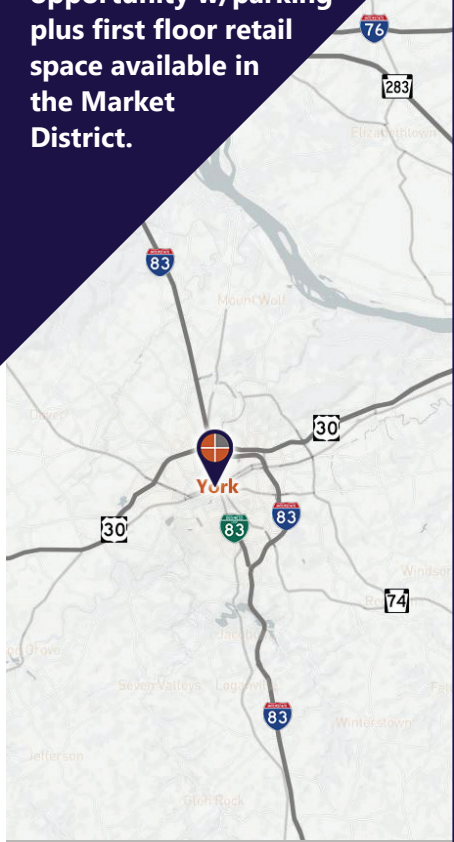




Commercial Real Estate LLC

FOR SALE & FOR LEASE

Three-story redevelopment opportunity w/parking plus first floor retail space available in the Market District.



Ben Chiaro, CCIM
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ben@truecommercial.com

REDEVELOPMENT OPPORTUNITY W/PARKING

City of York | York County

45 W. Market St. York, PA 17401

BRAND NEW, TURN-KEY FIRST FLOOR RETAIL SPACE!



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

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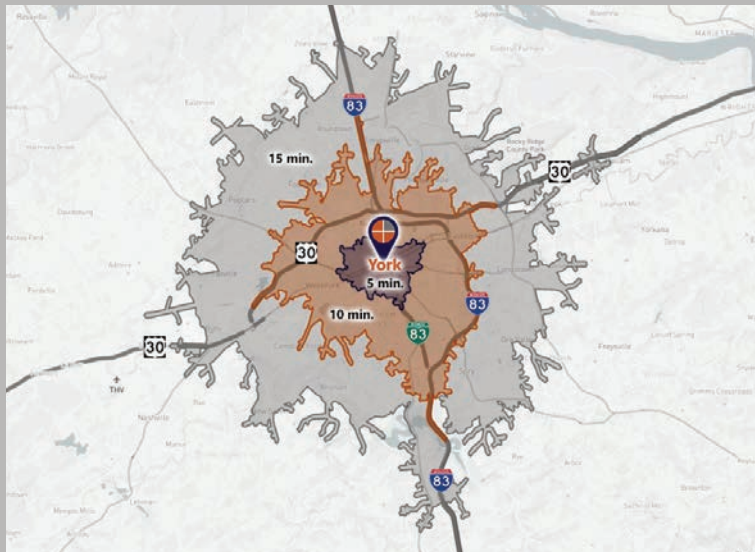


REDEVELOPMENT OPPORTUNITY WITH PARKING

DEMOGRAPHICS

Variable	45 W. Market St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	35,329	84,811	162,223
Population Density (Per Sq. Mile)	10,685.3	3,487.2	1,886.7
Total Daytime Population	38,451	103,367	188,591
Total Households	13,807	33,226	63,389
Per Capita Income	\$20,428	\$29,884	\$36,526
Average Household Income	\$52,691	\$75,669	\$92,980
Average Disposable Income	\$42,615	\$59,252	\$71,392
Aggregate Disposable Income	\$588,386,604	\$1,968,706,474	\$4,525,475,550
Total (SIC01-99) Businesses	1,424	3,757	6,337
Total (SIC01-99) Employees	19,475	56,621	100,550
Total (SIC01-99) Sales	\$1,628,646,741	\$7,194,934,190	\$14,580,112,921
Annual Budget Expenditures	\$642,175,884	\$2,195,522,735	\$5,102,115,130
Retail Goods	\$196,515,043	\$682,778,226	\$1,595,597,330

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Three-story redevelopment opportunity for sale and first floor retail space for lease in the vibrant unit block of West Market Street. The property features a beautifully upgraded front/rear façade, as well as redeveloped first floor, and has been demolished on the interior upper floors preparing it for buyer's/tenant's finishes. (See attached renderings, showcasing a conceptual plan for a personal residence with upscale finishes.)

