

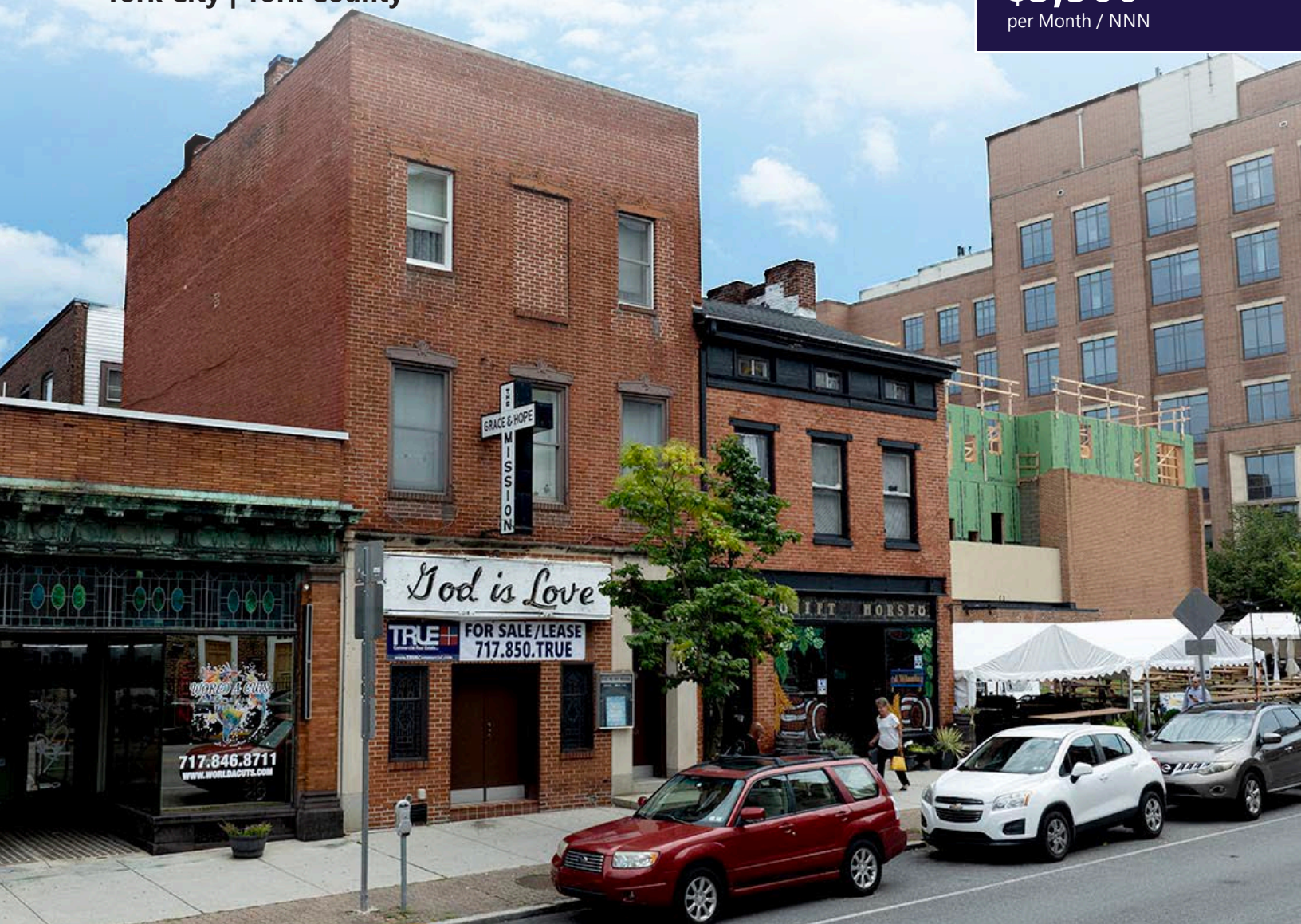
PRIME DOWNTOWN COMMERCIAL PROPERTY

RETAIL | OFFICE | MIXED-USE

119 N George St, York, PA 17401
York City | York County

FOR SALE
\$480,000

FOR LEASE
\$3,500
per Month / NNN



6,072 SF
Historic Mixed- use



Parking
2 Car Garage



Market District
Restaurant Row



Flexible Use
Sale or Lease

EXCLUSIVELY LISTED BY:

