



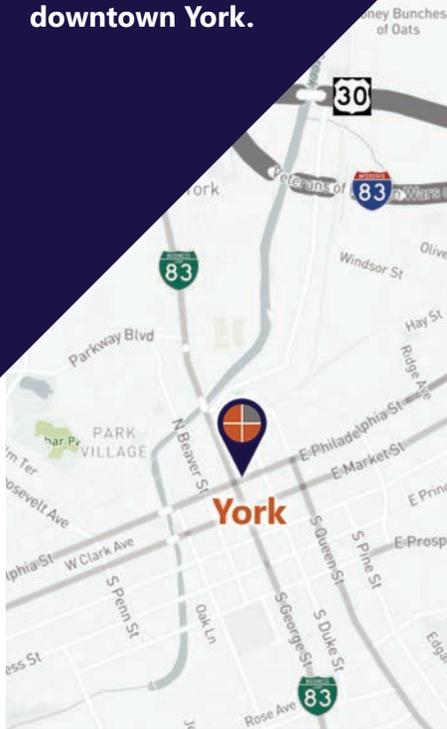
# NEW RETAIL SPACE(S) IN MIXED-USE REDEVELOPMENT PROPERTY

York City | York County

9 E. Philadelphia St. York, PA 17401

## FOR LEASE

New retail storefront space(s) in the newly redeveloped Peel Press Building in downtown York.



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

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

**CONCEPTUAL RENDERING**

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

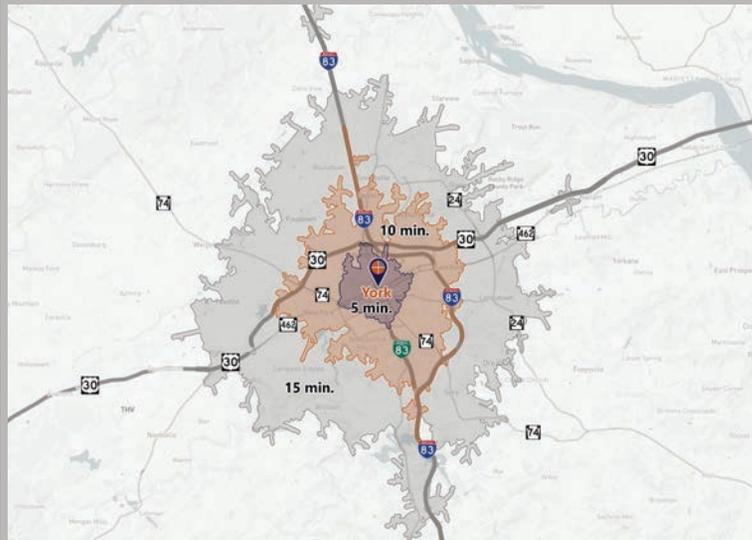
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears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

# NEW RETAIL STOREFRONT SPACES

## DEMOGRAPHICS

9 E. Philadelphia St. York, PA			
VARIABLE	5 minutes	10 minutes	15 minutes
<b>Travel Distance from Site</b>	<b>5 minutes</b>	<b>10 minutes</b>	<b>15 minutes</b>
Total Population	33,711	82,613	157,991
Population Density (Per Sq. Mile)	9,819.4	3,562.8	1,932.4
Total Daytime Population	37,213	101,746	184,881
Total Households	13,237	32,200	61,883
Per Capita Income	\$23,301	\$31,446	\$38,465
Average Household Income	\$59,263	\$79,953	\$97,748
Average Disposable Income	\$46,697	\$62,247	\$75,175
Aggregate Disposable Income	\$618,130,699	\$2,004,366,556	\$4,652,061,491
Total (SIC01-99) Businesses	1,428	3,559	6,134
Total (SIC01-99) Employees	17,854	51,854	93,654
Total (SIC01-99) Sales	\$1,554,035,304	\$6,544,182,035	\$13,892,495,567
Annual Budget Expenditures	\$694,066,814	\$2,254,077,813	\$5,248,149,955
Retail Goods	\$220,794,836	\$735,391,401	\$1,722,916,579

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

We are pleased to present this exciting opportunity to lease new retail storefront space in the redeveloped Peel Press Building in downtown York! Located at the prime intersection of N. George St. and E. Philadelphia St., this project is situated in the heart of downtown York's restaurant and entertainment district. It is surrounded by the Appell Center for the Performing Arts, Central Market, the 330,000+ SF York County Judicial Center, and Restaurant Row. This location benefits from significant pedestrian traffic, a robust daytime business population, and a dense residential area nearby. Additionally, there are three (3) public parking garages within one block of the project.

