



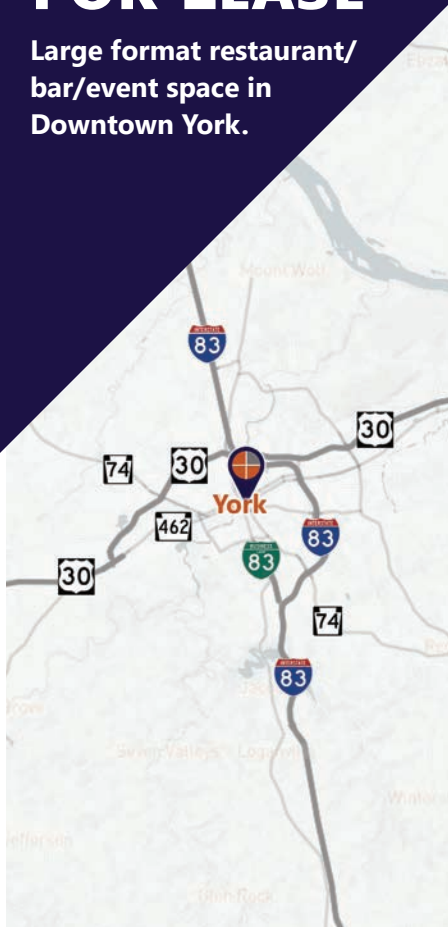
# HISTORIC BUILDING - REDEVELOPMENT

York City | York County

205 S. George St. York, PA 17401

## FOR SALE OR FOR LEASE

Large format restaurant/  
bar/event space in  
Downtown York.



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For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

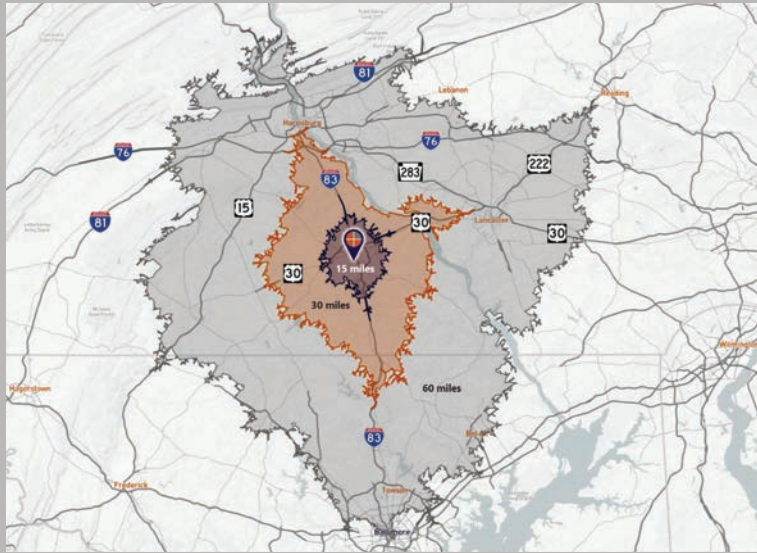
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears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

# HISTORIC BUILDING - REDEVELOPMENT

## DEMOGRAPHICS

Variable	205 S. George St. - Cobblestones York, PA 17401			
	Travel Distance from Site	15 minutes	30 minutes	60 minutes
Total Population		155,255	414,334	2,401,001
Population Density (Pop per Sq. Mile)		1,763.4	656.9	678.5
Total Daytime Population		187,866	380,084	2,438,986
Total Households		60,294	159,665	939,323
Per Capita Income		\$29,902	\$31,409	\$34,520
Average Household Income		\$75,341	\$80,590	\$86,674
Average Disposable Income		\$58,668	\$62,882	\$65,307
Total (SIC01-99) Businesses		6,086	11,977	85,280
Total (SIC01-99) Employees		107,038	175,595	1,282,396
Total (SIC01-99) Sales (\$000)		\$16,306,437	\$31,375,510	\$221,274,328
Food Away from Home - Restaurants		\$183,423,191	\$515,217,356	\$3,259,434,235
Food Away from Home - Lunch		\$57,915,055	\$163,329,510	\$1,029,606,747
Food Away from Home - Dinner		\$87,975,750	\$247,696,934	\$1,567,945,614

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Historic building originally constructed as the Alcazar Ballroom for the Knights of Columbus and more recently redeveloped as a restaurant/bar/entertainment facility.

