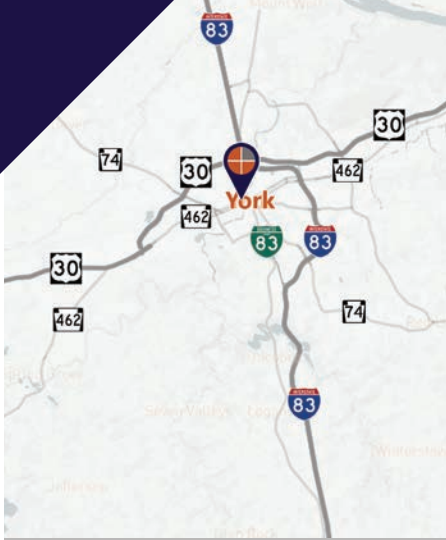


## FOR SALE OR FOR LEASE

10,000± SF restaurant/  
bar with "R" liquor  
license in the  
WeCo District of  
York City.



**Ben Chiaro, CCIM**  
Cell: 717.683.3316  
ben@truecommercial.com

**David Albright**  
Cell: 717.870.3097  
david@truecommercial.com

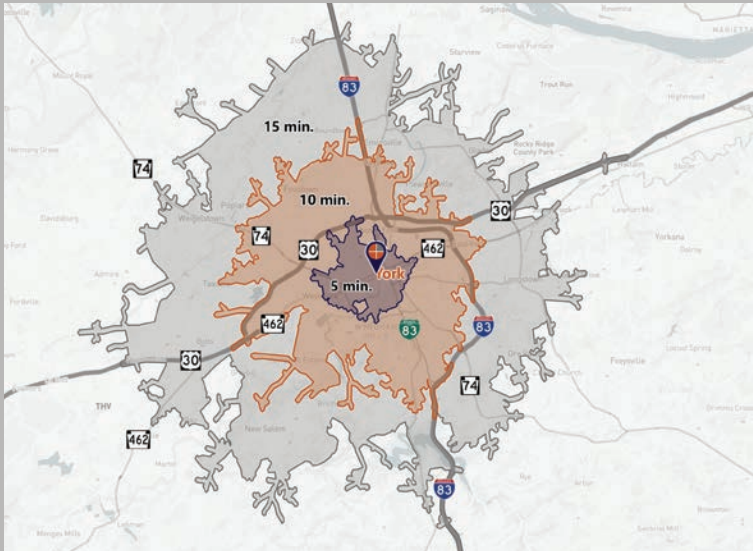
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# RESTAURANT/BAR WITH LIQUOR LICENSE

## DEMOGRAPHICS

Variable	220 W. Philadelphia St. York, PA		
Travel Distance from Site	5 min.	10 min.	15 min.
Total Population	31,137	83,418	150,172
Population Density (Per Sq. Mile)	9,055.5	3,226.1	1,807.4
Total Daytime Population	35,176	103,539	178,734
Total Households	12,142	32,667	59,204
Per Capita Income	\$23,107	\$32,115	\$39,278
Average Household Income	\$59,368	\$81,965	\$99,047
Average Disposable Income	\$48,605	\$64,210	\$75,757
Total (SIC01-99) Businesses	1,364	3,638	6,191
Total (SIC01-99) Employees	16,931	56,760	99,018
Went to Family Restaurant / Steakhouse Last 6 months	15,789	45,012	84,525
Went for Dinner at Family Restaurant / Steakhouse Last 6 months	9,452	28,591	55,718
Spent \$51-\$100 at Family Restaurant / Steakhouse Last 30 days	3,584	10,212	19,327

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Former restaurant/bar available with "R" liquor license (not required) in the WeCo District of York City. The two-story property includes some existing furniture, fixtures, & equipment, which includes a hood with fire suppression and two walk-in coolers, an outdoor patio with covered dry bar, private event space with limited service bar, and multiple dining areas. The first floor is generally wide-open floor space to accommodate a new bar and dining room space in any configuration desired by the operator. There is also ample back of the house storage and office space included.

The location is situated on Philadelphia Street at the Corodus Creek Boat Basin, a major component of the Corodus Creek Beautification Project. It is also situated across the street from the Susquehanna Commerce Center, a 7-acre, 205,000 SF urban office campus, and within a short walk of all downtown amenities including Central Market, The Appell Center for Performing Arts, WellSpan Park, and much more.