DAVID ALBRIGHT

717.870.3097

david@truecommercial.com



BEN CHIARO, CCIM

717.683.3316

ben@truecommercial.com

717.850.TRUE (8783)

www.TRUECommercial.com

1018 North Christian Street
Lancaster, PA 17602

PRIME LOCATION IN DOWNTOWN YORK



Fantastic opportunity to establish your business in one of Downtown York's most active commercial corridors. Located on Restaurant Row in the Market District, the property benefits from exceptional visibility, pedestrian activity, and proximity to York's most recognizable destinations.



PROPERTY SUMMARY

Sale Price	\$480,000
Lease Price	\$3,500/NNN
Total Building Size	6,072 SF
Land/ Lot	0.0465 Acres
Zoning	CBD with HARB Overlay
Parking	2 Car Garage/On Street/ Public Garage
Drive-In Doors	1 Oversize Garage Door
Year Built	1900
Annual Taxes	\$8,555.61
Heating	Gas FWA
Cooling	Window Units
Water & Sewage	Public

PROPERTY HIGHLIGHTS

- 6,072 SF Historic Building
- Downtown York Market District
- First Floor Retail / Office
- Two Upper Residential Levels
- Secure Detached 2-Car Garage
- Walkable Entertainment District
- Flexible Redevelopment Potential
- Owner Will Consider Redevelopment for qualified Tenant
- Renovated in 2023

