



Commercial Real Estate LLC

LANDMARK REDEVELOPMENT OPPORTUNITY

York City | York County

1 North George St. York, PA 17401

FOR SALE OR FOR LEASE

Property anchoring the northeast corner of York's Continental Square featuring historic architecture & 40-ft. barrel-vaulted ceilings.



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

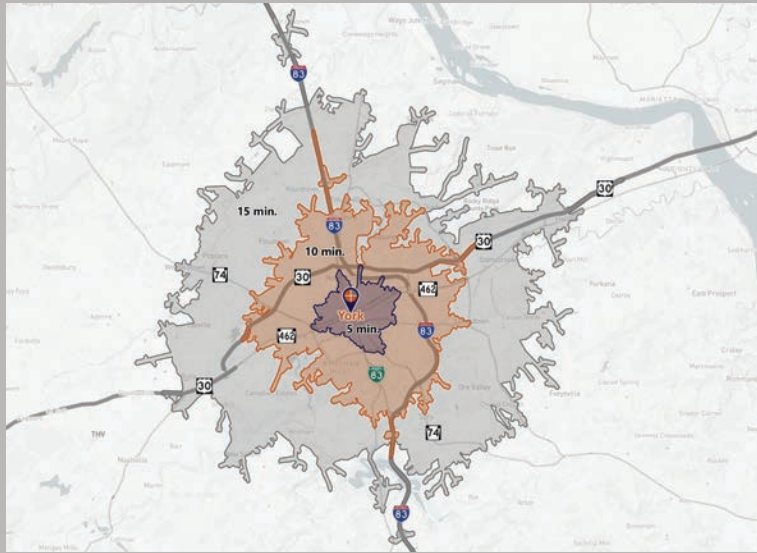
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LANDMARK REDEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

Variable	1 N. George St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	39,550	88,641	162,248
Population Density (Per Sq. Mile)	9,533.9	3,365.9	1,787.5
Total Daytime Population	47,754	110,483	188,596
Total Households	15,324	34,828	64,079
Per Capita Income	\$22,999	\$33,149	\$40,334
Average Household Income	\$59,859	\$83,725	\$101,922
Average Disposable Income	\$48,693	\$65,421	\$77,623
Aggregate Disposable Income	\$746,169,767	\$2,278,491,116	\$4,974,012,830
Total (SIC01-99) Businesses	1,629	3,996	6,425
Total (SIC01-99) Employees	21,464	56,647	94,035
Total (SIC01-99) Sales	\$3,054,989,564	\$11,492,355,944	\$19,354,060,863
Annual Budget Expenditures	\$822,538,761	\$2,583,831,373	\$5,739,101,553
Retail Goods	\$263,867,204	\$843,462,082	\$1,884,889,044

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This is a unique urban redevelopment opportunity in a landmark historic building located in Continental Square in downtown York. Originally built in 1929 as the headquarters for the First National Bank, the building boasts impressive 40-foot barrel-vaulted ceilings, elegant architectural design, ample natural light, and flexible floor plan options. Additionally, there is the potential to incorporate outdoor sidewalk seating on the square or a rooftop deck.

The location benefits from high visibility, with nearly 20,000 vehicles passing by daily, along with an average of 3,600 pedestrians per day, making it the busiest intersection in downtown York. It is surrounded by significant traffic generators, including the York County Judicial Center, the Appell Center for the Performing Arts, and Central Market. The area also features some of York's newest modern apartment developments, such as One West, Revi Flats, Codo, and The Lofts, which bring a growing population and increased demand for retail and dining options.

PROPERTY DETAILS

- Total Building Size:.....25,356 SF
- Sale Price:\$950,000
- Lease Rate:.....Subject to Delivery Condition
- Lease Term:Negotiable
- Zoning:Central Business District
- Land/Lot Size:0.2 Acres
- Parking:.....Public Garage, On-Street
- Year Built:..... 1929 main, 1965 addition
- Annual Taxes: \$25,388
- Roof Type: Rubber
- Construction:..... Masonry, Steel, Wood
- Heating:.....Oil H/W
- Cooling:.....Central AC
- Water/Sewer:.....Public

TRAFFIC COUNTS

- N. George St./I-83 Business: 7,434 VPD
- S. George St./I-83 Business: 12,314 VPD
- E. Market St./Route 462: 7,935 VPD
- W. Market St.:..... 7,534 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
- 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.
- Bloom Kitchen & Bar
- Essan Thai Restaurant
- Cupcakes & More
- The Green Bean Roasting Co.
- Skillert2Plate 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 Market District | P3 Philadelphia St. Parking |
| D Continental Square | 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.

