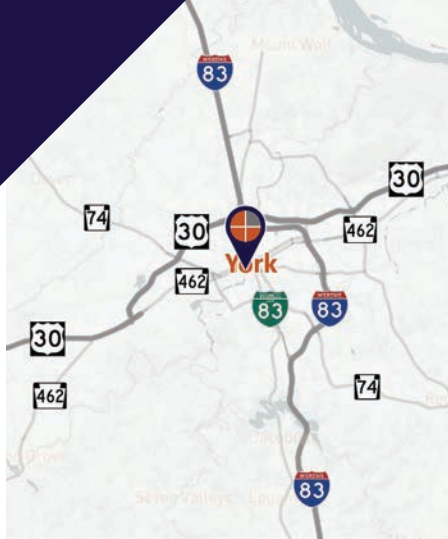


FOR SALE & FOR LEASE

Modern, industrial-style building available with office space for lease in the WeCo District of Downtown York.



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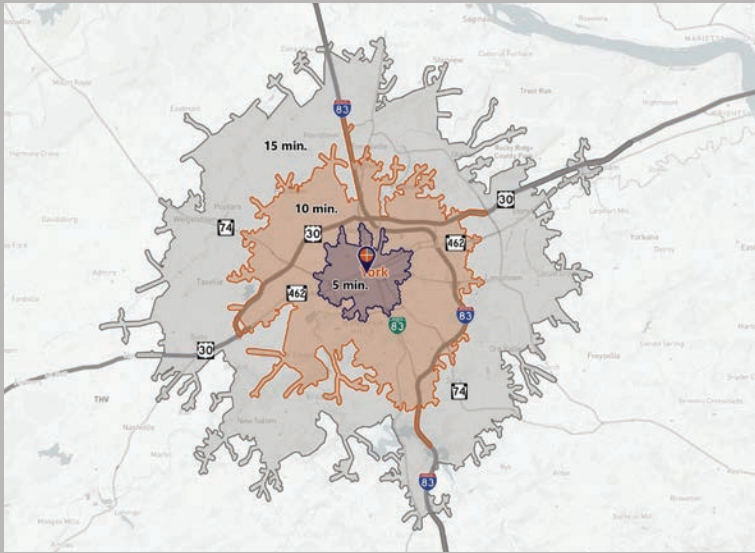
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INDUSTRIAL-CHIC OFFICE BUILDING

DEMOGRAPHICS

Variable	282-284 W. Market St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	39,909	91,320	165,429
Population Density (Pop per Sq. Mile)	9,001.5	2,761.0	1,667.7
Total Daytime Population	39,492	104,393	179,138
Total Households	14,129	35,456	64,909
Per Capita Income	\$16,377	\$26,112	\$31,287
Average Household Income	\$45,411	\$67,357	\$79,314
Average Disposable Income	\$36,974	\$53,085	\$62,035
Aggregate Disposable Income	\$522,039,522	\$1,882,197,346	\$4,026,616,386
Total (SIC01-99) Businesses	1,486	4,070	6,229
Total (SIC01-99) Employees	19,773	61,715	96,465
Total (SIC01-99) Sales (\$000)	\$2,260,726	\$8,940,012	\$15,284,358
Annual Budget Expenditures	\$560,409,986	\$2,063,693,339	\$4,419,919,691
Retail Goods	\$164,852,911	\$616,633,069	\$1,329,874,171

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This building has been completely redeveloped and features a modern, industrial-style office space with concrete floors, high-ceilings including a monitor roof bringing in ample natural light, and an open design. The space features main entrances both from W. Market St. as well as W. Mason Ave, with a large glass overhead door opening up to Mason Ave. creating an open air environment. The layout features a large reception area, three private offices, open built-in workstations, two small private conference rooms, two semi-private meeting spaces, a large conference room, a large kitchen/break area, and two private restrooms. There is an additional second floor open area loft as well as office with workstations, kitchenette, and restroom. Further, there is the ability to park two vehicles under roof at the Mason Ave. entrance overhang, Additional surface lot parking is available to rent directly adjacent to the property.

The additional second floor office space consisting of 1,025 SF is available to lease separately. This space has a separate entrance on the W. Market St. side. It has lots of natural light and a private bathroom. Second floor office space can be included in the W. Mason Ave. space if desired.

The building is located in the WeCo district of downtown York, just west across the Codorus Creek. It is a diverse business district with restaurants, shopping, community activities, and local businesses. This area has experienced major growth in recent years.