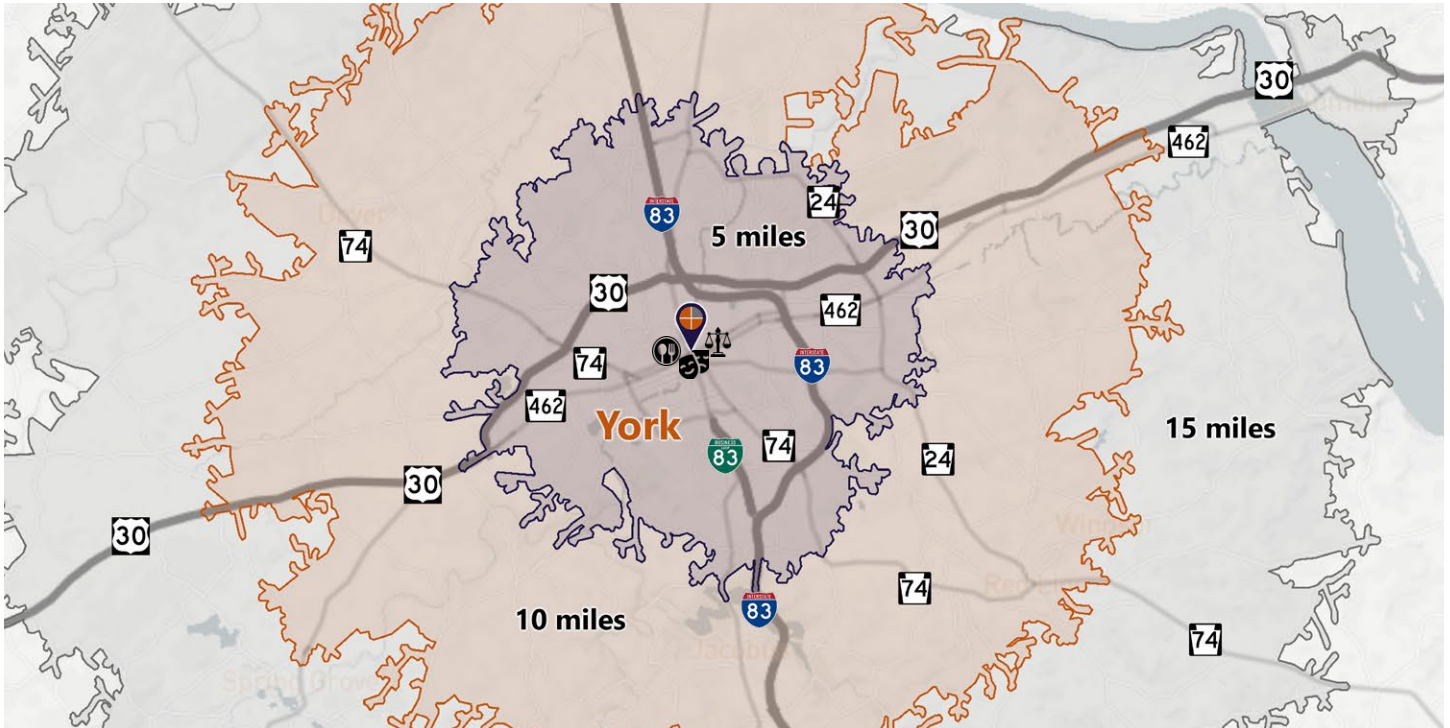
TRAFFIC COUNTS

N George / Route 83	8,025 VPD
Philadelphia St/ 462	14,132 VPD

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

LOCATION ADVANTAGE



Restaurant Row

Surrounded by York's best dining



Theater

Steps from Appell Center events



Central Market

Walk to York Central Market



Heavy Foot Traffic

Active entertainment and hospitality corridor



Regional Access

Convenient access throughout York County



York County Judicial Center

Less than half a block away

Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	134,897	262,831	346,634
Population Density (Per Sq. Mile)	2,540.5	1,226.9	737.7
Total Daytime Population	157,349	264,665	329,778
Total Households	53,192	103,293	136,743
Per Capita Income	\$38,609	\$40,412	\$40,817
Average Household Income	\$96,816	\$101,997	\$102,773
Average Disposable Income	\$74,583	\$78,524	\$79,212
Aggregate Disposable Income	3.9B	8.1B	10.8B
Total Businesses (NAICS)	5,419	8,066	10,101
Employed Civilian Pop 16+	65,897	131,973	175,067
Annual Budget Expenditures	4.4B	9B	12B
Retail Goods	1.3B	2.86B	3.8B



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

YORK DOWNTOWN



LEGEND

- | | |
|---|------------------------------------|
| A Northwest Triangle Redevelopment | P1 King St. Garage |
| B York County Judicial Center | P2 Market St. Garage |
| C Continental Square | P3 Philadelphia St. Parking |
| | P4 Central Market Deck |

NORTHWEST TRIANGLE



A 4 acre mixed use redevelopment site that will feature a mix of 70,000 SF of retail & restaurant space, 300 market rate apartments, and over 50,000 SF of office, flex, & conference space.



YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. & S. Beaver St., W. Philadelphia St., N. George St., and W. Market St. Shop, dine and be entertained.

CONTINENTAL SQUARE



The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many businesses, office tenants, and new market-rate apartments.



Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.



Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. JB Lovedrafts
6. McDonald's
7. Harmony Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Sarah's Snacks
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

SHOPPING

48. House of York
49. Boho Bella

50. The Witchwood Teahouse
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

VERSATILE SPACE UNLIMITED POTENTIAL

With over 6,000 SF across three levels, 119 N. George Street offers flexibility for a variety of commercial and residential concepts. The first floor provides more than 2,000 SF of open retail/office space, while the upper floors offer expansive residential space with multiple bedrooms, kitchens, and baths. The property also includes a full basement and secure two-car detached garage.

KEY FEATURES & LAYOUT

- **6,072 SF**
Total building size
- **2,000+ SF**
First-floor retail/office space
- **3 LEVELS**
Commercial + residential flexibility
- **2-CAR GARAGE**
Secure detached garage

POTENTIAL USES

- | | |
|------------------|-----------------------------|
| • Retail | • Professional Office |
| • Restaurant | • Gallery / Creative Office |
| • Live/ work | • Event Space |
| • Coffee Shop | • Church |
| • Medical Office | • Fitness Studio |



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.