Building offers grand, wide-open spaces with high ceilings, a full commercial kitchen, balcony seating, multiple bars, and additional unfinished space on the third floor for expansion.

Owner will sell, lease, or build-to-suit. Building lends itself well to restaurant/bar, dinner theater, music venue, event space, brewpub, or other large assembly type use.

A liquor license can be made available at an additional cost.

## PROPERTY DETAILS

- Total Building Size:.....37,178 SF
- Sale Price: .....\$995,000
- Lease Rate/Terms: ..... Subject to Delivery
- Zoning: .....Central Business District
- Land/Lot Size: ..... 0.28 Acres
- Date Available:..... Immediately
- Year Built/Renovated: ..... 1900/1997

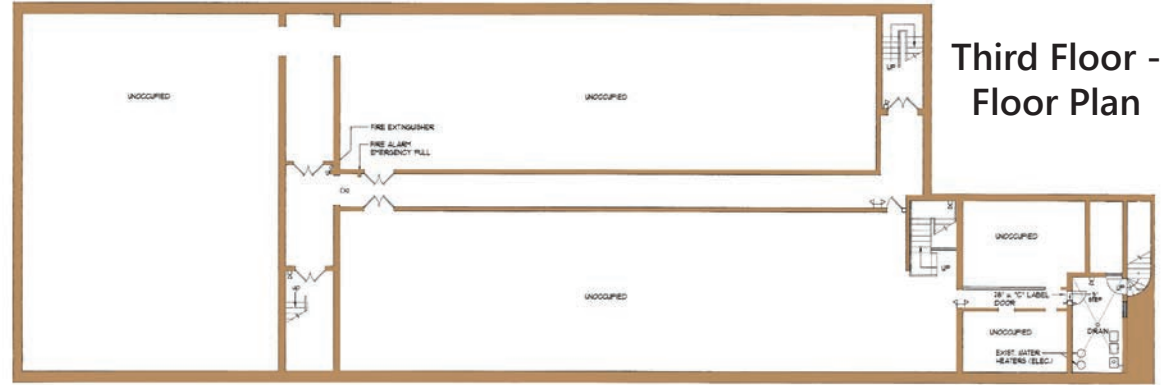
## TRAFFIC COUNTS

- S. George St.:..... 10,232 VPD
- E. Princess St.:..... 6,306 VPD
- E. College Ave.:..... 6,456 VPD

