



## Information Sheet

**Business Name:** Solera Wine Co.

**Address:** 4839 Butler Street

### **People**

Property Owners: Ricardo Perez

Prospective Business Owners: --

Owners: Tyler Borne and Aaron Gottesman

License Manager: Tyler Borne and Aaron Gottesman

Initial Timeframe: Mid December-January

### **Place**

Size (sq ft): 1200 s.f. including outdoor area; 600 s.f. inside

Zoning: Restaurant

Site Plan: Building a bar and custom shelving inside. Painting the Facade. Cleaning up the patio and landscaping

### **Necessary Approvals**

Building Permit: N/A

Occupancy Permit: Yes

Liquor License: Restaurant Liquor

Zoning: N/A

### **Business Overview**

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

<b>Ownership Principles / Vision:</b>
A boutique wine shop and cafe with a focus on education and community engagement, Solera aims to become the go-to destination for wine lovers and novices
<b>Target Audience / Customer Demographic:</b>
Family oriented, neighborhood spot, couples, and wine enthusiasts
<b>Days / Hours of Operation:</b>
Noon-9pm
<b>Hours Selling Alcohol:</b>
Noon-9pm

<b>Alcohol Menu / Price points:</b>
Wine focused menu. drinks between \$10-\$15. Bottles of wine starting at \$20
<b>Food Menu / Price points:</b>
hot and cold sandwiches, charcuterie, cold vegetables, and small bites
<b>Number of Employees:</b>
1-2 employees
<b>Entertainment:</b>
None
<b>Site Plan / Façade/ Interior Improvements:</b>
Building a bar and custom shelving inside. Painting the Façade. Cleaning up the patio and landscaping
<b>Parking:</b>
N/A
<b>Number of Dining Tables / Number of Seats at Bar:</b>
30 seats; 10-12 seats at the bar 60 seats on the patio
<b>Security / Video Cameras:</b>
Basic business security with cameras inside space.
<b>Signage:</b>
Name and logo on exterior windows
<b>Smoking Policy:</b>
No smoking
<b>Private Events:</b>
TBD
<b>Kid Friendly?:</b>
Yes
<b>Trash/Recycling:</b>
TBD
<b>Noise/ Volume Levels:</b>
Low-none

**Owner and Partner Information:**

Solera Wine Co. is a limited liability company (LLC) owned and operated by Tyler Borne and Aaron Gottesman, experienced professionals in the restaurant industry with a shared passion for wine.

**Why Lawrenceville?**

Solera is a dedicated community space. Our goal is to establish ourselves in a vibrant neighborhood with a deep-rooted sense of community. We are here to provide our neighbors with access to quality wine and to serve as a valuable resource for those eager to expand their knowledge. Lawrenceville, with its rich sense of community, is the ideal location for us.