The redevelopment includes up to four (4) new retail storefronts (which can be combined or configured in various layouts) along with 22 new market-rate apartments. The storefronts will feature high ceilings, new HVAC and electrical systems, open layouts, and large shared bathrooms in the rear common area. An on-site fitness center will be available for all tenants to use. The first floor will retain the historic manufacturing structure, which will be transformed into modern industrial-chic retail space, while three new stories of apartments will be built with a contemporary exterior above the original structure.

This project is well-suited for traditional retail, restaurants and breweries, entertainment venues, personal services, business services, fitness facilities, healthcare providers, and office users.

## PROPERTY DETAILS

- Total Building Size:..... 30,830 SF
- Available Space:..... up to 5,590 SF
- Lease Rate:.....\$18.00/SF/Modified Gross  
*Tenant pays utilities & maintenance*
- Lease Terms: .....Negotiable
- Zoning: .....Central Business District  
with HARB Overlay
- Date Available:..... End of 2026
- Parking:.....Additional Fee  
*13 Garage Parking Spaces & 3 Covered Spaces*
- Roof Type: .....Rubber
- Construction:..... Wood / Steel / Masonry
- Ceiling Height:.....14 ft. up to 25 ft.
- Heating:..... Gas FWA
- Cooling:..... CAC (Entire Building)
- Electric: ..... Met-Ed
- Water/Sewer:..... Public
- Sprinklers:.....Yes
- Year Built/Renovated: .....1981/2026
- Land/Lot Size: ..... 0.25 acres

## TRAFFIC COUNTS

- E. Philadelphia St./Rte. 462:.....9,159 VPD
- N. George St./BUS I-83: .....8,811 VPD

