

# The Eichman

# For Lease

Washington St, Lebanon, IN 46052

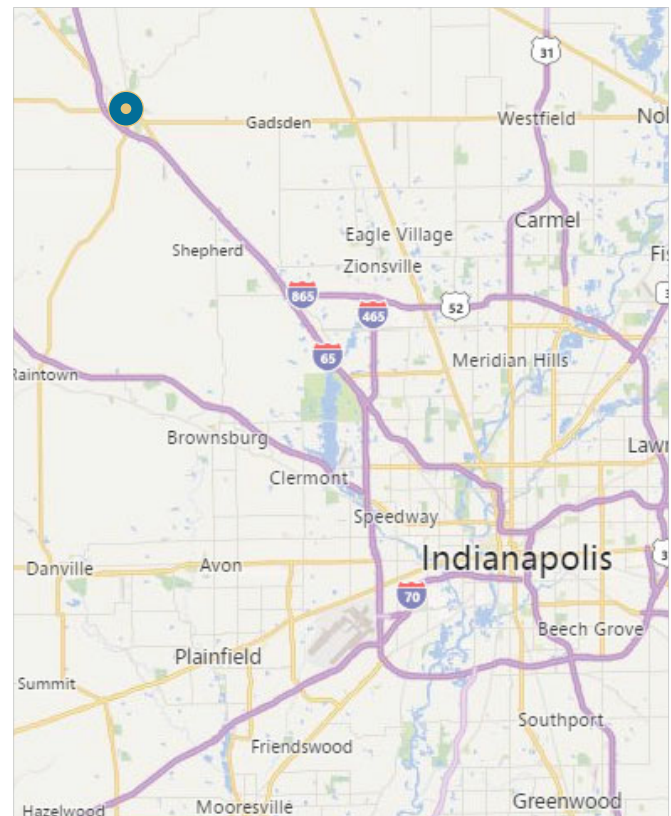


## PROPERTY OVERVIEW

- Mixed use redevelopment with projected completion anticipated for 3rd quarter 2025
- Located at SR 39 (Lebanon Street) and Washington St
- 2,175 - 4,325 SF available
- Signage available
- Over \$1.5M in renovations

## DEMOGRAPHICS

| 2024             | 1-Mile   | 3-Mile   | 5-Mile   |
|------------------|----------|----------|----------|
| Est. Population  | 8,584    | 18,491   | 20,107   |
| Est. Households  | 3,718    | 7,863    | 8,446    |
| Median HH Income | \$57,379 | \$67,316 | \$68,301 |



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NEW DOUBLE HUNG, CLAD WOOD WINDOWS  
TO MATCH HISTORIC OPENINGS, TYPICAL  
NEW BRICK FACADE, PAINTED

