



REDEVELOPMENT OPP. W/PARKING

City of York | York County

250 E. Market St. York, PA 17403

FOR SALE

Well-maintained, 50,731 SF redevelopment opportunity with on-site parking in Downtown York.



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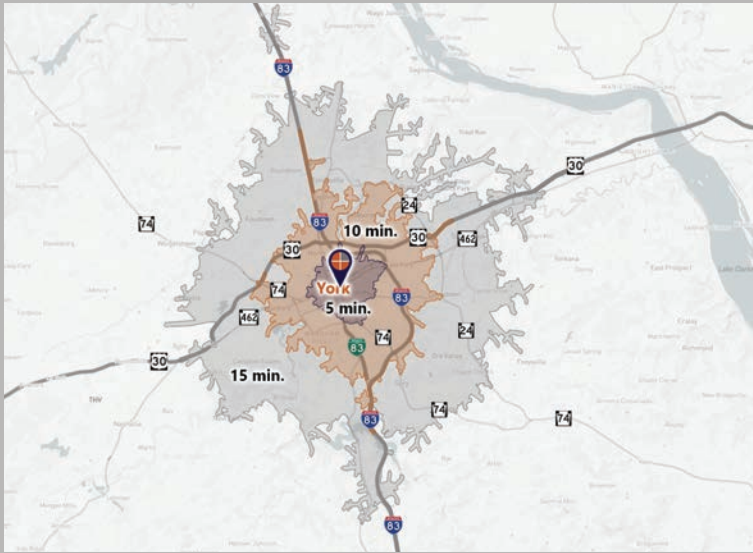
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REDEVELOPMENT OPPORTUNITY W/PARKING

DEMOGRAPHICS

| VARIABLE | 250 E. Market St. York, PA 17403 | | | |
|-----------------------------------|----------------------------------|-----------|------------|------------|
| | Travel Distance from Site | 5 minutes | 10 minutes | 15 minutes |
| Total Population | | 31,204 | 85,885 | 158,993 |
| Population Density (Per Sq. Mile) | | 8,658.3 | 3,574.9 | 1,825.9 |
| Total Daytime Population | | 36,792 | 107,337 | 188,479 |
| Total Households | | 12,328 | 33,647 | 62,129 |
| Per Capita Income | | \$24,138 | \$32,308 | \$39,378 |
| Average Household Income | | \$61,101 | \$81,529 | \$99,944 |
| Average Disposable Income | | \$49,471 | \$63,983 | \$76,342 |
| Total (SIC01-99) Businesses | | 1,543 | 3,977 | 6,478 |
| Total (SIC01-99) Employees | | 21,161 | 59,368 | 104,037 |
| Total Housing Units | | 13,757 | 36,526 | 66,177 |
| Renter Occupied Housing Units | | 8,099 | 16,081 | 22,680 |
| Owner Occupied Housing Units | | 4,229 | 17,566 | 39,449 |
| Housing Afford-ability Index | | 148 | 104 | 99 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Introducing an exceptional redevelopment opportunity for the former York County Historical Society Museum situated in Downtown York. The property, encompassing over 50,000 SF, has been meticulously maintained and offers large, open spaces complemented by on-site parking for up to 59 vehicles. Its striking main entrance lobby showcases vaulted two-story ceilings, a wrap-around balcony, skylights, checkerboard tiled flooring, and provides access to a grand staircase and passenger elevator. Adjacent to the lobby, there is a reception/event space with a kitchen to serve events and a recessed, fenced, and gated courtyard along E. Market St. The remaining space around the main lobby comprises two retail spaces, restrooms, and 1,636 SF of offices on the second floor. The rear sections of the first and second floors house the collections/library spaces, which are predominantly open areas. Additionally, there is a 1,819 SF workshop with a drive-in door at the rear of the first floor.

The property is conveniently located two blocks east of Continental Square, providing excellent pedestrian access to all of Downtown York's amenities. It is an ideal candidate for conversion into multi-family housing, as well as for institutional or educational purposes.

PROPERTY DETAILS

- Total Building Size:..... 50,731± SF
- Sale Price:\$1,750,000
- Zoning: Urban Neighborhood 2 with HARB Overlay
- Land/Lot Size: 1.1405 acres
- Date Available:..... Settlement
- Parking:.....Paved, On-Site, 59 spaces
- Year Built:..... 1920
- Annual Taxes: \$106,532.38
- Elevator: Yes - One Passenger (4,000 lbs)
- Roof Type:Slate, Rubber, Ballasted
- Construction:.....Masonry, Steel
- Ceiling & Clear Height: Varies
- Drive-In Doors:..... One (1)
- Heating:..... Gas FWA
- Cooling:.....Central Air
- Electric: Met-Ed
- Water/Sewer:..... Public

