yes</p>
<p>Signage: We plan on fix the current signage</p>
<p>Smoking Policy: no smoking indoors</p>
<p>Private Events: We will offer the back dining room and upstairs even space for private parties on occasion.</p>
<p>Kid Friendly?: kids allowed with supervision until 9pm</p>
<p>Trash/Recycling: dumpsters for trash and recycling will be located in an enclosure behind the building on Dresden Way.</p>
<p>Noise/ Volume Levels: mostly background music level. When there are performances, it would always be at appropriate levels as not to disturb hotel guests.</p>

Owner and Partner Information:

*see additional sheet for this info

Why Lawrenceville?

Why Lawrenceville / Partner Information:

Nied's Hotel, one of the oldest bars in Pittsburgh, closed its doors in 2018, breaking hearts within the community. Preserving this local legend is crucial for maintaining the cultural heritage and historical significance of Lawrenceville. It also represents an opportunity for community revitalization and economic growth.

It was not a coincidence that the four partners involved in the Nied's project found each other. In 2019, Tom Barr and Leigh Yock were looking to expand their business by acquiring Nied's, but due to the onset of Covid and the realization that they needed to focus their resources on Spirit, they had to walk away from the opportunity to reopen the historic Lawrenceville establishment.

In July 2022, Brigette Davitt and Mary Verratti were working together on a real estate business focused on rehabilitating properties in the Northside/Fineview neighborhood. They were looking for a larger project to apply their unique skill sets to: Brigette, an artist/designer with a passion for creating unique spaces and working with numbers and neighbors, and Mary, a seasoned operations, HR, and customer service specialist who has held leadership roles at Target, Lowe's, and Amazon. As luck would have it, Brigette met Jimmy Nied through a few mutual friends and was inspired by his passion for the business and the "Nied's Way" culture. She made an offer under the condition that she would honor his legacy and keep the Nied's name intact. However, a tricky pre-prohibition liquor license emerged as a new problem to solve, as Brigette and Mary were more suited to the hotel space and needed the right partners to operate the Bar & Restaurant. Jimmy Nied introduced them to Tom and Leigh, and they all shared the vision of preserving and revitalizing Nied's.

The importance of this backstory cannot be overstated - the four partners found themselves at the right place and time and shared the Nied's vision. Revitalizing Nied's is a major undertaking, as more than 60% of the building has been underutilized for decades and needs renovations, updates, and equipment to succeed.

To achieve success, infrastructure, safety, accessibility, and expansion are essential, as well as the revenue generated by the three interdependent businesses owned by the four partners: Nied's Way LLC as the owner/operator of the main Hotel & Bar/Restaurant building, two single-family residences, and an amphitheater/outdoor dining area, and Nied's Hotel and Bar LLC as the operating business within. By fully realizing the revenue-generating potential of all components, major rehabilitation of the 120-year-old structure and preservation of a Lawrenceville legend is possible.