NEW DOOR AND TRANSOM IN EXISTING OPENING

ALL EXISTING BRICK TO BE TUCK-POINTED AND PAINTED



PAINTED WOOD TRIM, TYPICAL  
NEW STOREFRONT GLAZING, TYPICAL

CONCEPTUAL ELEVATIONS - WASHINGTON STREET - OPTION 1

1/8" = 1'-0"  
05

STUDIO AXI

09/29/

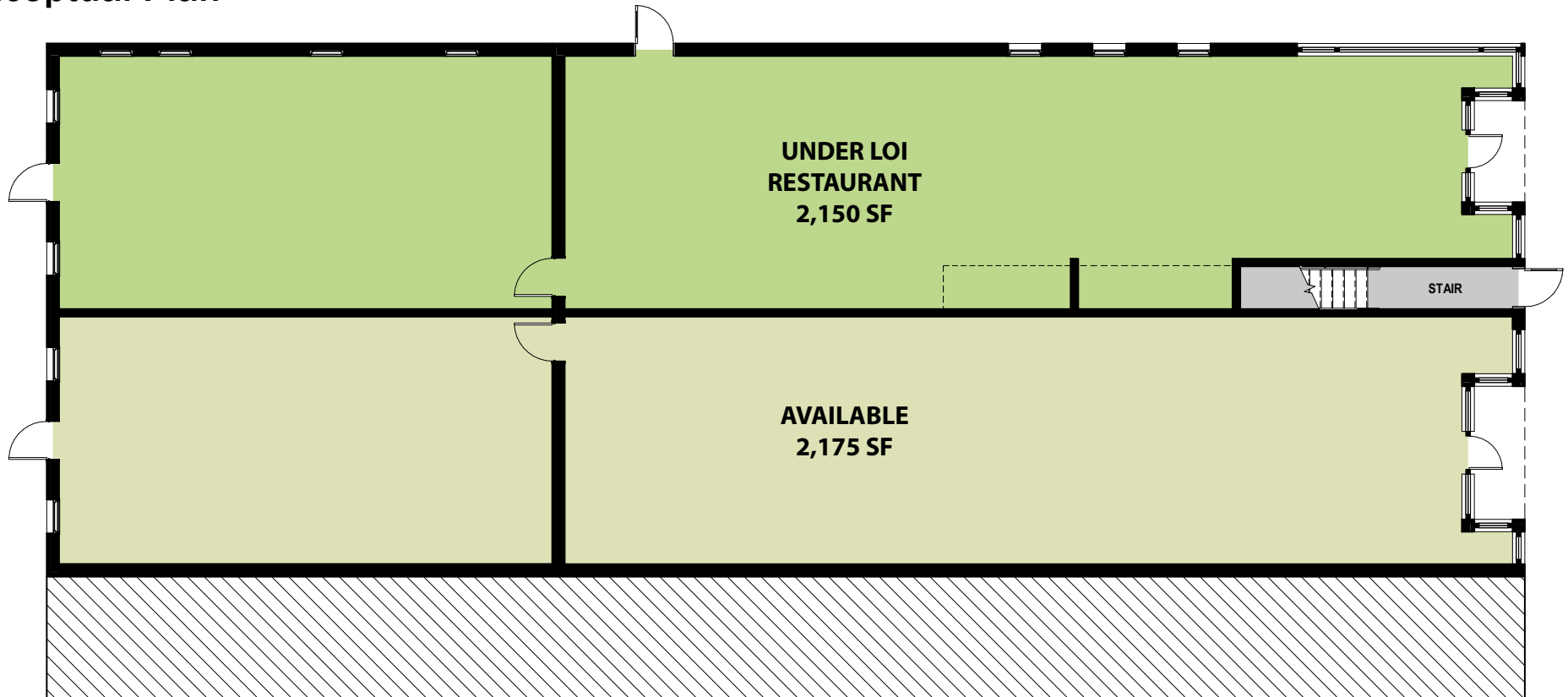
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## Conceptual Plan



CONCEPTUAL FIRST FLOOR PLAN - OPTION 1

1/8" = 1'-0"