PROPERTY DETAILS

- Total Building Size:.....9,768 SF
- Sale Price:.....\$699,000
- Available Space - W. Mason Ave:.....6,060 SF
- Available Space - 2nd Floor Office:.....1,025 SF
- Lease Rate:.....\$12.00/SF/NNN
- Lease Terms:.....Negotiable
- NNN:.....\$4.50/SF
(includes taxes, insurance, CAM & all utilities)
- Zoning:.....CBD with HARB Overlay
- Roof Type:.....Rubber
- Construction:.....Masonry
- Heating:.....Gas FWA
- Cooling:.....Central AC
- Electric:.....Met Ed
- Water/Sewer:.....Public
- Land/Lot Size:.....0.18 Acres
- Year Built/Renovated:.....1933/2018

TRAFFIC COUNTS

- W. Market St:.....10,281 VPD

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ESTABLISHED REGIONAL AREA MAP



WEKO DISTRICT

The WeCo District of Downtown York, just west across the Codorus Creek. It is a diverse business district with restaurants, shopping, community activities, and local businesses. This area has experienced major growth in recent years.

WeCo District Businesses

1	Penn Market (Farmers Market)
2	Francis Bakery
3	Valley Youth House
4	City Floors of York
5	Gavin Advertising
6	CrossFit York & York Emporium
7	Built to Last Tattooing
8	LifePath York Economy Store
9	York Buy-Sell-Trade
10	Grace Manor Bed & Breakfast
11	Escape Games Live - York
12	Susquehanna Commerce Center
13	Gather 256 Art Cafe
14	Cornerstone Barber Shop
15	YMCA of York
16	Foundry Plaza/Codorus Boat Basin
17	Big Brothers/Big Sisters of York
18	Roosevelt Tavern
19	Industrial Plaza of York
20	Marlenny Grocery & Deli
21	Pecan Tree Cafe
22	Skillet2Plate Soul Bistro



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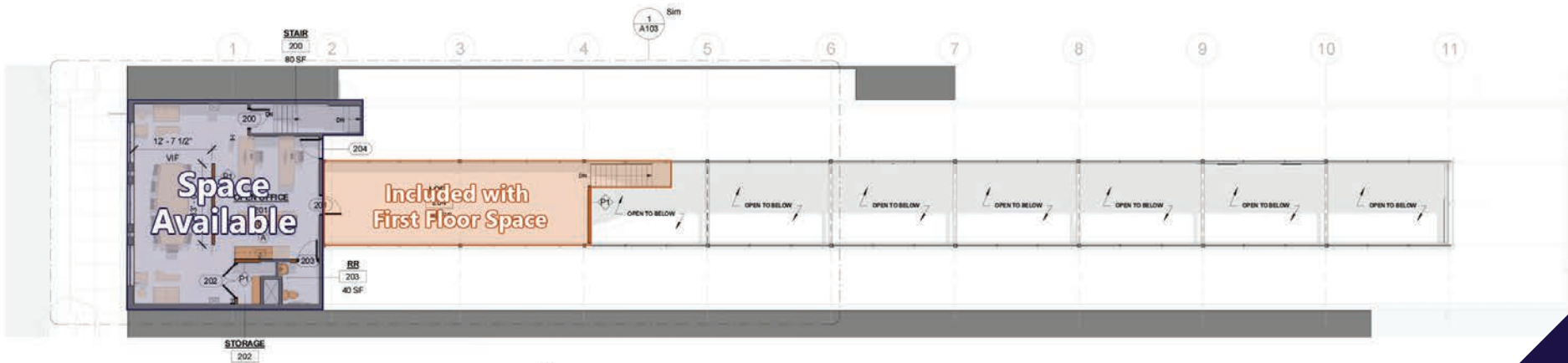
FLOOR PLANS

