

FOR LEASE

3,598 SF, 1st floor professional office/retail space located in downtown York's Central Business District.



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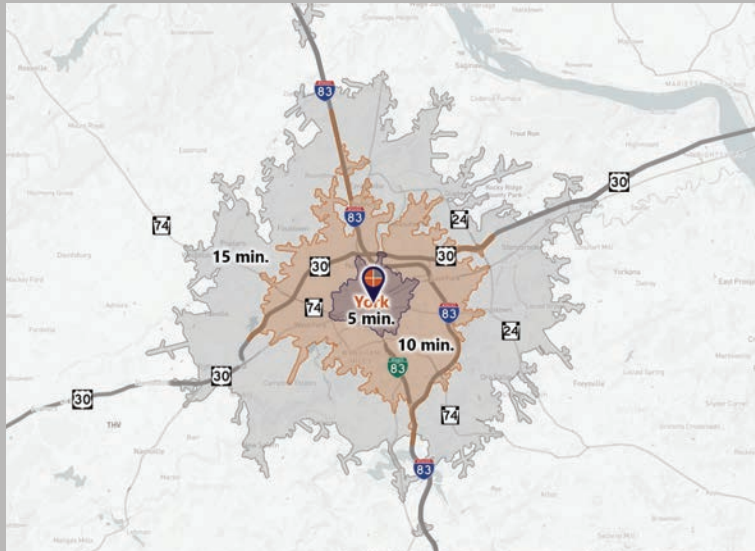
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

OFFICE/RETAIL SPACE W/GARAGE PARKING

DEMOGRAPHICS

Variable	41 E. Market St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	34,776	89,306	165,741
Population Density (Per Sq. Mile)	9,757.1	3,317.4	1,867.8
Total Daytime Population	37,581	114,526	193,562
Total Households	13,693	35,235	64,836
Per Capita Income	\$21,465	\$29,724	\$36,323
Average Household Income	\$54,243	\$74,746	\$92,225
Average Disposable Income	\$43,87	\$58,768	\$70,954
Aggregate Disposable Income	\$599,576,805	\$2,070,692,215	\$4,600,344,926
Total (SIC01-99) Businesses	1,422	4,185	6,533
Total (SIC01-99) Employees	18,017	65,001	103,797
Total (SIC01-99) Sales	\$1,712,096,239	\$8,468,234,808	\$15,336,142,551
Annual Budget Expenditures	\$655,339,567	\$2,300,059,057	\$5,177,077,864
Retail Goods	\$200,952,458	\$715,759,698	\$1,620,094,945

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Spacious first floor professional office/retail space with parking passes for the public garage (within the same building), conveniently positioned in the Central Business District one block away from the Continental Square with excellent lateral amenities such as the Yorktowne Hotel - a Tapestry Collection by Hilton, Royal Square, York County Judicial Center, shopping, dining, entertainment, and The Appell Center for the Performing Arts.

The 3,568 SF first floor space features ample natural light, a large bull-pen area, multiple bathrooms and 14 parking passes for the public garage that the space is located within.

PROPERTY DETAILS

- Available Space (Suite 1&3):..... 3,568 SF
- Lease Rate:..... \$12.00/SF/NNN
plus real estate taxes, fire insurance, all utilities, interior maintenance, janitorial & liability insurance.
- Lease Terms:Negotiable
- Zoning:Central Business District
- Land/Lot Size: 0.697 acres
- Date Available:..... Immediately
- Parking:.....14 Garage Parking Passes
- Annual Taxes: \$2,307/year
- Roof Type:Concrete
- Ceiling Height:..... 9 ft.
- Heating:.....FWA
- Cooling:.....CAC
- Electric: Met-Ed
- Water:.....Public
- Sewer:Public
- Year Built:..... 1969

TRAFFIC COUNTS

- E. Market St.:..... 7,935 VPD
- S. George St./BUS I-83: 11,314 VPD
- N. Duke St.: 2,461 VPD

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DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