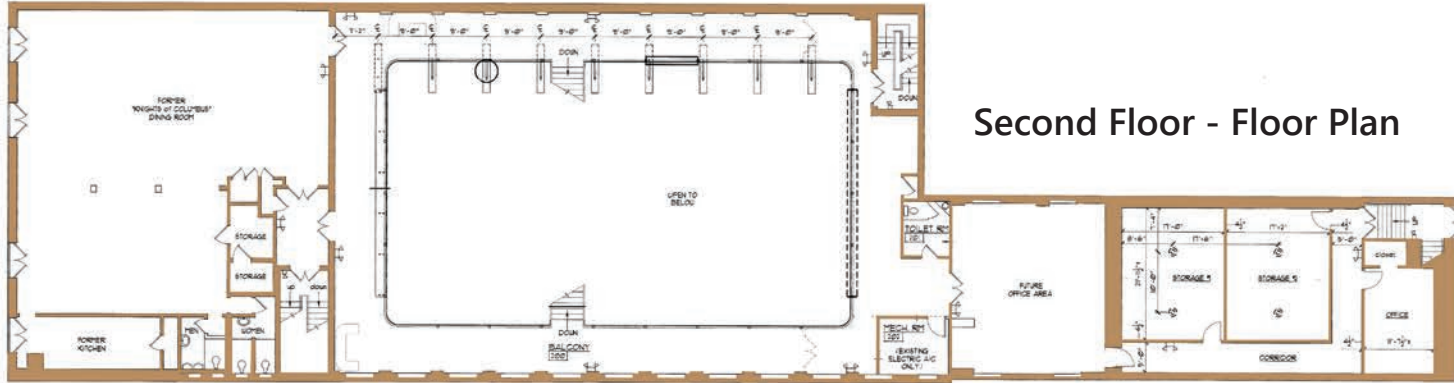
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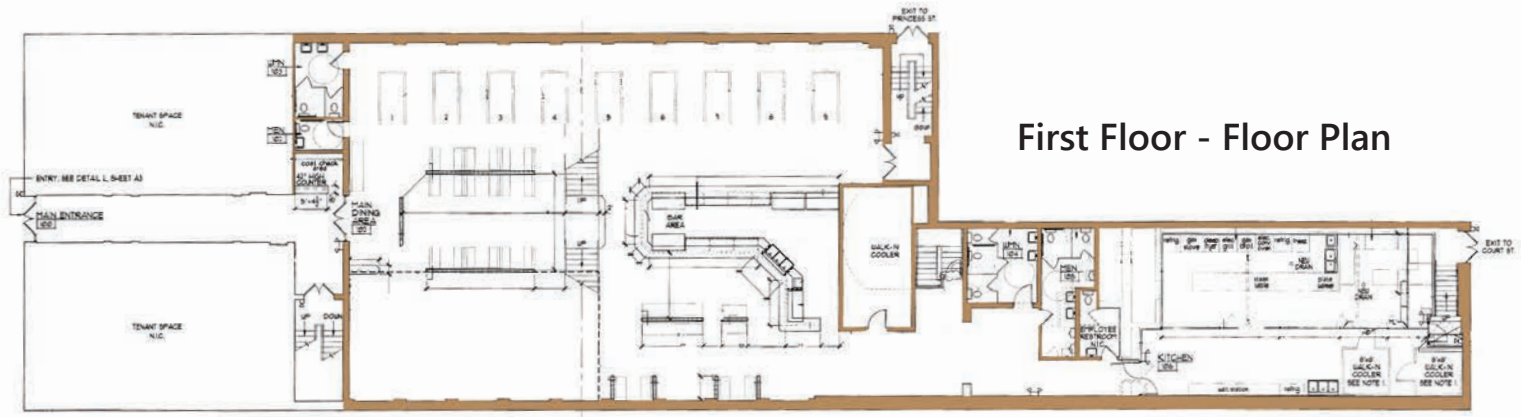
# FLOOR PLANS - EXISTING CONDITION