FIRST FLOOR



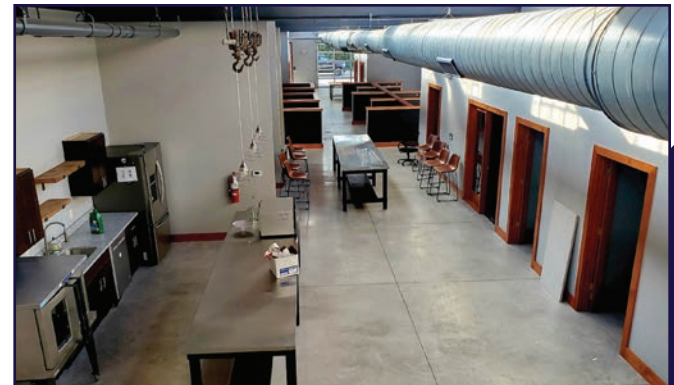
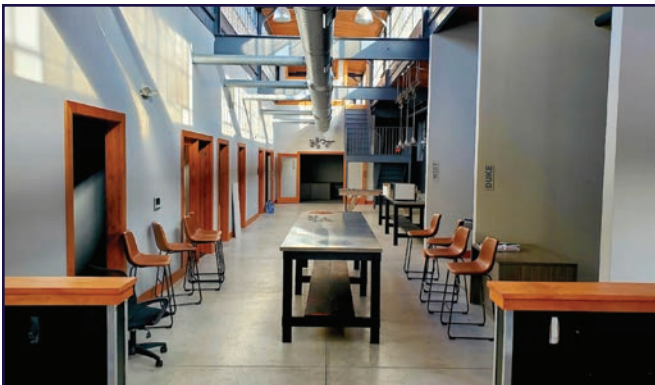
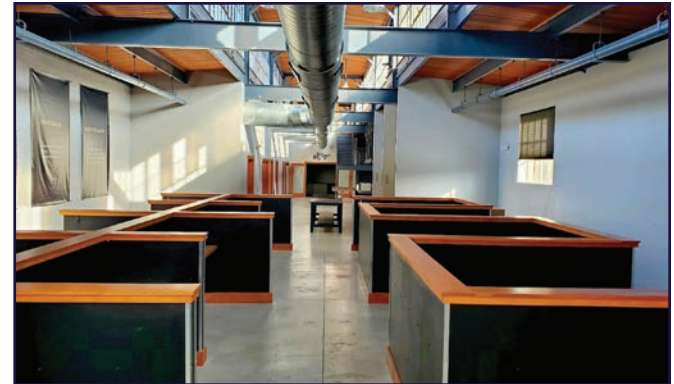
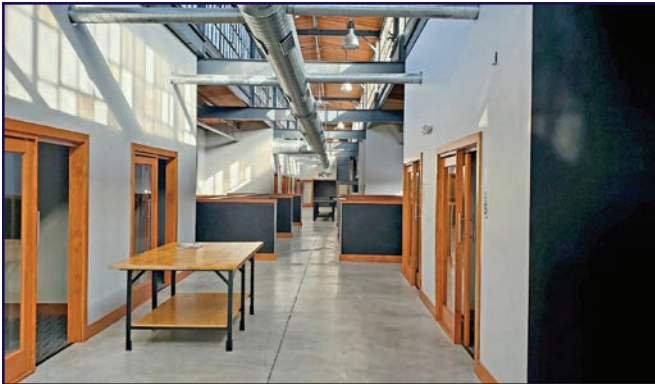
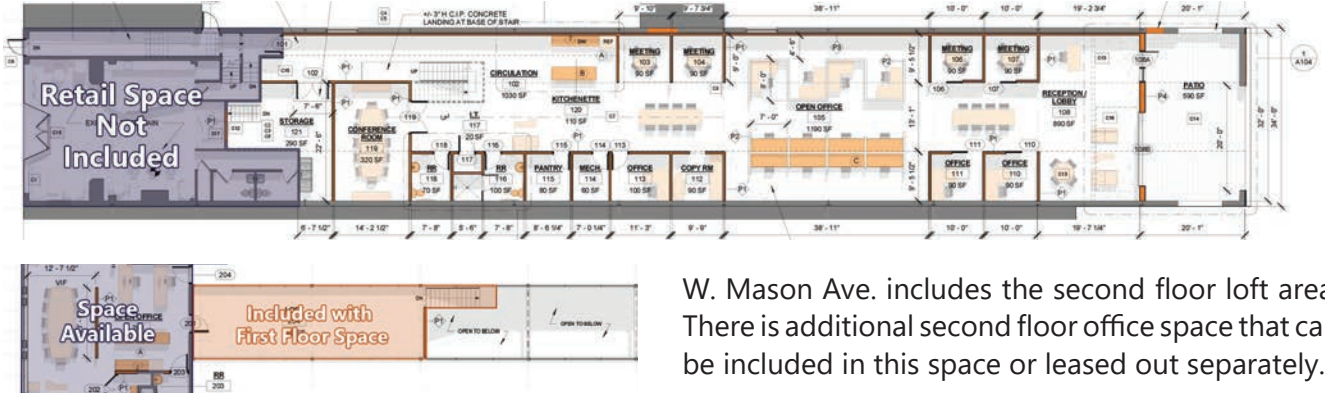
- The 1,200 SF storefront retail space along W. Market St. is the only space in this building actively leased out.
- The second floor office space at the front of the building can be leased out separately or in conjunction with the W. Mason Ave. space.

SECOND FLOOR



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FOR LEASE | 283 W. MASON AVE. SPACE



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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