

Retail Wish List for Lebanon County (12/23/09)

Thank you for your interest in the economic vitality of Lebanon County! In your cumulative infinite wisdom, you acknowledge and patronize locally owned businesses and are cautious about looking like every other town in the USA, but recognize that there is an outflow of dollars from Lebanon because people want to eat and shop at chain restaurants and stores. Our new Comprehensive Plan does support moderate growth.

So far, you've suggested that:

- New chains should fill empty stores at the Lebanon Valley Mall, Londonderry Square, Palmyra strip mall, and the old Golden Coral along Route 72.
- Also suggested was working with certain developers who have the national chain's ear.
- Next, HAAC trains entrepreneurs.
- In addition, our quality of life should not be overlooked—schools, farms, tourism spots, and recreation.
- Finally, one person thought the commissioner's could lend support.

Without question, **Red Lobster** and **Olive Garden** as well as **Target** are overwhelming requests. Perhaps the governing bodies, LVEDC, Chamber of Commerce, realtors, and media can all work together to make this happen. If you have additional ideas on how we can accomplish a cumulative vision, please let me know.

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So here's a look at your favorites: **Map- [Eat Local.pdf](#)**

Restaurants:

Local Favorites (I know you'll think of more. Keep them coming.) With **over 40** restaurants, it looks like **Route 422** is our **Restaurant Row**--followed by **Route 72** with **at least 17** restaurants, then **8th Street** with **6** restaurants. Of course some of our local charm is the adventure of finding quaint spots like the **Blue Bird Inn, Trattoria Fratelli, Quentin Tavern, Franklin House, Harper's Tavern, The Jigger Shop, Tony's Mining Company....**



- A&M Pizza --**72** south across from the Quality Inn; **422** east of Lebanon near Walmart; and other locations
- Annville Diner --on **422** at 934 in Annville
- Batdorf Restaurant --on **422** in Annville
www.batdorfrestaurant.com
- Blue Bird --Cornwall (**deck**) www.bluebirdinn.com
- Buck Hotel --Main St in Jonestown
- Buzz Coffeehouse 1010 Alden Way, Lebanon, PA 17042
www.buzzcoffee@wikispaces.com Coffee and Ciao Bella Gelato, and free Wifi in Cornwall Pa.
- Cedar Grill --**422** east of Lebanon
 - Cedar Sports Bar & Lounge --**422**, 922 Cumberland Street in town Lebanon
 - China Inn --Sandhill Rd. @ **72** north of the City of Lebanon
 - Corner Brew Cafe --Main St., Fredericksburg free Wifi
 - Corvette Bar & Grill --**422** in Annville
 - Country Fare --Myerstown on **422**
www.countryfarerestaurant.com
- Cumberland Coffee and Tea - great for breakfast or lunch! --**422** in town Lebanon cumberlandcoffeeandtea.com
- Dairy Queens --on **422** east of Lebanon, near Cleona, and Palmyra
- Downtown Lounge --on **422**, 734 Cumberland street in town Lebanon
- Dutchway --**422** east of Myerstown
www.dutchwayfarmmarket.com
- Esther's Diner --on Route 22 east of Fredericksburg

- Evergreen --south of Lehman St.
- Farmer's Market --S **8th St.** www.lebanonfarmersmarket.com
- Farmer's Wife -- Route 22 in Ono
 - Fatt Boys --1904 Allegheny Ave., Lebanon
www.fattboyssteakhouseandtavern.com
 - Filling Station --**422**, Main St., Palmyra. All day breakfast-- fluffy omlets, homemade doughnuts
- Franklin House --in Schaefferstown
www.franklinhousetavern.com
- Frantz's Tavern -- S. 5th Ave. - good seafood and crab cakes (not smoke free)
- Friendly's (chain) – south of Lebanon on **72**
 - Frog's Hollow Tavern--along route **72** south of Jonestown
 - Funck's on **422** west of Palmyra and 934 west of Fort Indiantown Gap <http://www.funcks.com/>
- Gin Mill –east of Lebanon on **422 (deck)**
www.lebanonginmill.com
 - Good Life Café –in the Samler Building on **422** @ 8th Street in town Lebanon
 - Good's --501 near Schaefferstown
- Gus Deraco's Sandwiches --27 S **8th St.**, in town Lebanon
- Harper's Tavern --934 N of Annville www.harperstavern.com
- The Hearth –on **422** at 25th Street
- Heisey's Diner –on **72** north of Lebanon
 - Hometown --**422** east of Palmyra at Londonderry Square
www.yourhometownfamilyrestaurant.com
 - Hoss's Steak and Seafood --**422** east of Annville
- Inn 422 –on **422** near Boscov's Lebanon Valley Mall
<http://www.inn422.com/>
- Irish Pub (in the old George Washington Tavern) at the intersection of Routes **422** & 72 in town, Lebanon
 - Jigger Shoppe –ice cream and sandwiches in Mt. Gretna (**deck**)
www.jiggershop.com
 - Johnson's Bar -- on **422**, Main St., Annville
 - Kleinfeltersville Hotel --Near Middle Creek Wildlife Refuge
 - Kugo's Steak House – like a Benihana, in the Kmart strip mall on **72** south
- Kum Esse Diner –(PA Dutch for Come Eat) on **422**, Myerstown
 - Lantern Lodge, 411 N College St. @ **422** in Myerstown