Third Floor - Floor Plan



Second Floor - Floor Plan

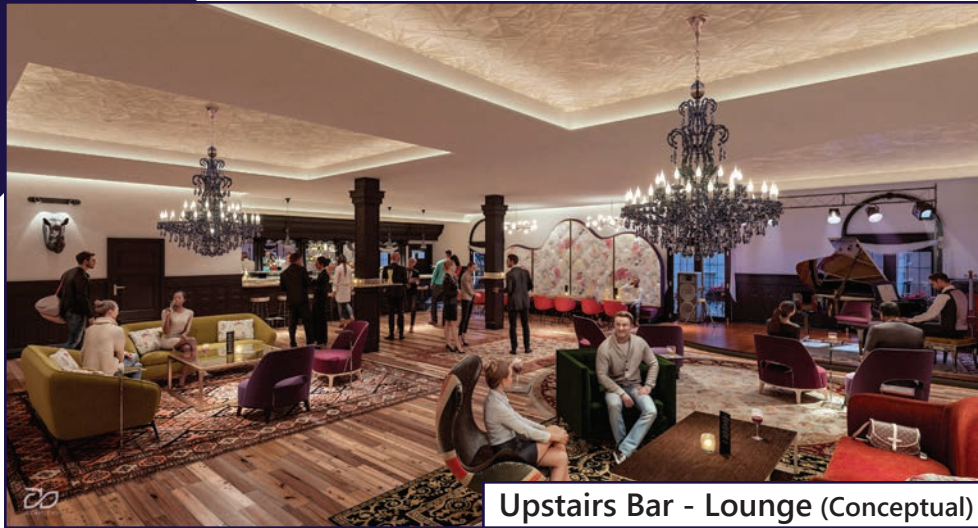


First Floor - Floor Plan

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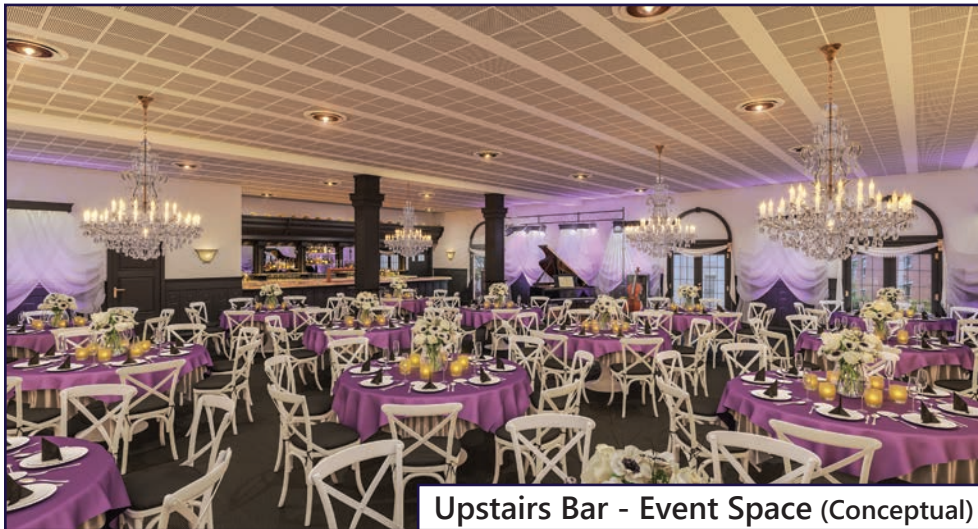
# CONCEPTUAL RENDERINGS



Upstairs Bar - Lounge (Conceptual)



Event Venue (Conceptual)



Upstairs Bar - Event Space (Conceptual)



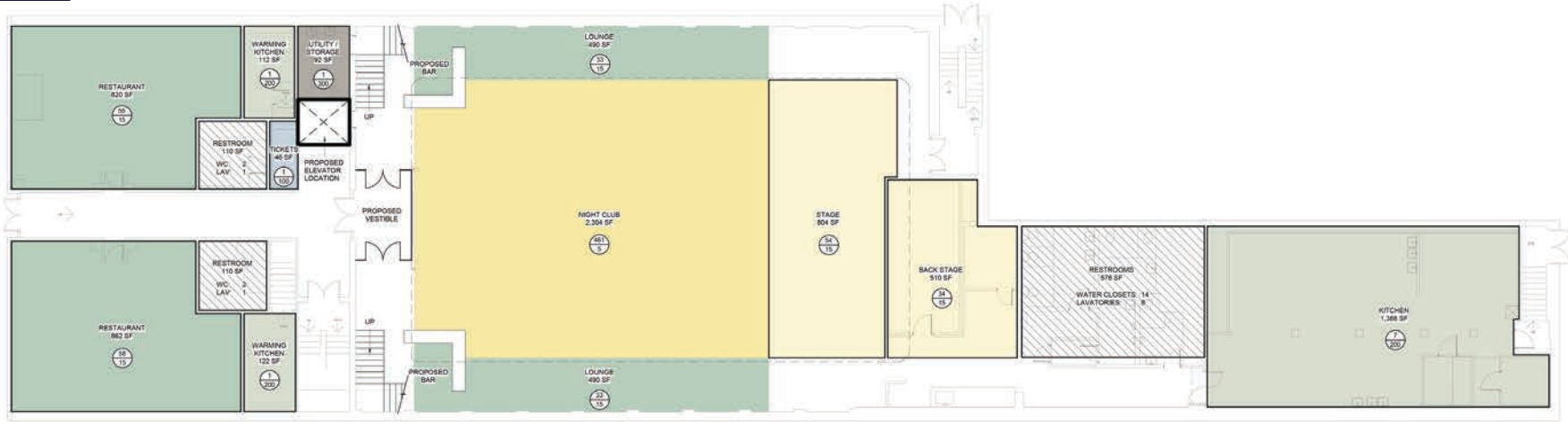
Concert Hall (Conceptual)