The 1,420 SF first floor retail space is a newly redeveloped finished vanilla box, including new utilities, new HVAC, new bathroom, new flooring, new wall finishes, new exterior lighting, and more. Includes the use of two (2) on-site parking spaces 24/7/365, plus the use of all other on-site parking spaces after 5pm and on weekends (at a shared cost for taxes/insurance/maintenance).

This building is one of the few redevelopment opportunities located within the Market District of downtown York, providing the opportunity to capitalize on surrounding uses including Central Market, The Appell Center, the shops on Beaver Street, numerous restaurants, bars & cafes, and new apartments.

PROPERTY DETAILS

- Total Building Size:..... 4,170 SF
- Sale Price:\$595,000
- Lease Rate:.....Subject to Delivery Condition
- Lease Terms:.....Negotiable
- Zoning:Central Business District
- Date Available:.....Settlement/Lease
- Parking:..... On-Site Parking
- Roof Type:Flat, Rubber, Metal
- Construction:.....Masonry
- Heating:..... Natural Gas
- Cooling:.....Central AC
- Electric:200+ Amp
- Water/Sewer:.....Public

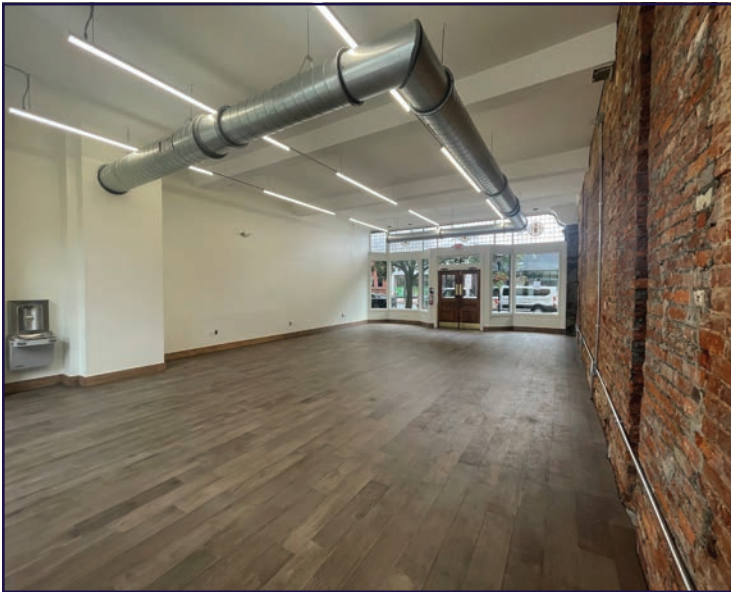
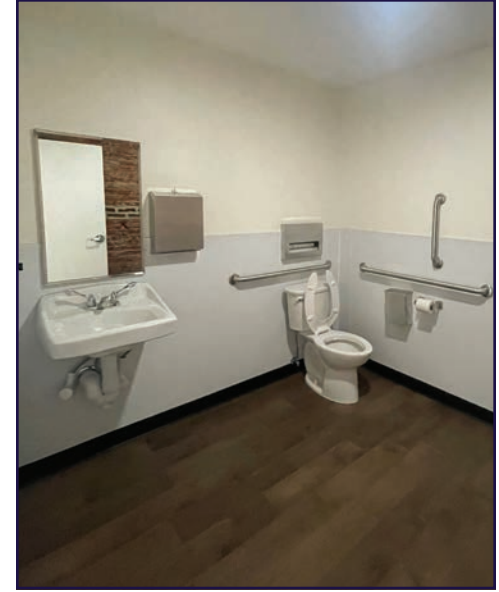
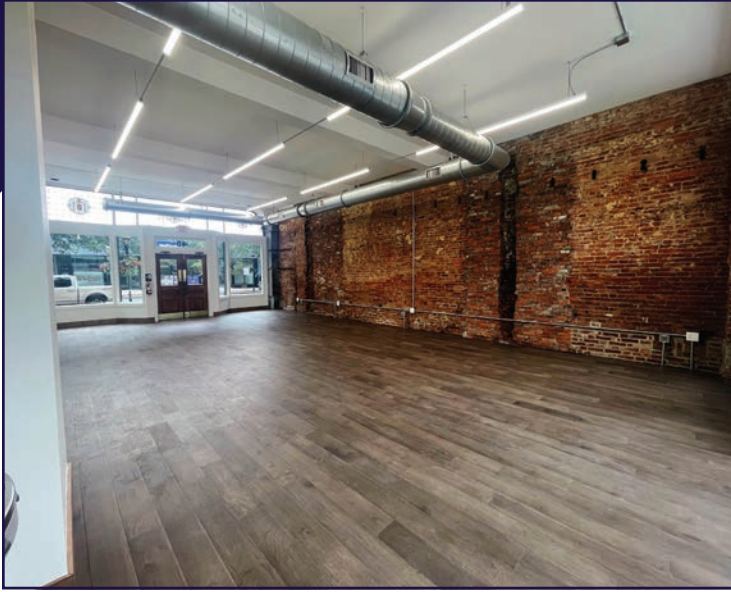
TRAFFIC COUNTS