- Lisa's Cafe --**422** in Palmyra
- Main Street Grill --**422** in Palmyra
- Mama Jean's --**72** south of Lebanon in Quentin Circle
- Mama's Pizza--Cleona on **422**
- Mancino's Pizza at the Lebanon Valley Mall on **422**
- Maple Street Cafe --north side of Lebanon
- Maria's Old Fort --on **72**, north side of Lebanon City
- May's Wok --south of Main Street in Jonestown
- Mels Diner--east of Lebanon on **422** at Lincoln Avenue
- Mexican Restaurant on **422**/Cumberland Street in town Lebanon
- The Miners Club at Iron Valley Golf Course - southeast of Cornwall
www.ironvalley.com
- MJ's Coffee House at the Allen Theater -- on **422** in Annville
www.allentheatre.com/
- Miller's Restaurant -- **72** north of Jonestown
- Moose LZ -- east end of Fort Indiantown Gap on Fisher Avenue
- Mt. Gretna Hideaway (**deck**) www.mtgretnahideaway.com/
- Napoli Pizza --**422** east of Annville
- Niko's --@ the **8th Street** Farmer's Market in town Lebanon
www.nikoslebanon.com
- Pasta Fresca --**8th St** in the Lebanon Farmer's Market
- Pete's Pizza --**72** south of the City of Lebanon next to the Kohl's shopping center
- Pizza Town --Main Street in Jonestown
- Porch Restaurant --Tulpehocken Rd., Myerstown
<http://www.porchrestaurant.com/Downstairs/home.htm>
- Quality Inn --**72** on the south side of Lebanon
- Quentin Haus --on **72** in Quentin
- Quentin Tavern --Main St. in Quentin (**deck**)
www.quentintavern.com
- **Pizza Hut (chain) --422 east of Lebanon and in Palmyra in front of WalMart**
- Raub's Twin Kiss --**422** west of Myerstown
- Rita's Italian Ice --next to Dairy Queen on **422** west of Lebanon
www.ritasice.com
- Ruby Tuesday (chain) --on **72** south of Lebanon
- Sandy's --N of Lebanon on **72**
 - Schwalm's --**422** in Cleona
 - Sinkhole Saloon --**422** at the Palmyra Bowling Alley

- Smokestack Lightening BarBQ, Main Street in Jonestown
www.smokestackonline.com/
- South China Buffet --72 south of Lebanon in Cedar Crest Square
- Timber's Dinner Theater -- Mt. Gretna www.gretnatimbers.com
- Timeless Café –on **8th Street** across from the Farmer’s Market in town Lebanon
- Tony's Mining Company, Cornwall
www.tonysminingcompany.com
- Trat Frat (**Trattoria Fratelli**) – on Lehman Street in Lebanon
www.tratfrat.com
- Twin Grove Park --north of Route 72 along Swatara State Park
- Wetlands --743 south of Fredericksburg
- Woofer McGoo's on **422** in the City of Lebanon



National Eateries Lebanon Residents want

1. **Red Lobster 47 Love those cheesy biscuits**
2. **Olive Garden 45 –both owned by Darden**
(unbelievable how this was a neck and neck 'race')
3. Texas Roadhouse 7
4. Panera Bread 6 (Put one in the basement of the courthouse for employees, jurors, attorneys and the public)