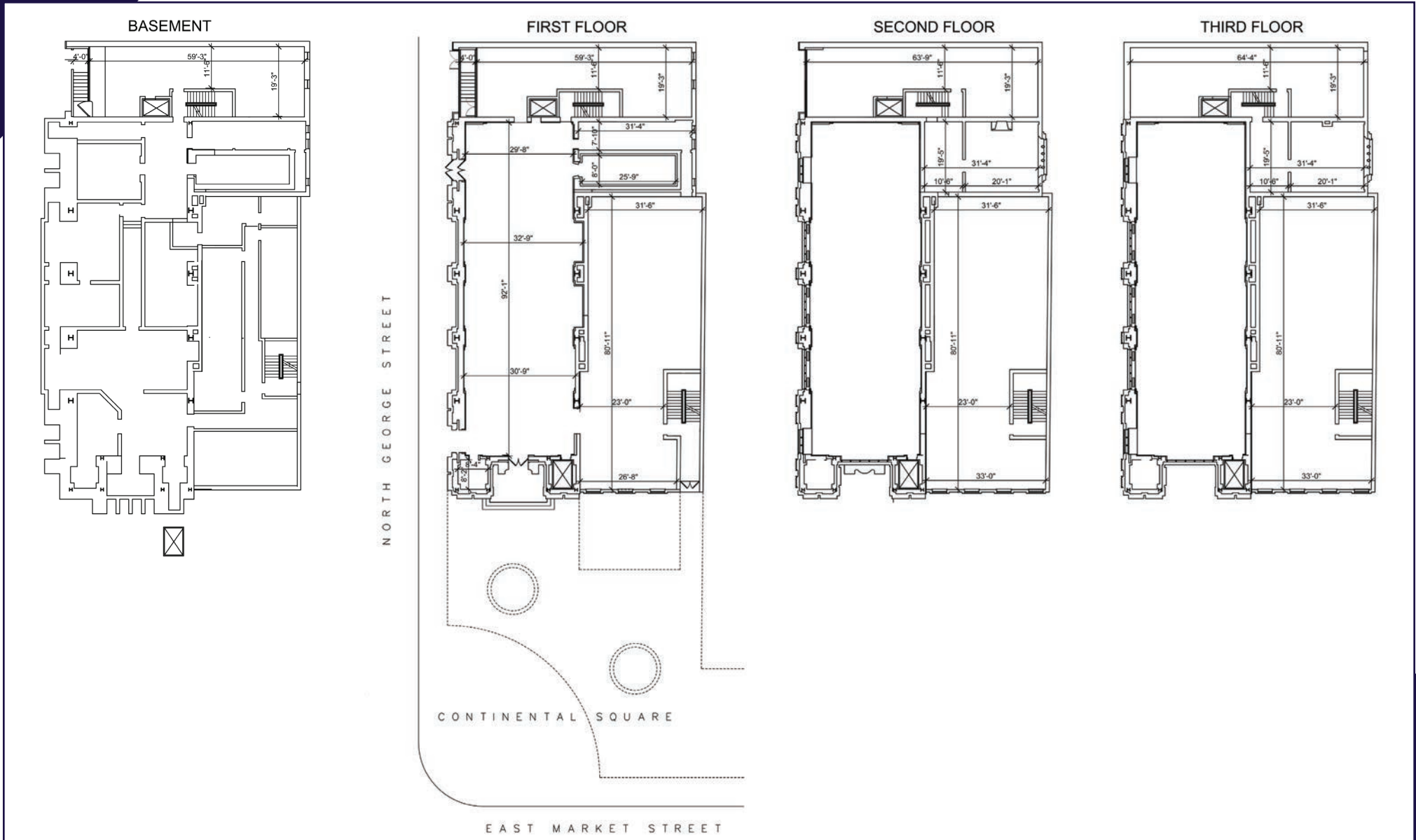


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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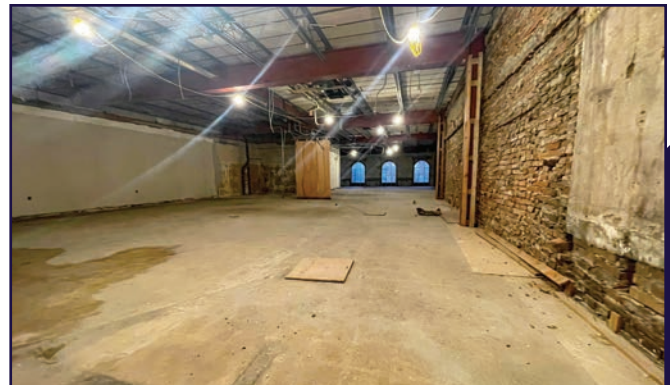