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

# DEMOGRAPHIC SUMMARY | 10 MIN. DRIVE TIME

## DEMOGRAPHIC SUMMARY

9 E. Philadelphia St. York, PA

Drive time of 10 minutes

### KEY FACTS

82,613

Population



32,200

Households

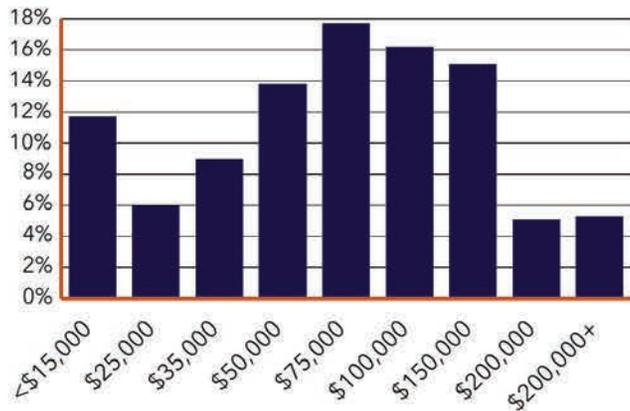
36.5

Median Age

\$51,257

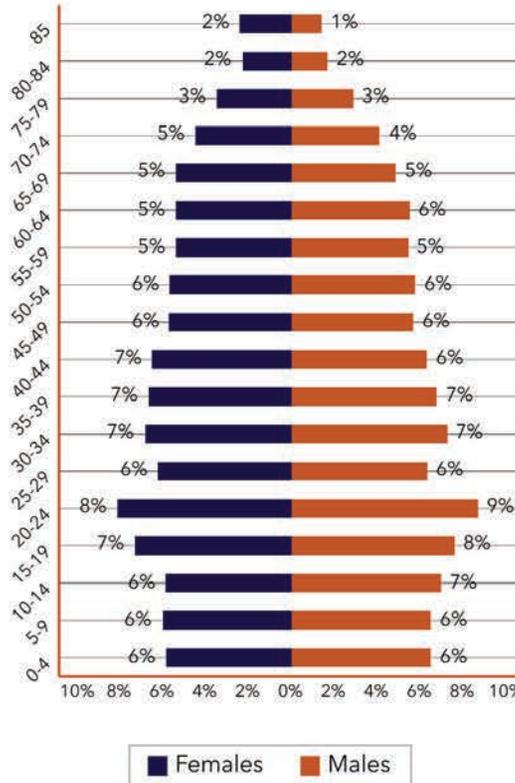
Median Disposable Income

### HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

### AGE PROFILE



### INCOME



\$62,902

Median Household Income



\$31,446

Per Capita Income



\$95,773

Median Net Worth

### AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT



\$1,495

Fast Food Spending



\$2,836

Restaurant / Fine Dining Spending



\$463

Alcoholic Beverages

### ANNUAL HOUSEHOLD SPENDING



\$1,778

Apparel & Services



\$5,466

Groceries



\$163

Computers & Hardware



\$5,510

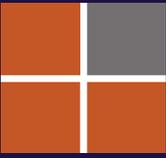
Health Care



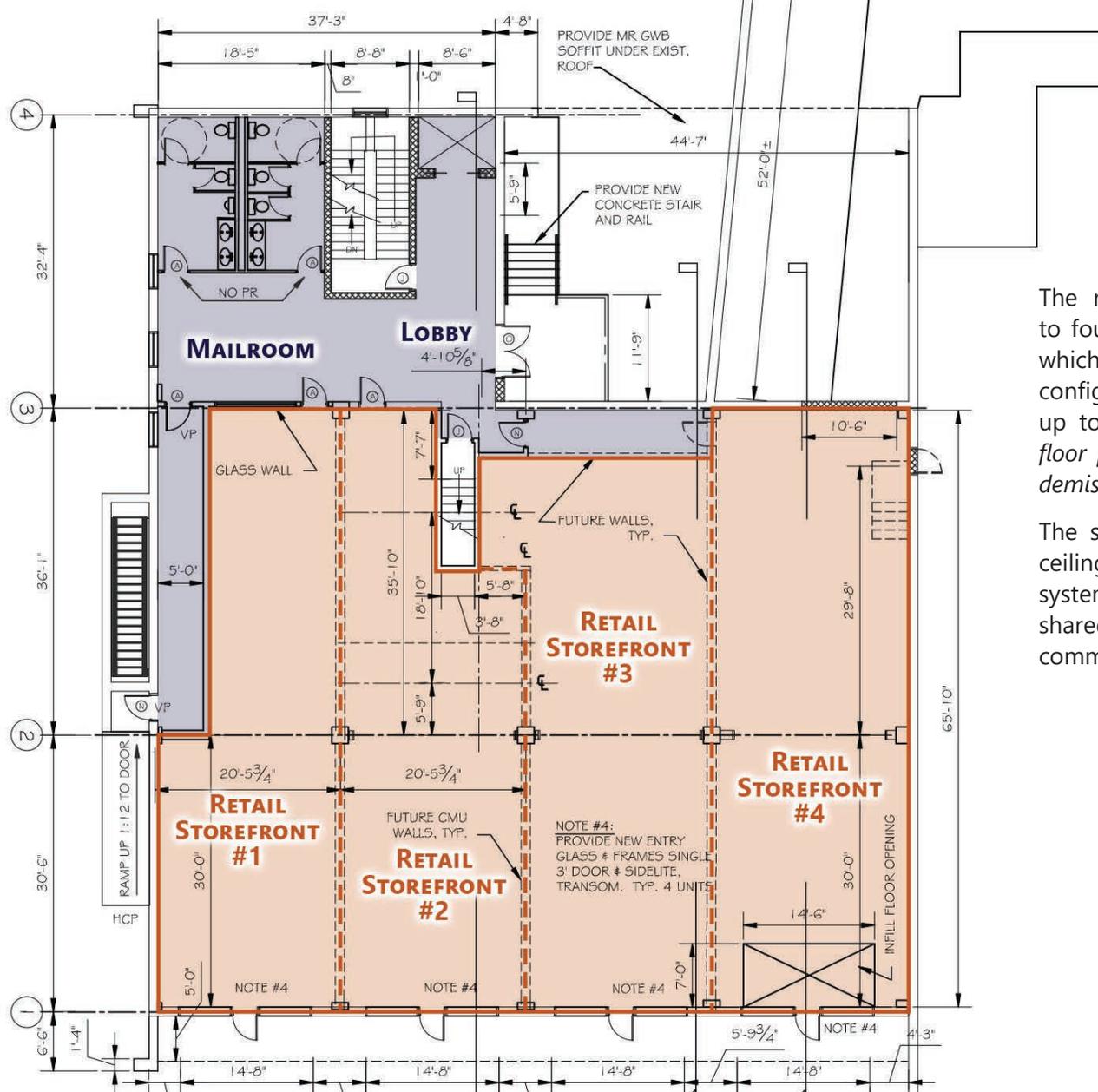
\$2,875

Entertainment / Recreation

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



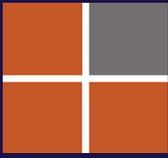
# FIRST FLOOR PLAN | NEW RETAIL STOREFRONTS



The redevelopment includes up to four (4) new retail storefronts, which can be combined or configured in various layouts up to 5,950 SF (dashed lines on floor plan indicate future/possible demising walls).

The storefronts will feature high ceilings, new HVAC and electrical systems, open layouts, and large shared bathrooms in the rear common area.

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



# CONCEPTUAL RENDERING



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. Alleys
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. Picalonga Sabor Tropical
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
45. York County History Center
46. Royal Square Mural Park
47. Heritage Rail Trail

### SHOPPING

48. The Glass Turtle Studio
49. Ewe And Me
50. House of Flowers York
51. DTLR
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Casta Cigars Co.
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Penn Market
62. Sunrise Soap Co.
63. Central Market
64. House of Yoga
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. The Garden of Edy
68. Noel's Rock Shop

### LODGING

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

### FITNESS

72. York YMCA
73. CrossFit York



**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**

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.

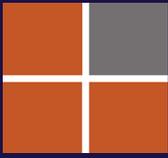
**ROYAL SQ. DISTRICT**

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.

