



## Creating Opportunities Along the Nation's Trails

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### **Dunbar Business Opportunities As of September 2015**

The Trail Town Program® aims to identify trail user needs and to fill service gaps in trail communities by providing help in the form of market information, technical assistance, or financing to existing and potential businesses. This document identifies existing conditions related to trail services and what we see as opportunities. Those considering either an expansion or a new business should conduct their own market research and complete a business plan.

#### **Existing Trail-Serving Businesses**

##### Lodging

- There is a guest house right beside the trail.
- There is a newer primitive campground on the edge of town.

##### Food and Drink

- There are limited options in Dunbar including a full service restaurant and bar with a convenience store and an ice cream shop with limited hours.

##### Other Amenities

- There is an ATM located at the restaurant.
- There is a laundromat and library.

##### Nearby Attractions

- Within Dunbar, there are other attractions that are bringing visitors beyond the trail. Some of these include the Dunbar Historical Society and Glass Museum, Dunbar Creek and Coke Oven Park, Ohiopyle State, and nearby Fallingwater and Kentuck Knob.

## Potential Opportunities

### Lodging

- There is a limited need for lodging at this time, but **additional B&Bs** may be considered with additional trail and recreational traffic and development. B&Bs are often the most common visited by trail users.
- There are also opportunities for **guest/vacation houses or a hostel** that could accommodate larger groups or those with a limited budget.

### Recreational

- There is an opportunity for a small **bicycle rental and/or repair shop** or recreational outfitter. Retail opportunities exist for selling sporting, athletic, and nature-related goods in addition to cycling goods, such as for jogging, camping, bird-watching, and non-motorized watersports.

### Food and Drink

- There are no specialty drink shops or bakeries. There is an opportunity for a **coffee shop**, juice bar, **bakery**, or a combination of these.
- Trail users would likely frequent an eatery that had **outdoor seating**. Fresh and healthy menu items that include vegetarian options; packed lunches for trail-side consumption; and locally grown and raised food items would be of particular interest.
- The **farm-to-table** movement provides tremendous potential. Other informal but specialized foods might be a gourmet burger, hot dog, or ice cream shop, or even a bike-themed or trail-oriented café.
- There also could be potential for more **ethnic food options**, like Mexican or Indian food, and higher end options, such as white linen dining.
- Many restaurants are closed during the evening, weekends, or have limited hours. There is an **opportunity to adjust hours** to accommodate visitor traffic or be open when many other restaurants are closed.

### Retail

- Unique retail such as **specialty, artisan, or other gift shops**, could appeal to both trail users and locals alike.
- Many retail locations are closed or have limited hours during the weekends and evenings. There is an **opportunity to adjust hours** to accommodate visitor traffic or be open when many other shops are closed.

### Amenities

- In the region there is a need for **shuttle service** for people, bike, luggage, and equipment.