*Lease rate includes a \$100,000 tenant improvement allowance (for qualified tenants).*

## PROPERTY DETAILS

- Total Size:..... 10,000± SF
- Sale Price: ..... \$1,295,000 NOW: \$995,000
- Lease Rate: ... \$7,000/Month/NNN w/license
- Lease Rate: ..\$3,500/Month/NNN no license
- Lease Terms: .....Negotiable
- Zoning: .....Central Business District with HARB Overlay
- Date Available:.....Settlement/Lease
- Parking:.....Public (surface lot & street)
- Roof Type: ..... Rubber, Metal, Shingle
- Construction:.....Brick, Wood Frame
- Heating:.....Gas FWA
- Cooling:.....CAC
- Electric: .....Met Ed
- Water/Sewer:.....Public
- Land/Lot Size: ..... 0.2332 Acres

## TRAFFIC COUNTS

- W. Philadelphia St./Rt. 462: ..... 11,723 VPD
- W. Market St./Rt. 462:..... 10,281 VPD

**For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)**



# WeCo DISTRICT MAP



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 St. Farmers Market
2	Skillet2Plate Soul Bistro
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	Wells Fargo Advisors
13	Gather 256
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

For More Information Call: 717.850.TRUE (8783) | [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.

# DOWNTOWN YORK MAP

## Visit Downtown York

### DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. Liquid Hero Brewery (Taproom & Restaurant)
6. McDonald's
7. Catalina's 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. Bloom Kitchen & Bar
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. Gather 256
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. Levant Mediterranean Cuisine
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli
38. George Street Brewing Co. Bistro & Bar

### ATTRACTIONS

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

### LODGING

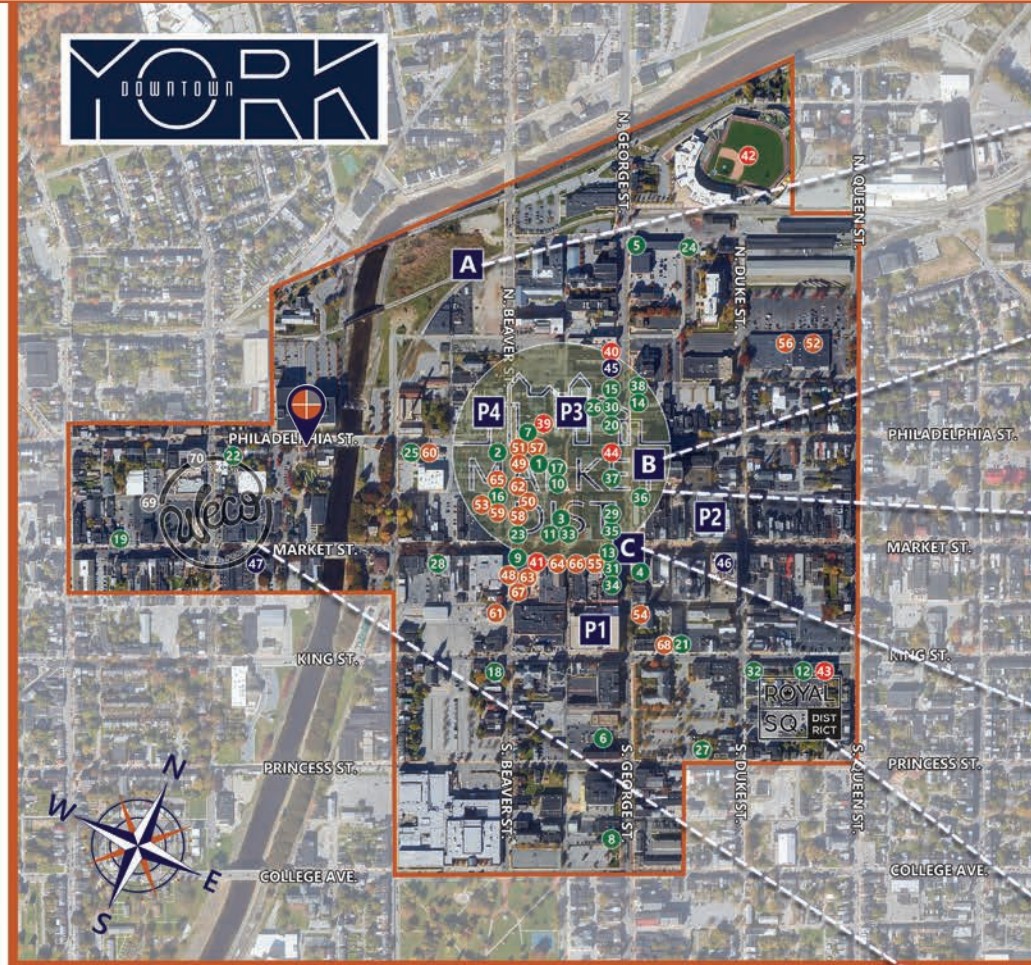
45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