- Central Market
- White Rose Bar & Grill
- Roost Uncommon Kitchen
- Marcello's Pizza
- JB Lovedrafts
- McDonald's
- Harmony Cafe
- Pizza Boli's York
- Mesa Moreira
- Mudhook Brewing Co.
- Archetype Pizza
- Collusion Tap Works
- Prince St. Cafe
- Gift Horse Brewing Co.
- The Left Bank
- Essan Thai Restaurant
- Cupcakes & More
- The Green Bean Roasting Co.
- Skillet2Plate Soul Bistro
- The Handsome Cab
- World Grills
- Sarah's Snacks
- Holy Hound Taproom
- Liquid Hero Brewery
- First Capital Dispensing Co.
- Tutoni's Restaurant
- Granfalloon's Tavern
- Chinatown Express
- Subway
- Rockfish Public House
- LettUsKnow
- Aviano's Corner Trattoria
- Fig & Barrel
- Hami's Indian Fusion
- Iron Horse York
- Revival Social Club
- Stage Deli

ATTRACTIONS

- Marketview Arts
- Valencia Ballroom
- Timeline Arcade
- York Revolution Stadium
- The Bond
- Small Star Art House
- Appell Performing Arts Center

LODGING

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

SHOPPING

- House of York
- Boho Bella
- The Witchwood Teahouse
- Pineapple Home Gallery
- C-town Supermarket
- Sky Optics
- New Hub Store
- Rainbow Shops
- Family Dollar
- Lilybird & Company
- Camera Center of York
- Revolt Style Studio
- Pippi's Pen Shoppe
- Refillism
- Sunrise Soap Co.
- Artemis Vintage
- Rite Aid
- My Girlfriend's Wardrobe
- Charles A. Schaefer Flowers
- Bound Books

FITNESS

- York YMCA
- CrossFit York



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

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.



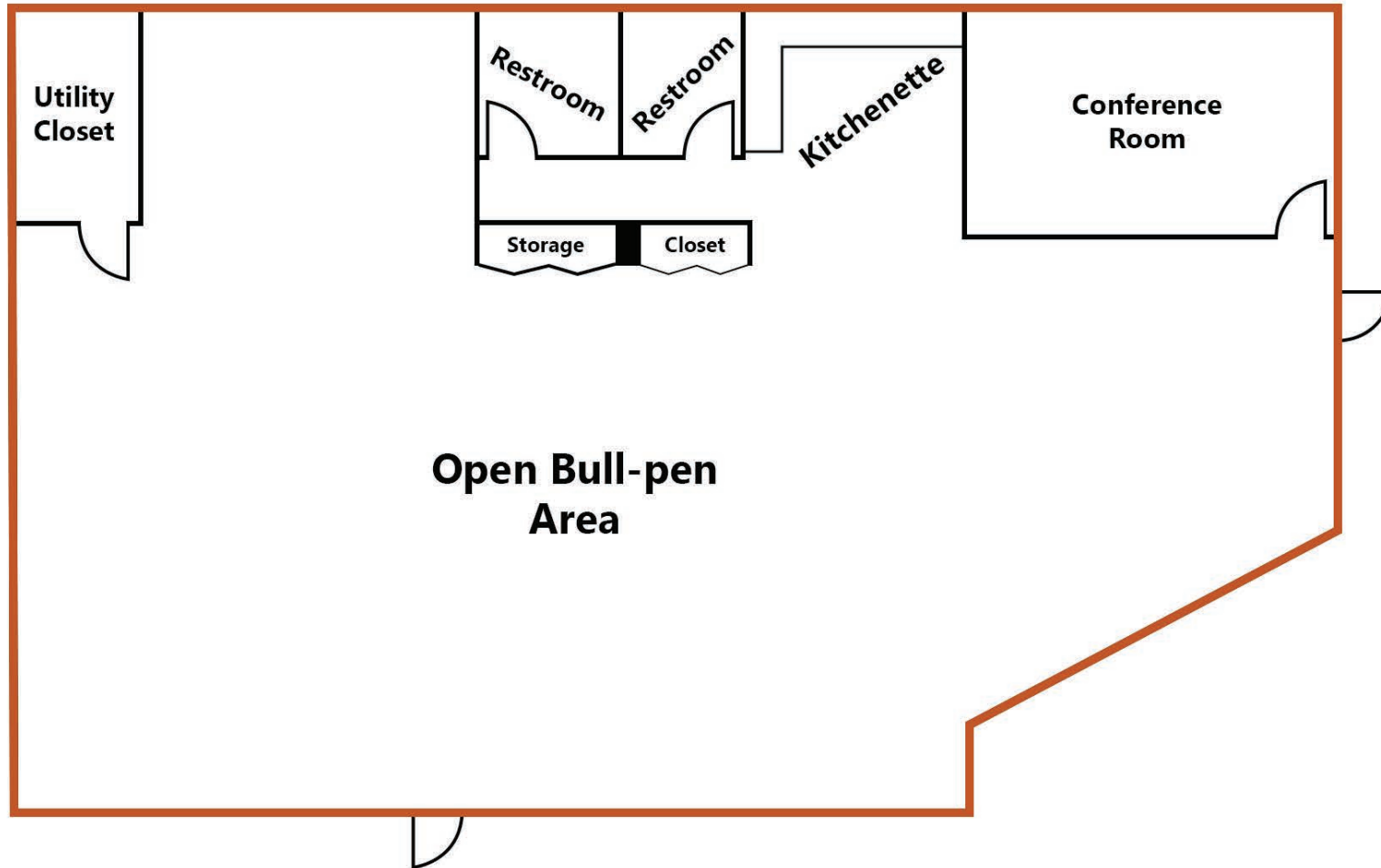
Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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FLOOR PLAN | SUITES 1 & 3