## Information on Concept Renderings

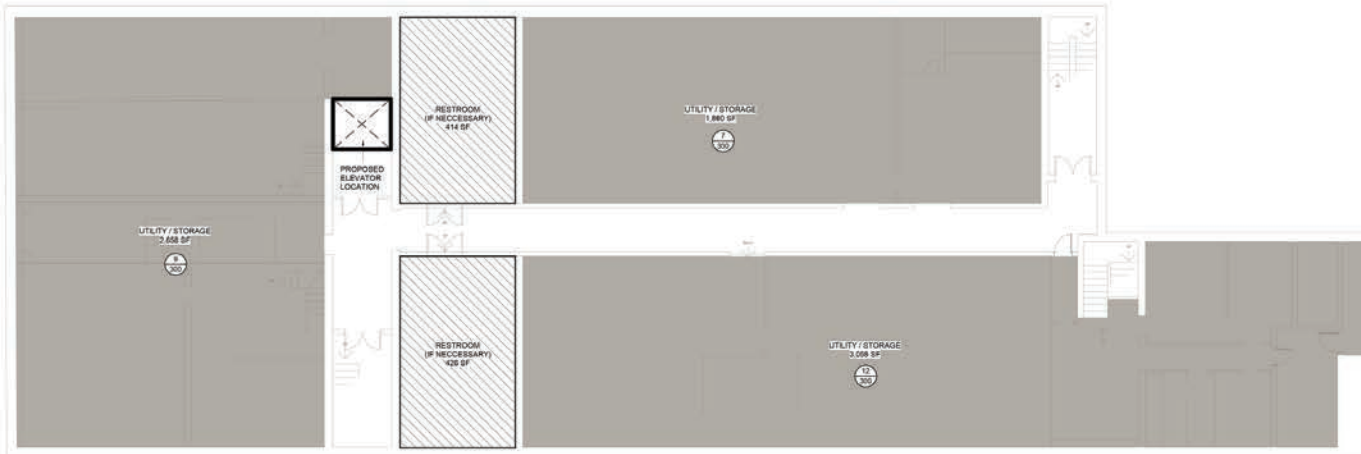
Renderings are conceptual only. Proposed concept plans depict brewery, lounge and/or event space, for which the building's existing conditions make for an easy conversion utilizing many of the historic design features and finishes.

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# CONCEPTUAL FLOOR PLANS - MUSIC/EVENT VENUE



2 FIRST FLOOR PLAN (12,002 SF)  
SCALE: 1/8" = 1'-0"



1 BASEMENT PLAN (10,496 SF)  
SCALE: 1/8" = 1'-0"

### OCCUPANCY LEGEND

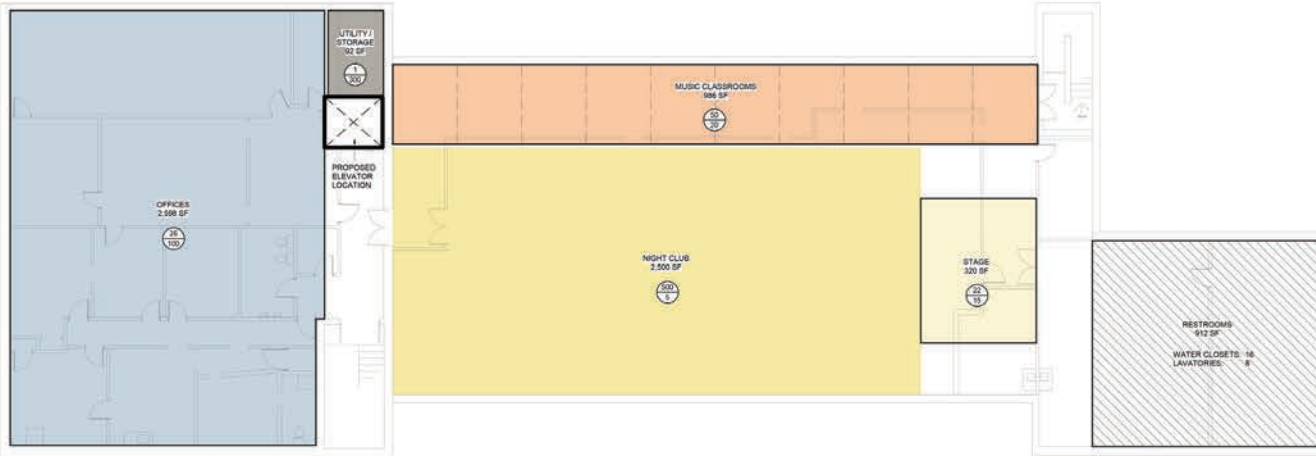
- ASSEMBLY - STANDING SPACE
- ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)
- STAGES AND PLATFORMS
- BUSINESS
- EDUCATIONAL - CLASSROOM AREA
- COMMERCIAL KITCHEN
- UTILITY / STORAGE