### SHOPPING

48. Moreira Mercantile
49. Boho Bella
50. House of Plants
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. Apricity Products
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books
68. Noel's Rock Shop

### FITNESS

69. York YMCA
70. CrossFit York




LEGEND	
A	Northwest Triangle Redevelopment
B	York County Judicial Center
C	Continental Square
P1	King St. Garage
P2	Market St. Garage
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.

### ROYAL SQ. DISTRICT



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.

### WECO

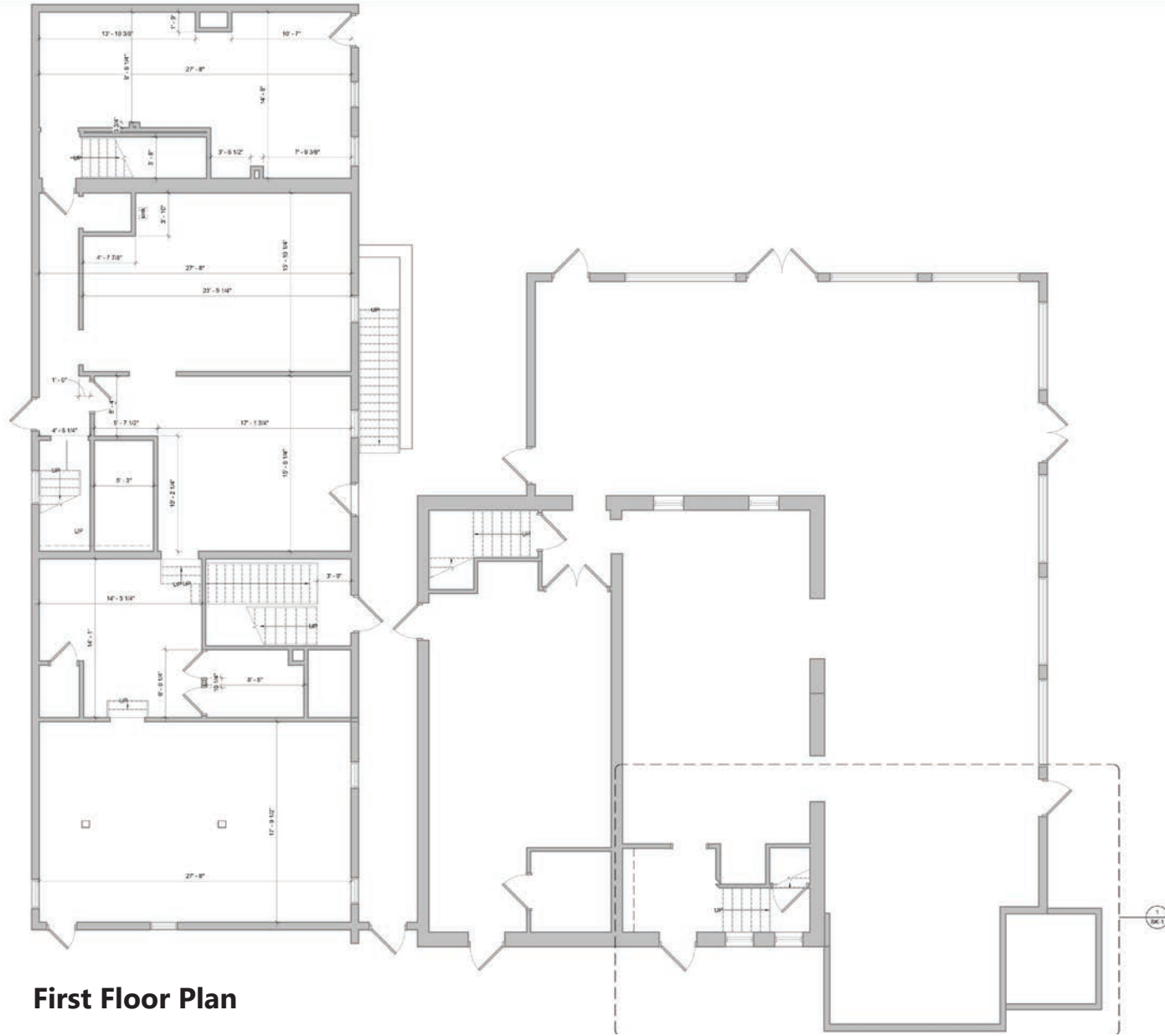


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)