5. Chili's 5
6. Applebees 5
7. Outback Steakhouse 4
8. Bob Evans 3
9. Carabbas 2
10. Chuckee Cheese 2
11. Starbuck's 3
12. Isaac's
13. Lone Star Steak House
14. Cracker Barrel
15. El Rodeo
16. Jamba Juice
17. Joe's Crab Shack
18. Perkin's
19. A Shady Maple "all you can eat" is affordable
20. A Brewpub
21. Macoroni Grill
22. California Pizza Kitchen
23. Charlie Brown's
24. Fiesta Mexico
25. Fuddruckers
26. Chick-fil-a
27. Panda Express
28. Clyde Weaver's
29. Benihana
30. TJ Rockwell's

National Chains Lebanon Residents want

- Target 27
- Ollie's 8
- Borders 5
- Costco 5
- Toys R Us 4
- Sam's Club 3
- Best Buy 3
- JC Penny's 4 – missed
- Old Navy 3
- Barns and Noble 3 –a huge book store

- Trader Joe's 3 a chain of innovative grocery stores where quality and prices are exceptional
- Babies R Us 2
- Wegman's 2
- BJ's 2
- Dress Barn – reasonable prices
- Ikea -- they use a lot of sustainable materials). Steph
- Ross
- CJ Banks
- Pacusn --short for Pacific Sunware, girls clothing & girls fashion accessories
- Limited Express --handbags, coats and accessories for women and men.
- Home Goods Store owned by TJ Maxx—dishes and furniture
- Whole Foods Store
- NY & Company --professional and casual clothing at a reasonable price
- A 2nd Roller rink
- Sharp Shooter
- Bon ton 2 missed
- Dillards
- Gabriel
- Walgreens
- Hobby Lobby
- Macy's
- Burlington Coat Factory
- A building supply chain on the northern end of the County
 - Bed, Bath, & Beyond

Local Favorites

- AC Moore
- **Boscov's**
- **Dutchway Farm Markets**, Myerstown and Schaefferstown
- **Good's Store**, Schaefferstown
- **Foodland** on 72 south of Lebanon
- Home Depot
- JoAnn Fabrics
- **Jono Hardware**, Route 22, west of Jonestown
- **Kettering's Tires** 422 at 16th & Cumberland Streets
- Kohl's
- KMart

- Lowe's
- Michael's Crafts
- **Miller and Bixler Auto Parts** --422 near 16th & Cumberland Streets
- Sears
- **Wilhelm's Hardware Store**, Myerstown
- **Zweir's Food Cart** at 5 points on S. Lincoln Avenue
- TJ Max --on 72 south of the City of Lebanon

Comments:

The agriculture museum (Star Barn) offers promise with spin-offs including whole and organic food focuses and will be a unique Lebanon feature. Encouraging statewide networking of natural allies to the ag museum may prove fruitful." Steve

The Industrial Park out at the Alcoa property is astounding ! ! There are so many businesses back there that you can't see from State Drive. Since the steel mills left Lebanon, it seems to be the smaller companies that have picked up the slack in employment. Don't know how they compare in pay for their employees, but at least there are places to find work. Rowena

It seems like people always have money to go out to eat. Would love to see one of those at the empty Golden Corral. Sherry

Frankly, I am tired of still one more ubiquitous Dollar Store or drug store. I wonder how much money leaves Lebanon County during the course of a week's shopping. Any studies on that? Estimates? Melanie

More stores at the LVM. Beth

Restaurant would be nicely located where the Golden Corral was previously. Mary

Do you know how many people look for brewpubs close to where they're vacationing? (My husband is one of those people.) With Lebanon being as close as it is to Hershey, Lebanon would definitely see the business. What a fun question! Thanks for asking! Faith

I'm tired of having to drive to Lancaster or Phila for these restaurants. Deb

I have given great thought to this question for many years. Then recently I spoke with someone who goes to the nation convention that promotes cities to Retail/restaurants and they actually said that people were saying "stay away from Lebanon County PA because they don't want progress" This was evidently a hot issue during the WalMart saga. Bev

Thank you for taking the time to ask people what they want, instead of telling them what is best for them. Which, unfortunately, is the way that government seems to operate nowadays, from school district level, all the way up to Washington, our present administration not excluded. Steve

I'd love to see the Londonderry Shopping Center (aka the abandoned movie theater and Festival Foods) become a Target, Kohls, and TJ Max. I also think I'd love a Wegman's, but then again, maybe not – as I'd never have any money left from my paycheck after shopping there! Todd

I don't want any more retailers at all. There is a group of your constituents who is very unhappy with increased development with ever worse traffic. Bring back the rural county designation!! I HATE DEVELOPMENT!!! Dan