- W. Market St./PA Rte. 462:..... 11,638 VPD
- S. George St./BUS I-83: 10,441 VPD
- S. Beaver St.: 2,422 VPD

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INTERIOR RETAIL SPACE & BUILDING PHOTOS

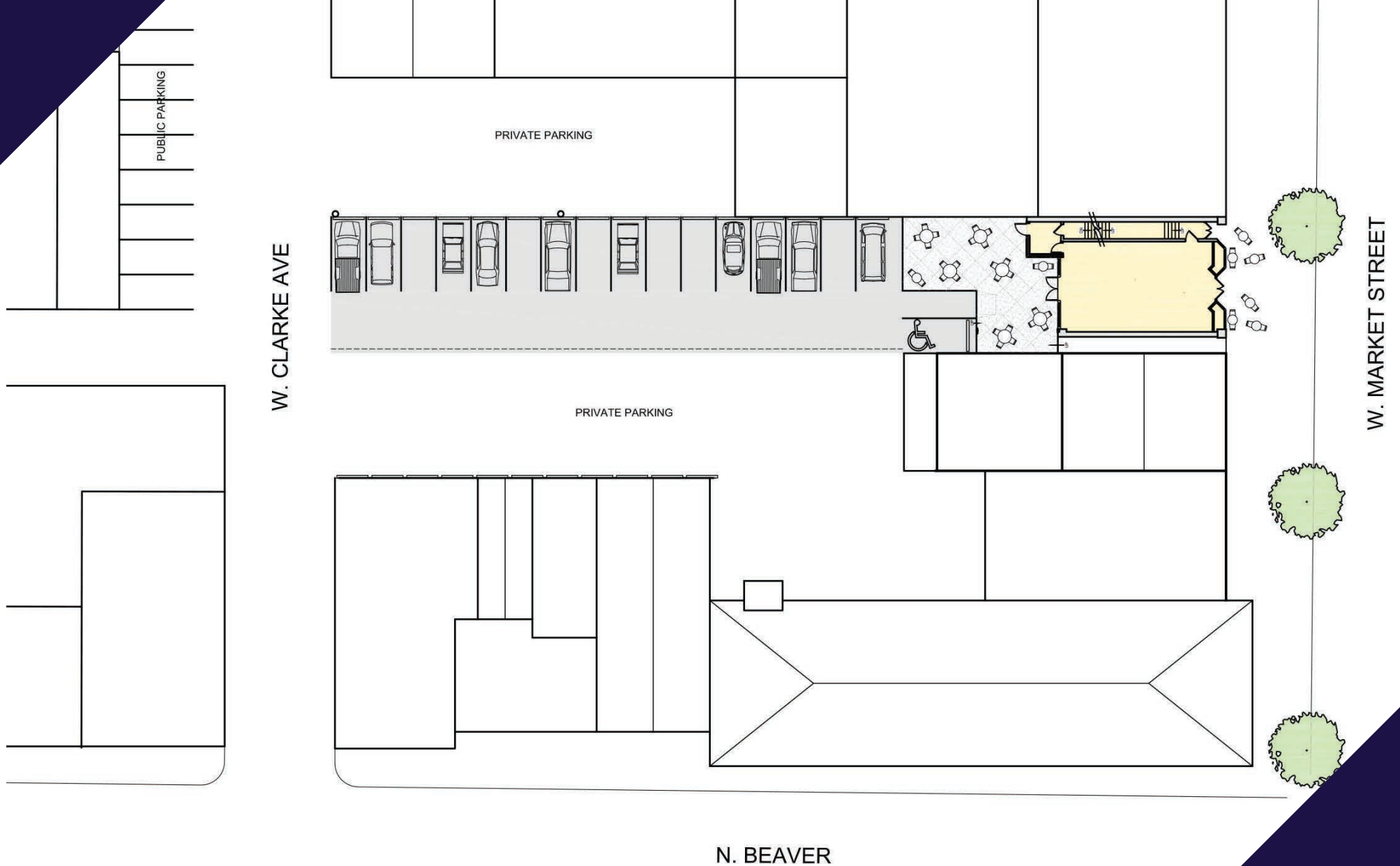


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FLOOR PLAN | FIRST FLOOR RETAIL SPACE