# FIRST FLOOR PLAN | EXISTING CONDITION

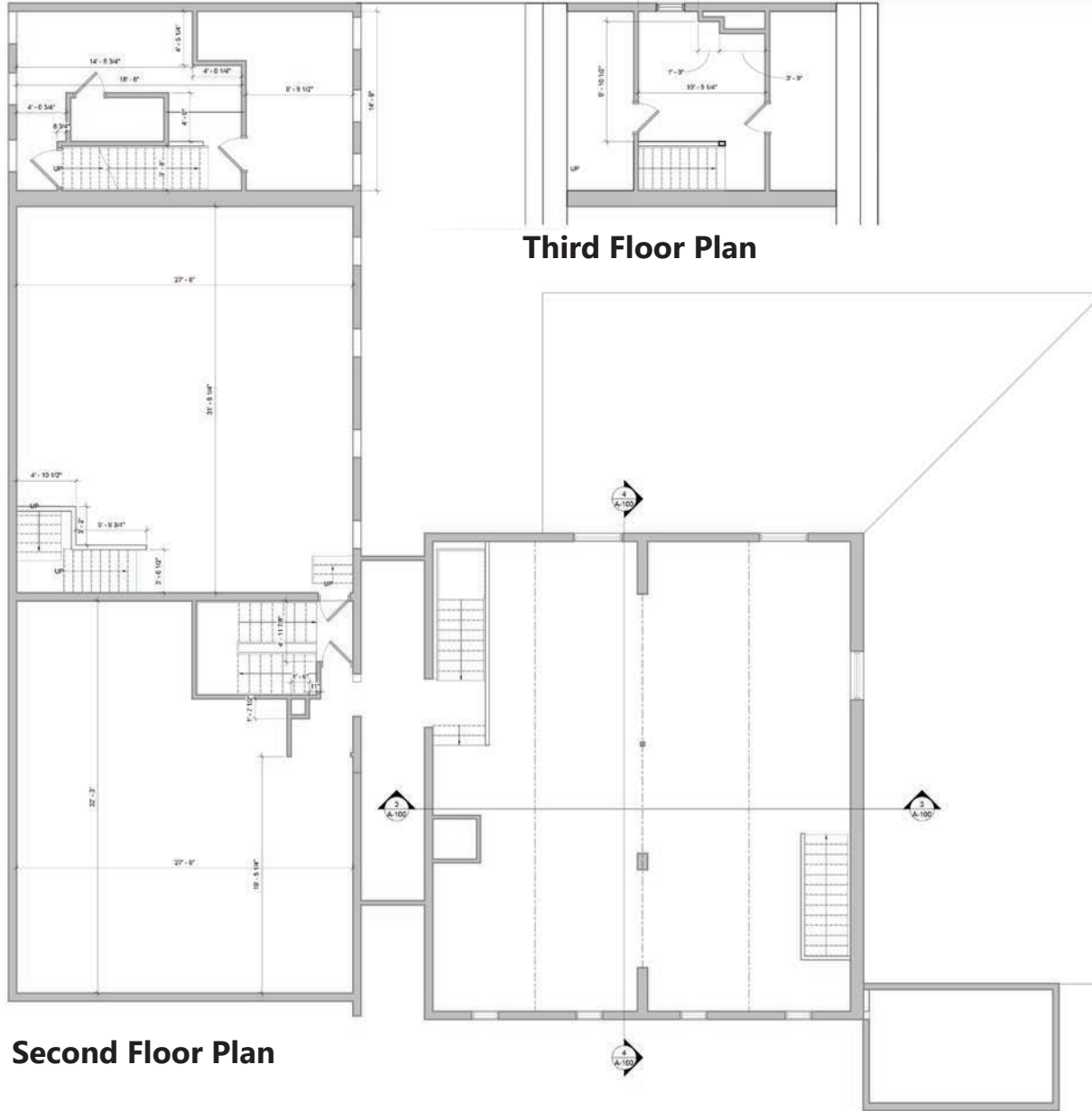


**First Floor Plan**

**For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)**

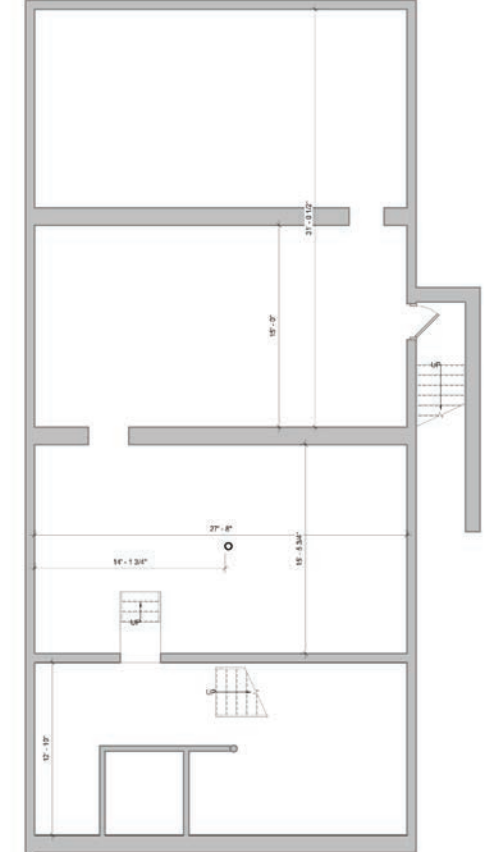


# FLOOR PLANS | EXISTING CONDITION



**Second Floor Plan**

**Third Floor Plan**



**Basement Plan**

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)