I don't know what it would take to get these businesses to open in Lebanon area. All we have of the national chains is Friendly's and Ruby Tuesday. Lucille

Perhaps, the Commissioners could get involved in attracting a Target or similar large department store at that site, so Walmart would have some completion, which, in my opinion, is always healthy. But, a couple of years ago, why couldn't the Commissioners have gotten more involved in helping get the proposed Cabela's store in Fredricksburg? As I understand it, the store was built at the intersection of PA 61 and I-78/US 22 in Hamburg, because of opposition from the Twsp. Supervisors to a site at a I-81 and I-78/US22 location. That would have

been and ideal business for Lebanon County, considering all the hunters in this area, and would have generated quality jobs and tax revenues for the area, with minimal negative impact on small local businesses. Steven

Any other fish place. Elmer

I think Lebanon has plenty of locally owned businesses that would benefit from our patronage, as opposed to subsidizing for yet another corporate franchise. Janelle

A lot of residents in Lebanon shop other places because there are no places to shop. So the monies that is being spend outside of the Lebanon. Could stay in Lebanon. \$\$\$\$ Myra

They would have little to no competition in the area.

We need a good restaurant in Lebanon County so that we can stop taking our business to Lancaster or Dauphin counties. Mark

That's interesting, my wife and I were just saying, "We need an Olive Garden in Lebanon." Barry

My concern is what impact does bringing the national chains to Lebanon have on existing businesses and the quality of life in the County. After fighting traffic and driving mile-after-mile of chain stores, etc in Lancaster recently, I was glad to get back to Lebanon. I'll take the Blue Bird, Quentin Haus, Nikos, Trat Frat, Gin Mill, etc over a national chain any day. We should encourage and assist small business in Lebanon. Tim

Maybe an outlet like VF in Berks County or the Outlets in Lancaster....sooo many people go to those places to shop b/c the prices are good. Michelle

I don't have a favorable view on box houses. Big chains present the following issues. They hurt small business. They set up corporate HQ in states that cater to corporations and take their profits there and take the tax dollars there. They make demands to get property tax breaks in the area they move into without

consideration on the additional municipal services they will require, leaving the local taxpayer to pick up the tab. The construction is usually run by outside firms and outside subs. This doesn't support local construction jobs and eliminates the local income taxes since the companies are from outside the area. Small business and local investment puts money back into the community. They employ local construction. That results in local good paying jobs that put revenue in the local economy and the local tax base. They pay local property taxes and generate local income taxes, more revenue for local governments [more revenue overall means lower tax rates]. They use local maintenance for upkeep of property and services [big boxes have people that travel the nation]. last but certainly not least, they employ local personnel, usually with better working conditions than the box houses, since they don't look to pick up and move when the tax credits run out or go out of business [Silo, Circuit City, Tweeter, American Appliance, etc...]

Commenting on restaurants isn't possible for me because of business relationships. The exception is, a number of national restaurants are franchised, not company owned chains. Franchised units may be locally owned." Scott

A few decent restaurants....you mention Red Lobster, Olive Garden, Joe's Crab Shack are just a few that come to my mind. I certainly like to patronize locally owned/locally operated restaurants rather than a chain as these mentioned but the restaurant business is a tough business (long hours, weekends, hiring dependable help, etc.) It seems we have a few that are what I would consider good restaurants that have been able and willing to make the commitment a quality restaurant requires but the list is short...Blue Bird, Quentin Tavern. The successful national concerns have certain developers that they work with....they will not deal with a property owner that has a single property to sell. One of these developers that have earned the respect of such quality nationals is Joe Deeren who leads a group of investors that now own the property formerly owned by Tom Siegel...they operate this project under the name of Springwood Development.

If we want good retail to come to Lebanon we need to work with developers such as Springwood. I realize some people think people like you and I are just a bunch of "hicks" that have lived in Lebanon County our entire lives and do not know anything! #2 – Other than Wal Mart, Boscov's, Sears and Kohl's we don't have many choices in Lebanon County for department stores? You mention Ollies which I enjoy shopping at but we certainly could use a Target type department store....again Springwood has Targets' ear and if we are ever going to get such stores to come to Lebanon County we need to work with developers. Sometimes it seems that out of town "developers" (Springwood is all the way from Lancaster!) are given a negative connotation but lets face it, how many people do we have in Lebanon County that have the resources, ability and desire to make things happen when you are talking about a \$100M+ project?