### CODE SHEET LEGEND

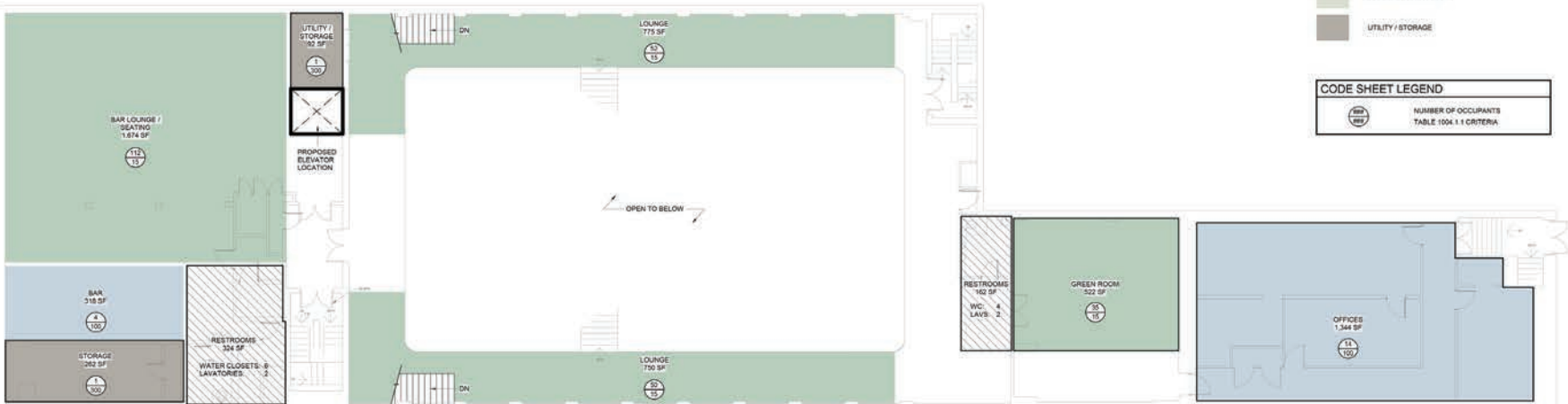
- NUMBER OF OCCUPANTS TABLE 1004.1.1 CRITERIA

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# CONCEPTUAL FLOOR PLANS - MUSIC/EVENT VENUE



2 THIRD FLOOR PLAN (9,168 SF)  
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN (8,616 SF)  
SCALE: 1/8" = 1'-0"

### OCCUPANCY LEGEND

- ASSEMBLY - STANDING SPACE
- ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)
- STAGES AND PLATFORMS
- BUSINESS
- EDUCATIONAL - CLASSROOM AREA
- COMMERCIAL KITCHEN
- UTILITY / STORAGE