# UPDATED INTERIOR PHOTOS



For More Information Call: 717.850.TRUE (8783) | [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.



# EXTERIOR PROPERTY & AERIAL DRONE PHOTOS



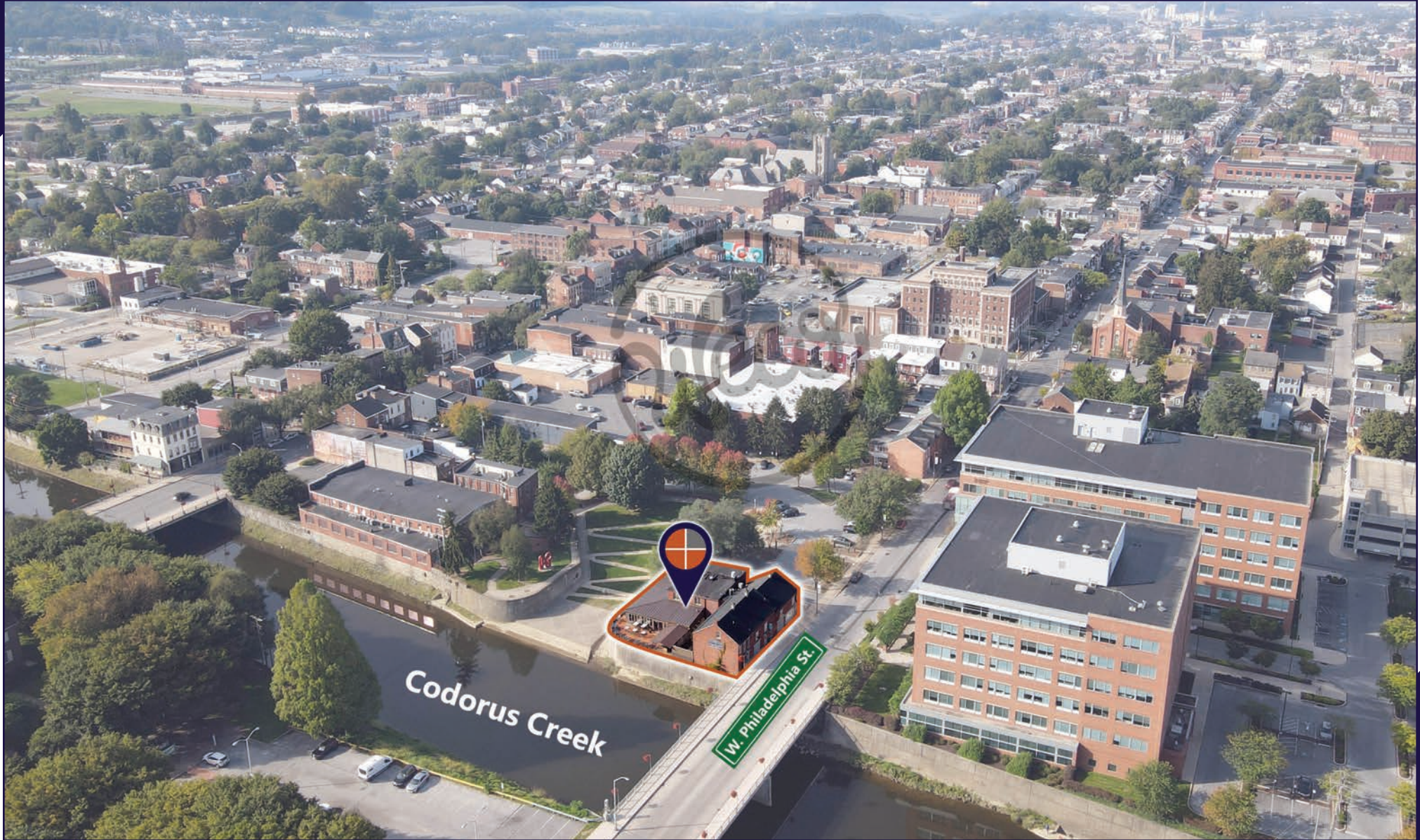
For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