#3 I also realize we need more manufacturing type employers that offer stable employment with decent wages and benefits...I do not feel qualified to have an opinion of what we need to do to attract such.

I hope this answers your question. Thank you for the opportunity. Randy

Lebanon county really doesn't want any businesses. We just want to tell businesses how many of their building can be here. If they have the money to build it then I'm also sure they know there is the clients to buy. Lebanon county needs to get out of the back woods and understand if we want jobs and tax income there will be a increase in traffic and people. Go to a wal-mart or a target and look at the parking lots they are full and provide a lot of jobs for people if they want to work and not for peanuts. The benefits are not bad either. But to answer your question red lobster, olive garden, target etc.. To get these places you need to have the big stores like target, best buy, and wal-mart to bring the customers at good shopping prices which then leads to people going out to eat. for

example: On any Sunday red lobster has a 30 to 45 min wait and then the ladies go shopping and the men do what ever. This is what brings the money in from other areas not just Lebanon county, which we can tend to be cheap. I'm glad to see someone is looking at this and not just letting Harrisburg and Lancaster reap the taxes from these establishments. I'm sure there are a lot of merchants that would love to come to Lebanon similar to the wal-mart we just chanced out with dirty politics. Yes crime could follow but that is part of moving ahead. People are lining up to hand over their taxes and businesses can help a lot in helping to get extra tax income for the county. Heath

For Red Lobster - We have a continuously growing population of retirees moving into the area from larger areas (Phila., New York, New Jersey) who are moving into the high end developments on the outskirts of the City. They are accustomed to having choices to go out to eat and shop. They want to see names of stores that are familiar names to them. They want them in their neighborhoods and without having to drive an hour to get there. I think the lines that form at the Lancaster and Harrisburg Red Lobsters are an indication that the area could certainly support another one. Pam

"That's my biz - HACC stands by, ready to help aspiring entrepreneurs. But funding for retail is nearly impossible to find - hence, the proliferation of the chains. Ya'll know who PA's largest employer is, right? I'm spending a good portion of my life trying to help undo that statistic!!" "Local entrepreneurs can do similar businesses and their revenues stay here, not getting exported outside the county. Restaurants are a tough go, as 80% don't make it past 5 years. Just because you're a good cook doesn't mean you have the skill to manage a restaurant. If we have to have a big box store, I vote for Target; they give away \$3 million a week and support their local communities." Kathy

"A boardwalk pier with diving horses. Probably what it would take to lure it here is global warming." Paul

"I am not picky, something other than fast food. I think something that would attract them is the fact that when it comes to chains all we have is fast-food." Nicole

We don't need another junk store like Ollie's. An Olive Garden or Red Lobster would be nice. Since Eli's closed there are practically no medium cost restaurants that are accessible except Rubys.

Soup Thyme used to be nice for lunch, but they no longer exist.
John

Anything but Chuck E Cheese, please. As for attracting entities, in addition to great schools, safe and welcoming communities, most CVBs are pushing cultural attractions as major draws for employers and recruiting (but I am also prejudiced here).
Corrine

Let's get real about this area - we need a higher class of retail business. Not discount stores. Why should we have to shop in Lancaster, Reading and Hbg to get quality clothing and products.

As for restaurants - anything that ISN'T a buffet - all you can eat, would be very appreciated. Sandshell

My one suggestion, to keep the rural feel of our county, which is important, would be to build Town Centers rather than more strip malls, which I really do not like. Also, it would be good to attract more business to our only remaining indoor shopping center. Thanks, Sandy

Until we get decent restaurants in the immediate area, our retail business will be nothing more than mediocre. This is the reason that people go to Lancaster and Harrisburg to shop. They want to be able to have a choice of where to stop for lunch, dinner, or just a snack. Retail will never be good in our area until we get the eating establishments. Also, it is very hard to compete with Wal Mart in our area because of our lower income. Just my opinion, thanks. Lori

I am dismayed and saddened that local residents even feel a need to have "chain" restaurants in Lebanon. There are so many local restaurants that need our patronage. I can't believe Red Lobster and Olive Garden are considered quality restaurants and people drive miles to eat at such establishments. Their food is typical corporate fodder.....no taste and plenty of PR (public relations). "Chain" restaurants also lack regional/local flavor. If you visit one Red Lobster you know them all, menu and layout. Let's eat local! Thanks for accepting my comments, Suzanne