### CODE SHEET LEGEND

- NUMBER OF OCCUPANTS  
TABLE 1004.1.1 CRITERIA

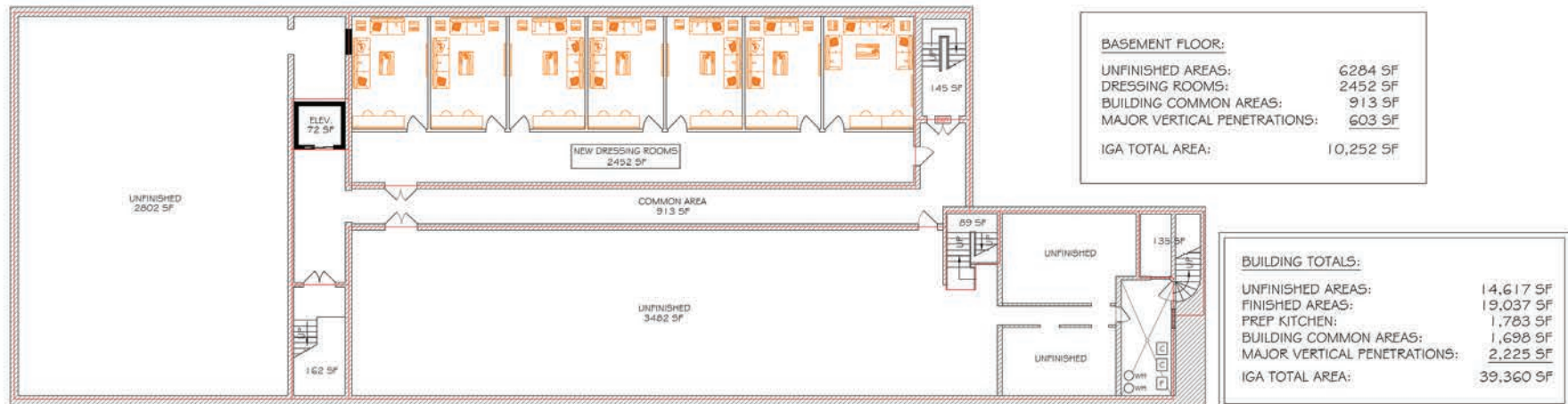
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# CONCEPTUAL FLOOR PLANS - DINNER THEATRE



FIRST FLOOR:	
STAGE PUB:	2572 SF
DINNER THEATER:	6253 SF
PREP KITCHEN:	1783 SF
BUILDING COMMON AREAS:	385 SF
MAJOR VERTICAL PENETRATIONS:	786 SF
<b>IGA TOTAL AREA:</b>	<b>11,779 SF</b>

**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



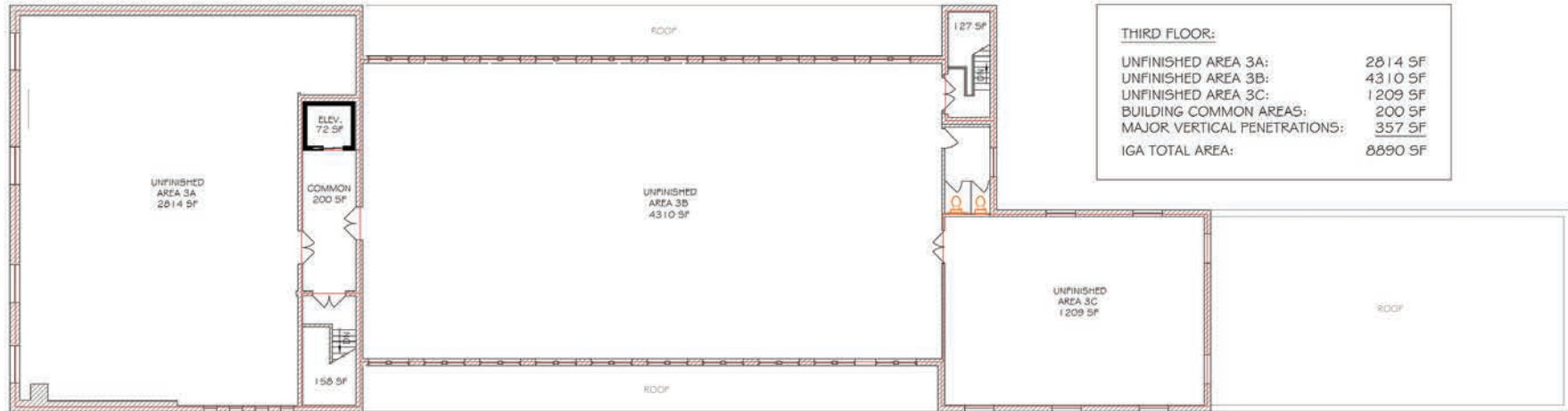
BASEMENT FLOOR:	
UNFINISHED AREAS:	6284 SF
DRESSING ROOMS:	2452 SF
BUILDING COMMON AREAS:	913 SF
MAJOR VERTICAL PENETRATIONS:	603 SF
<b>IGA TOTAL AREA:</b>	<b>10,252 SF</b>