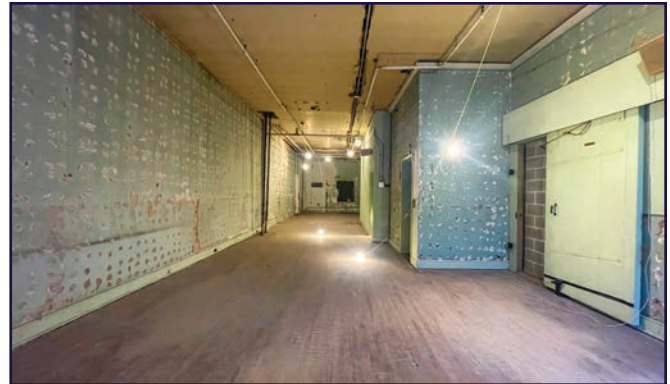


FLOOR PLANS | EXISTING



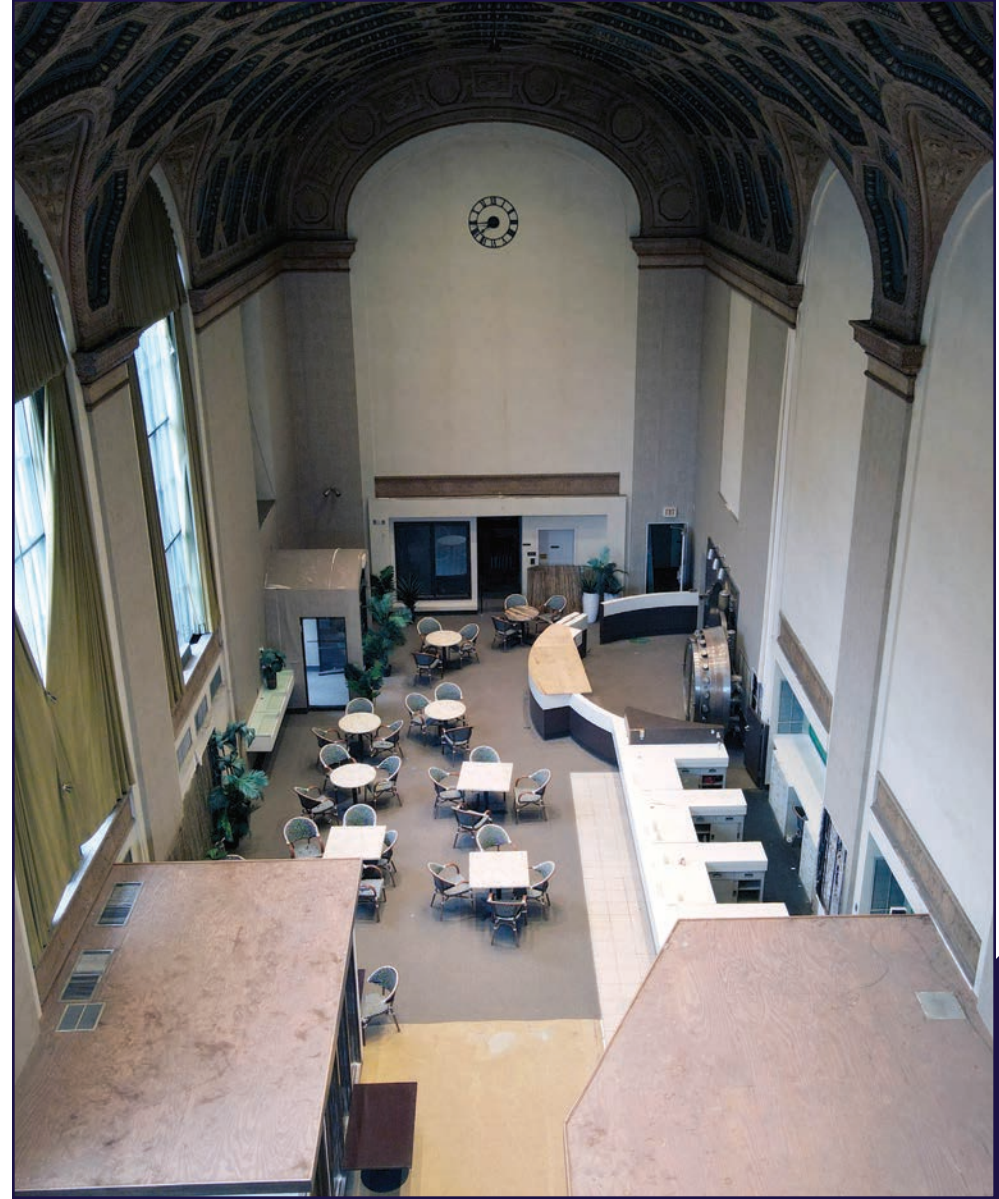
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INTERIOR PHOTOS | AFTER DEMOLITION