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.





# AERIAL DRONE PHOTOS



For More Information Call: 717.850.TRUE (8783) | [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.



# AERIAL DRONE PHOTOS



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

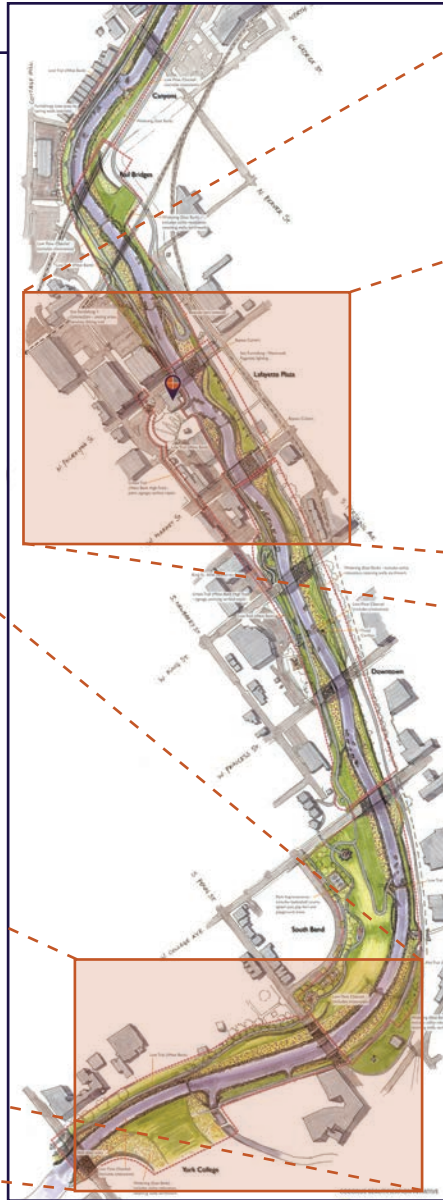
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears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

# CODORUS CREEK BEAUTIFICATION SITE PLAN

## ABOUT THE PROJECT

For over a century, people in York have looked at the Codorus Creek as a body of water abounding with opportunity. The York County Economic Alliance's Codorus Creek Beautification Initiative moves these prior design and planning efforts forward by hydraulically modeling and re-envisioning the creek channel in the City of York and Spring Garden Township.

Their concept includes improving public access along both sides of the creek, installing recreational amenities, and enhancing the ecological habitat of the creek through stormwater mitigation, urban flood control, and native plantings – all done without private land acquisition. These improvements will connect neighborhoods, people and services, and will re-imagine the Codorus Creek as a true public space for all.



**CODORUS BEAUTIFICATION INITIATIVE**

-  MOWABLE TURF / GRASS
-  UPLAND: GOLDENROD
-  BANKS: MOWABLE WILDFLOWERS
-  WETLAND: RUSHES, POLYGYNUM

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)