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DOWNTOWN YORK AREA MAP

Visit Downtown York

DRINKING & DINING

- Central Market
- White Rose Bar & Grill
- Roost Uncommon Kitchen
- Marcello's Pizza
- Liquid Hero Brewery (Taproom & Restaurant)
- McDonald's
- Catalina's Cafe
- Pizza Boli's York
- Mesa Moreira
- Mudhook Brewing Co.
- Archetype Pizza
- Collusion Tap Works
- Prince St. Cafe
- Gift Horse Brewing Co.
- Coming Soon! New Restaurant/Bar
- Essan Thai Restaurant
- Cupcakes & More
- The Green Bean Roasting Co.
- Skillet2Plate Soul Bistro
- The Handsome Cab
- World Grills
- Gather 256
- Holy Hound Taproom
- Liquid Hero Brewery
- First Capital Dispensing Co.
- Tutoni's Restaurant
- Granfaloon's Tavern
- Chinatown Express
- Subway
- Rockfish Public House
- LettUsKnow
- Levant Mediterranean Cuisine
- Fig & Barrel
- Hamir's Indian Fusion
- Iron Horse York
- Revival Social Club
- Stage Deli
- George Street Brewing Co. Bistro & Bar

ATTRACTIONS

- Marketview Arts
- Valencia Ballroom
- Timeline Arcade
- York Revolution Stadium
- The Bond
- Appell Performing Arts Center

LODGING

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

SHOPPING

- Moreira Mercantile
- Boho Bella
- House of Plants
- 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.
- Apricity Products
- Rite Aid
- My Girlfriend's Wardrobe
- Charles A. Schaefer Flowers
- Bound Books
- Noel's Rock Shop

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



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.



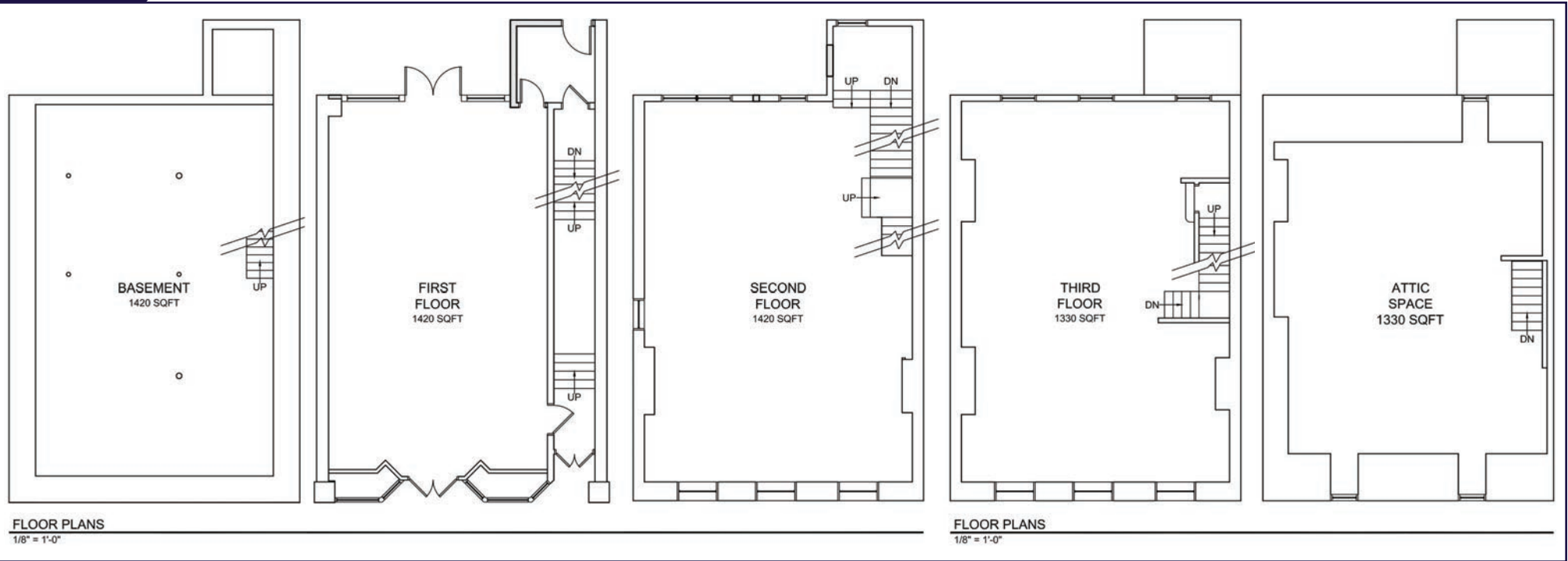
Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.



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

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CURRENT FLOOR PLANS | FULL BUILDING



CONCEPTUAL RENDERINGS

UPPER LEVEL LIVING AREAS



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CONCEPTUAL RENDERINGS | UPPER LEVEL LIVING AREAS



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