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INTERIOR DRONE PHOTOS | BEFORE DEMOLITION



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO

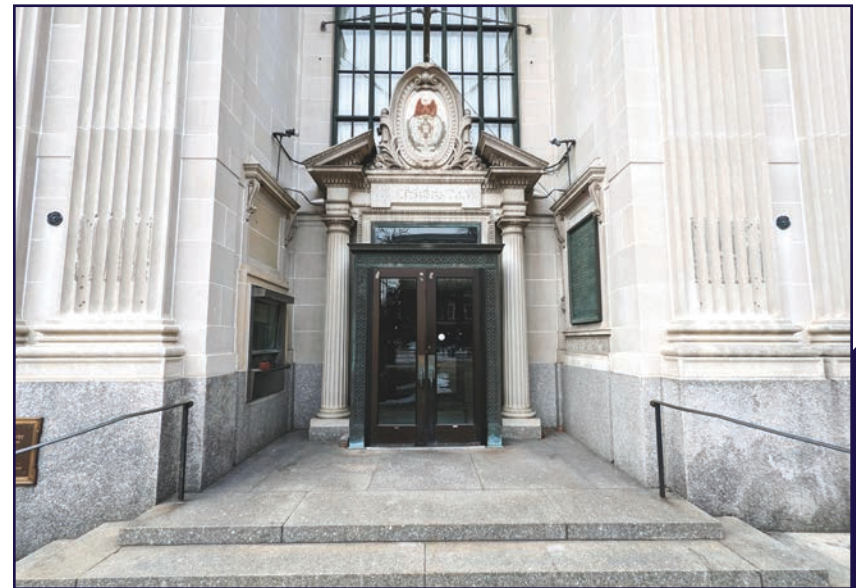


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AERIAL DRONE & PROPERTY PHOTOS