Parking Garage

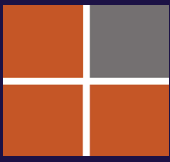


E. Market St.

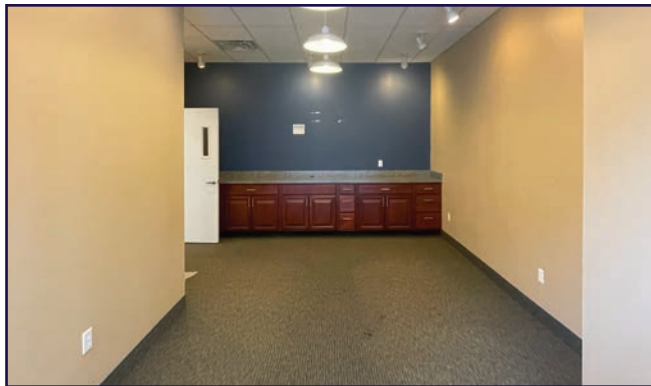
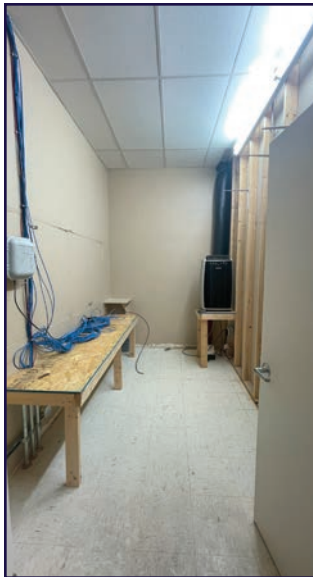
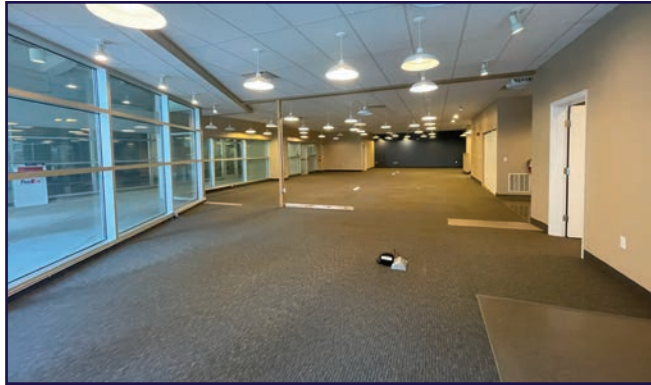
Floor plans depict current layout. Not to scale. This plan is for illustrative purposes only.

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INTERIOR & BUILDING PHOTOS



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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