BUILDING TOTALS:	
UNFINISHED AREAS:	14,617 SF
FINISHED AREAS:	19,037 SF
PREP KITCHEN:	1,783 SF
BUILDING COMMON AREAS:	1,698 SF
MAJOR VERTICAL PENETRATIONS:	2,225 SF
<b>IGA TOTAL AREA:</b>	<b>39,360 SF</b>

**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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# CONCEPTUAL FLOOR PLANS - DINNER THEATRE

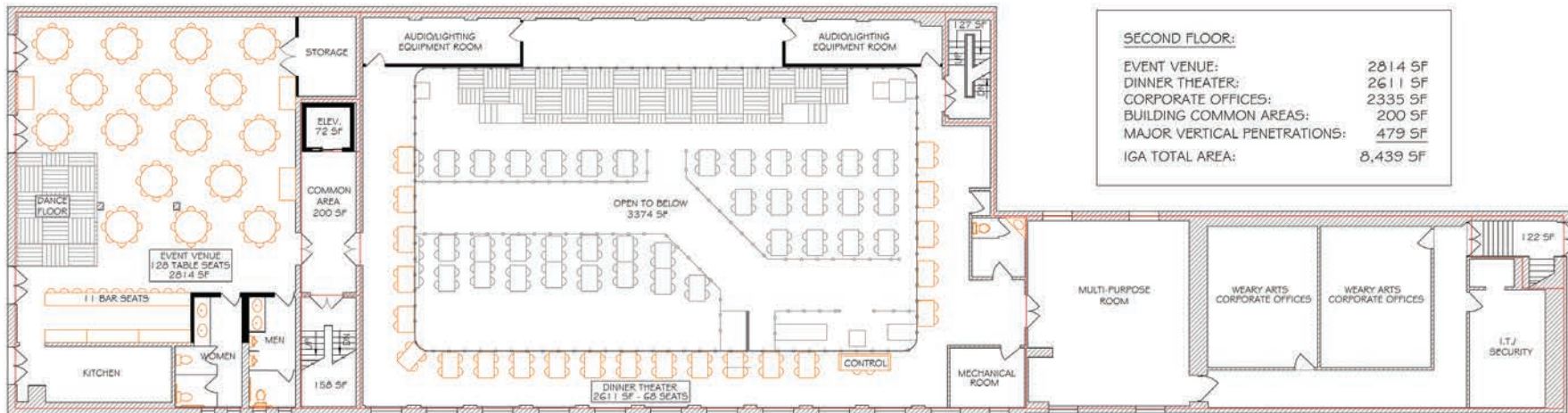


**THIRD FLOOR:**

UNFINISHED AREA 3A:	2814 SF
UNFINISHED AREA 3B:	4310 SF
UNFINISHED AREA 3C:	1209 SF
BUILDING COMMON AREAS:	200 SF
MAJOR VERTICAL PENETRATIONS:	357 SF
<b>IGA TOTAL AREA:</b>	<b>8890 SF</b>

**THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**SECOND FLOOR:**

EVENT VENUE:	2814 SF
DINNER THEATER:	2611 SF
CORPORATE OFFICES:	2335 SF
BUILDING COMMON AREAS:	200 SF
MAJOR VERTICAL PENETRATIONS:	479 SF
<b>IGA TOTAL AREA:</b>	<b>8,439 SF</b>

**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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# DOWNTOWN YORK AREA MAP

## Visit Downtown York

### DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. I-ron-ic Coffee & Art
6. McDonald's
7. York City Pretzel Co.
8. Pizza Boli's York
9. Neama's Egyptian Foods
10. Mudhook Brewing Co.
11. Old Forge Brewing Co.
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. Granfalloon'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

### LODGING

45. Red Roof Inn
46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
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. Foster's Flowers
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers

### FITNESS

67. York YMCA
68. CrossFit York

### 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



### LEGEND

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



### NORTHWEST TRIANGLE

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new 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. Beaver St., W. Philadelphia St., N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.



### 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 new 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, and a secret courtyard cantina, 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.

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# AERIAL DRONE PHOTOS



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