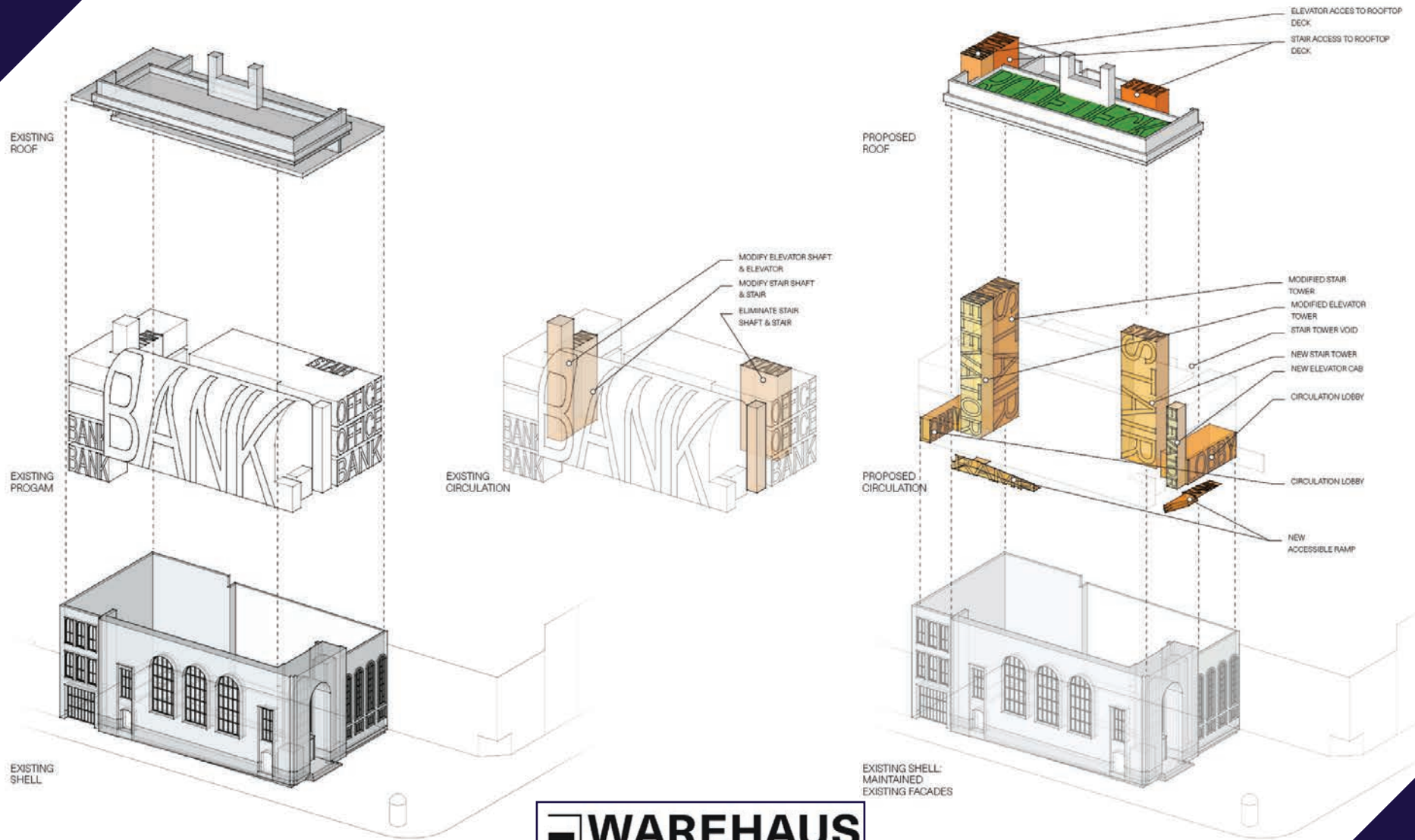


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PROPOSED CONCEPT DIAGRAM LEVEL 1