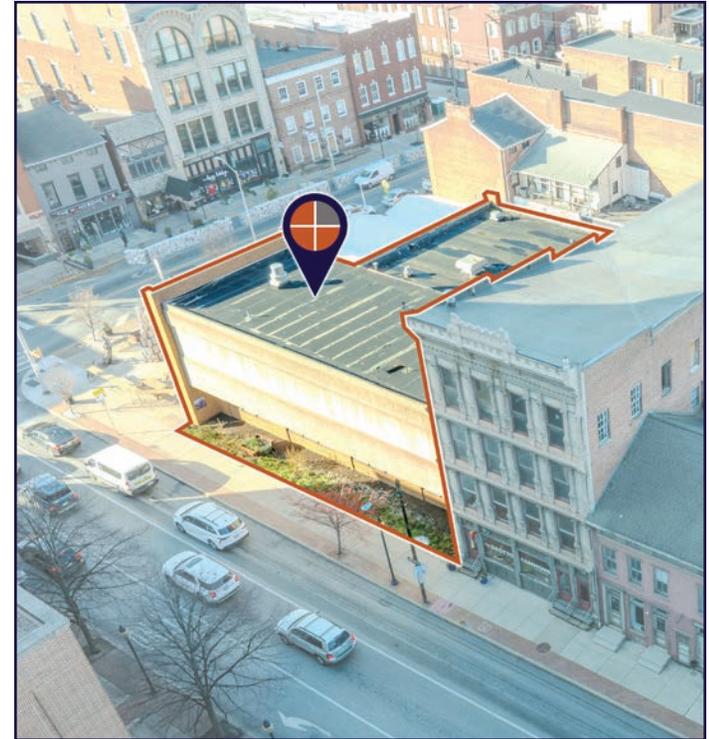
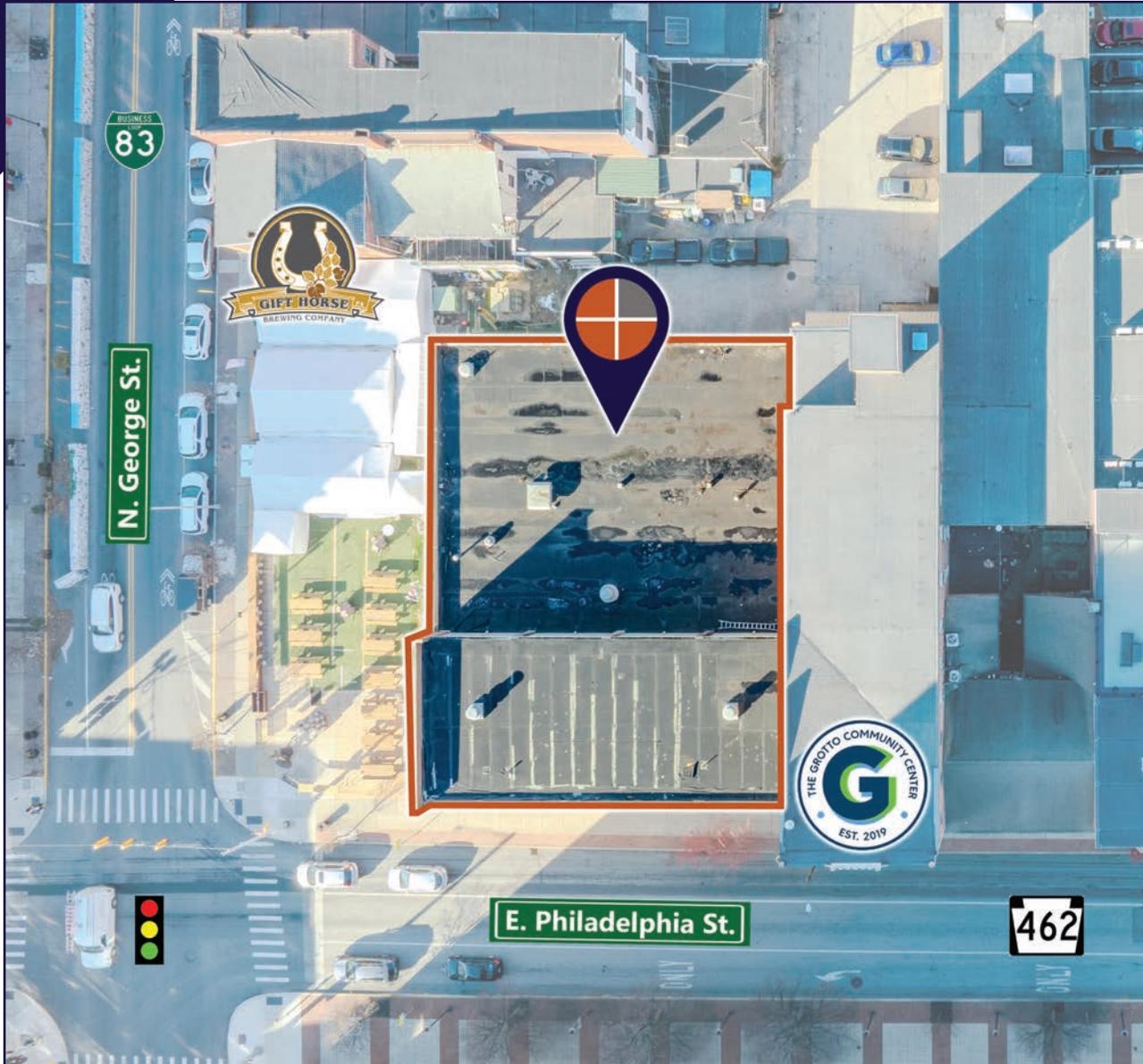
**WeCo**

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)



# AERIAL DRONE & BUILDING 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 PHOTO



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.