STUDIO AXIS

09/29/2023

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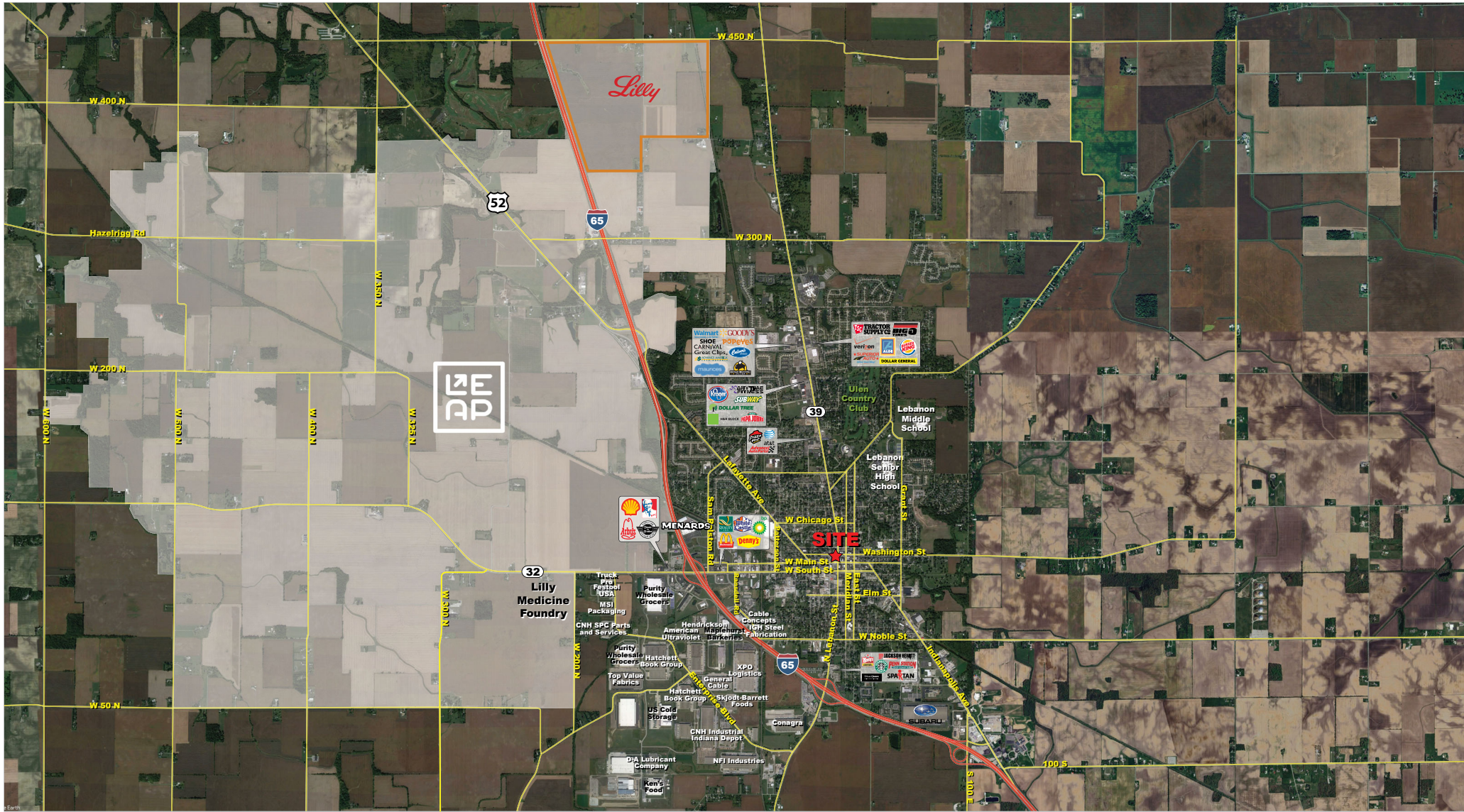
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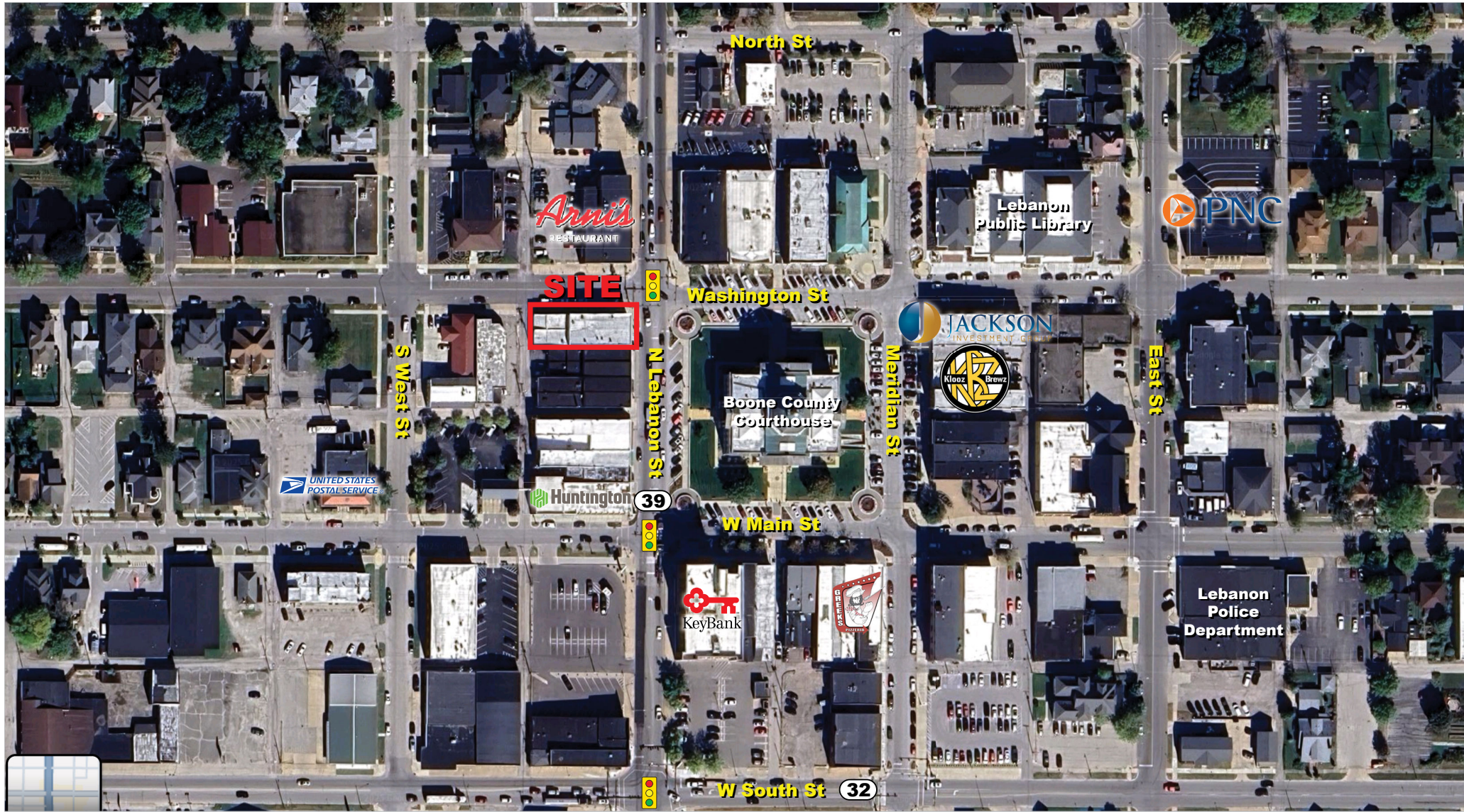
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## The Eichman History