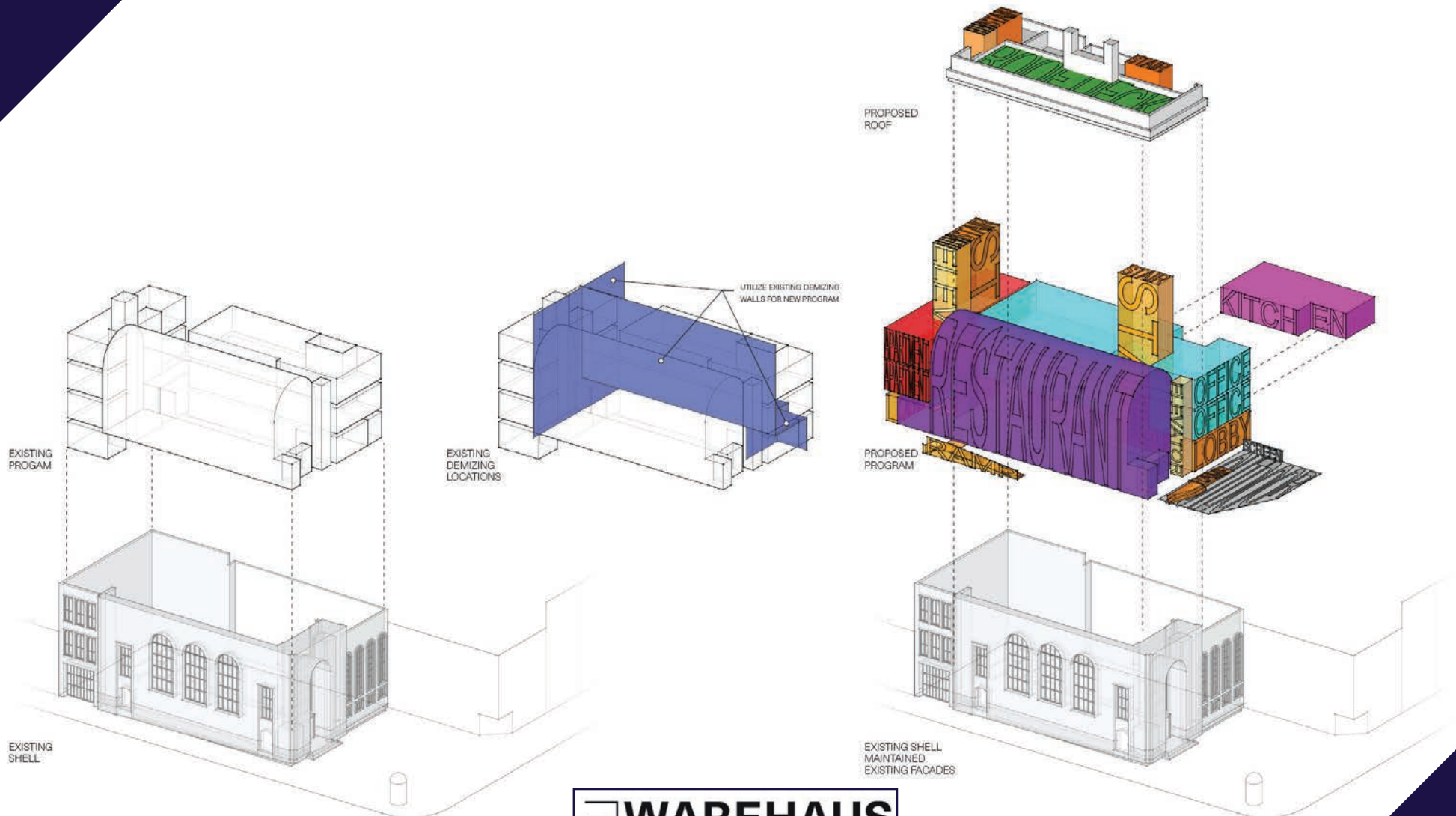
WAREHAUS
architects/engineers/designers

WarehausAE.com
 231 N. George St. | York, PA 17404 | 717.845.8383

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PROPOSED CONCEPT DIAGRAM LEVEL 2



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PROPOSED CONCEPT DIAGRAM FINAL



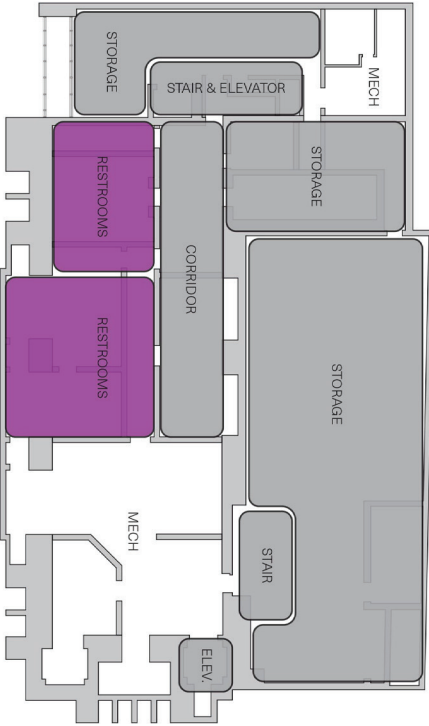
01. Activate Rooftop
02. Access Roof
03. Ramp for Accessible Means to Exit Building
04. Retain Existing Facade and Character
05. Re-energize Outdoor Area
06. Retain Existing Brick "Square"
07. Accessible Ramp for Main Entrance
08. Modify Planters
09. Plantings and Accent Lighting at Existing Windows



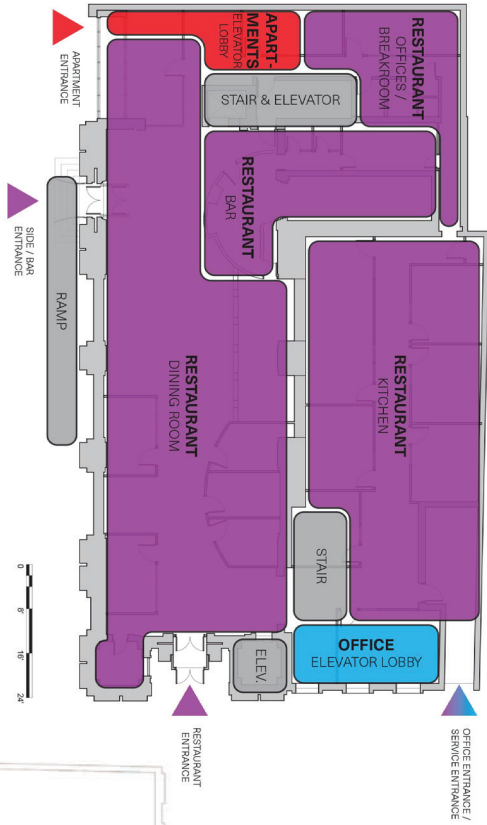
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FLOOR PLANS | PROPOSED

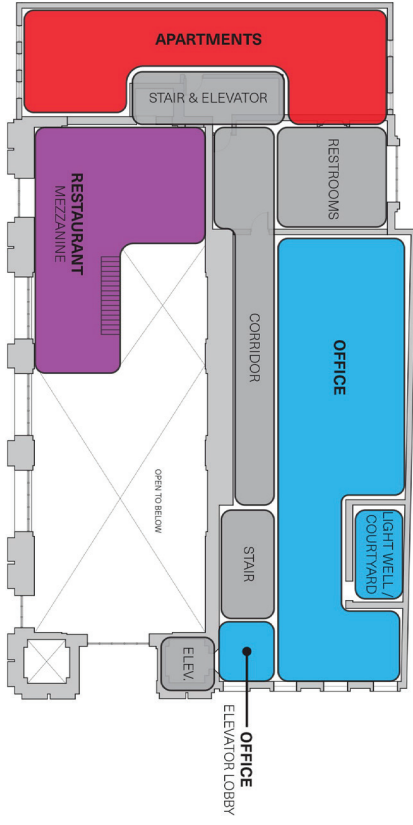
Basement Floor Plan



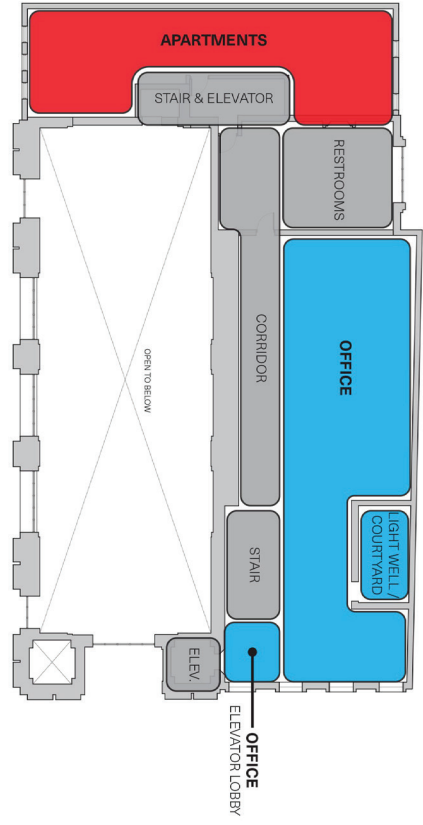
Ground Floor Plan



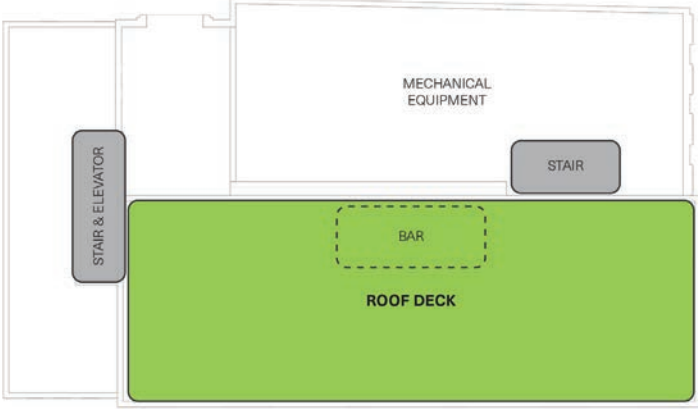
Second Floor Plan



Third Floor Plan



Rooftop Floor Plan



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PROPOSED RENDERINGS



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