The building at 124/126 North Lebanon Street, Lebanon, Indiana, was built by Jacob Halfman in the early 1870s. He purchased the property in 1871 with the intention of constructing a building for a bakery and confectionary. It appears to have been constructed by 1872, as evidenced by an advertisement for Halfman's Candy Store in the Lebanon Patriot, 12/19/1872, p. 3. It seems that the building was divided into two sections (a south room and a north room, now numbered as 124 and 126 North Lebanon Street, respectively) from the beginning; in 1874, W. M. Jacks had a grocery store in the Halfman Building, just one door south of Halfman's bakery. I have not found anything else about the building's first decade, but in 1883 124 housed a boot and shoe shop and 126 housed Halfman's Bakery and Restaurant. The 1887 and 1892 Sanborn maps show a boot and shoe shop at 124 and a saloon at 126; the saloon was operated by John Halfman (I think Jacob Halfman's son). (In 1891, the back half of 126 was raised to a full 2 stories from 1.5 stories.) The 1896 map still shows the same but with a cigar factory on the second floor of 126.5 In 1898, Frank Dale moved his restaurant from South Lebanon Street into the north half of the Halfman Block; the next year, John Halfman cleared out a few small frame structures behind 126 and extended the brick structure to accommodate a new kitchen for the restaurant.

In 1900, 124 was home to the Fan Saloon, operated by John Halfman, and 126 was still occupied by Dale's Restaurant (and the owners of the restaurant, Frank and Myrtle Dale, also lived there, probably on the 2nd floor); the restaurant continued in operation there until sometime between 1919 and 1920 (Frank Dale died in 1913 but Myrtle continued to operate the restaurant for a few years). The 1902 Sanborn map indicates that 124 was to be converted into a pool room with a cigar factory on the second floor, but I don't know if those plans came to fruition. The 1905 city directory lists John Halfman as a brewers' agent at 124. The 1908 directory shows it occupied by Wilson and Ottinger Boots and Shoes, and it was still for part of 1909.

In 1908, the Halfman Building was purchased by E. R. and William C. Jaques, of Thorntown, from John Halfman for \$16,000, and was known for a time thereafter as the Jaques Building.

In 1909, Isadore Eichman opened his ladies ready-to-wear clothing store in 124. Eichman extended the back of 124 by 28 feet, making it match the length of 126. He also installed oak wall cases, new show windows, and a new doorway. Eichman bought the entire building from William Jaques in 1919 and expanded his store to occupy both halves; at the time he purchased the building, he said that he was going to lower the floor in the north half of the building and put in a new front.

Eichman's clothing store operated at 124-126 North Lebanon Street for decades. In 1949 it also housed Akers Music and Appliance Shop. Sometime between 1949 and 1953 ownership passed to Joseph and Helen Berger. But in 1962, citing health reasons, the Bergers retired and closed the store.

The building sat vacant for a few years, and when it was reoccupied it was again divided into north and south halves.<sup>16</sup> By early 1965, 124 was home to the Lebanon Cafeteria and 126 to McDaniel Television and Appliances (owned by George McDaniel). Such was the case through 1969, but by January 1971 the whole building was occupied by Boone Hardware and Gifts (owned by Hale Burgman). Boone Hardware operated out of the building until sometime in 1984, when it moved to 126 West Washington Street.

The 1984 directory says that both Janie's Custom Interiors (owned by Ed and Janie Strawmyer) and the Montgomery Ward Catalog Center were at 124 (126 is not listed); the 1986 directory lists Janie's Custom Interiors and the Silks and Such gift shop (owned by Jerome and Melinda Harris) at 124 (again, 126 is not listed, though the 1986 phone book lists Silks and Such at 126).

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