TRAFFIC COUNTS

- E. Market St./PA Route 462:.....8,051 VPD
- S. Queen St./PA Route 74:.....7,549 VPD

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HISTORICAL SOCIETY FLOOR PLAN | FIRST FLOOR

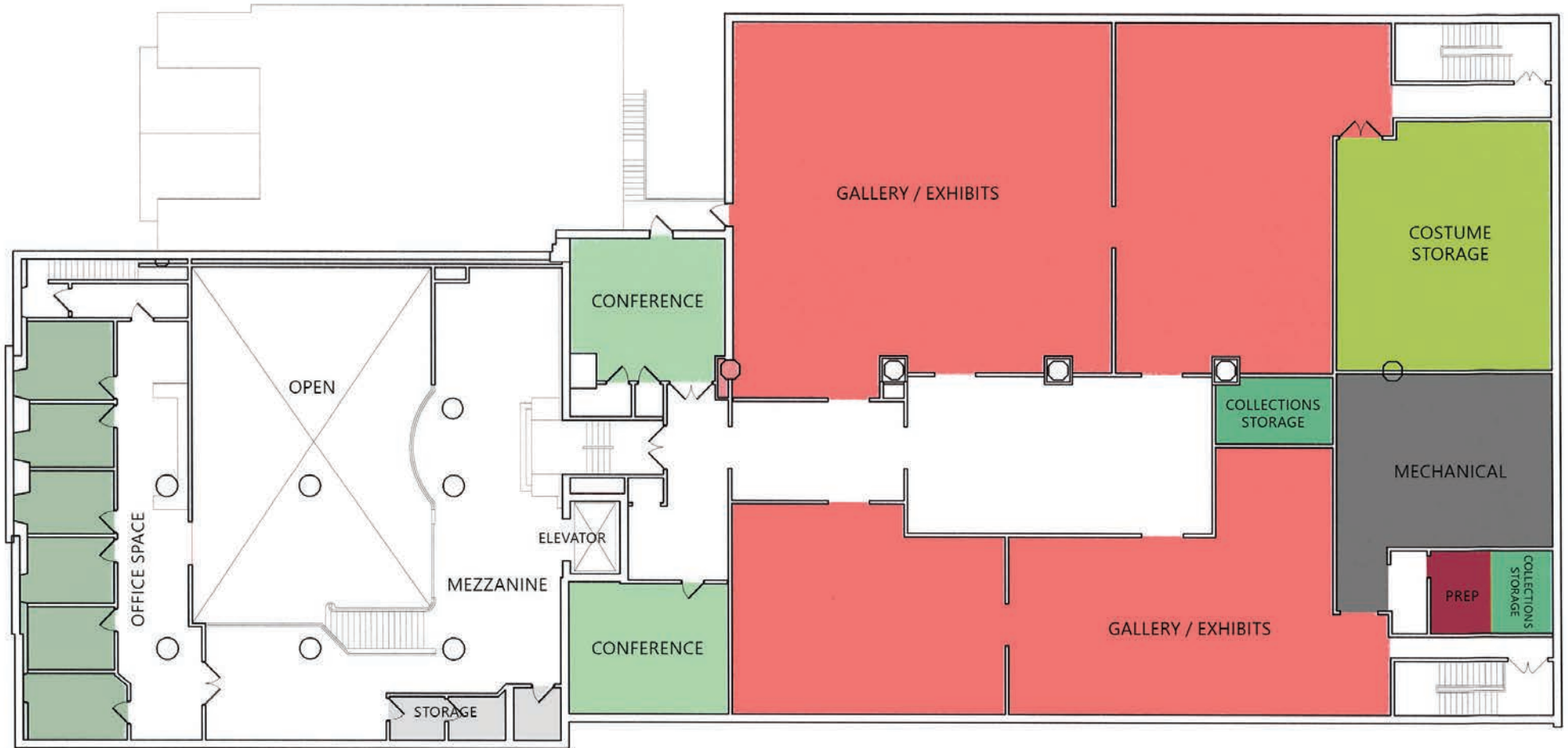


| FIRST FLOOR: 22,087 SF | | | | | |
|------------------------|----------|------------|----------|--------------------|----------|
| Retail | 819 SF | Conference | 1,636 SF | Lobby / Vestibules | 6,714 SF |
| Retail Storage | 429 SF | Storage | 233 SF | Restrooms | 323 SF |
| Kitchen | 321 SF | Pantry | 86 SF | Janitor | 158 SF |
| Gallery / Exhibits | 5,524 SF | Library | 3,793 SF | Workshop / Storage | 2,051 SF |

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HISTORICAL SOCIETY FLOOR PLAN | SECOND FLOOR



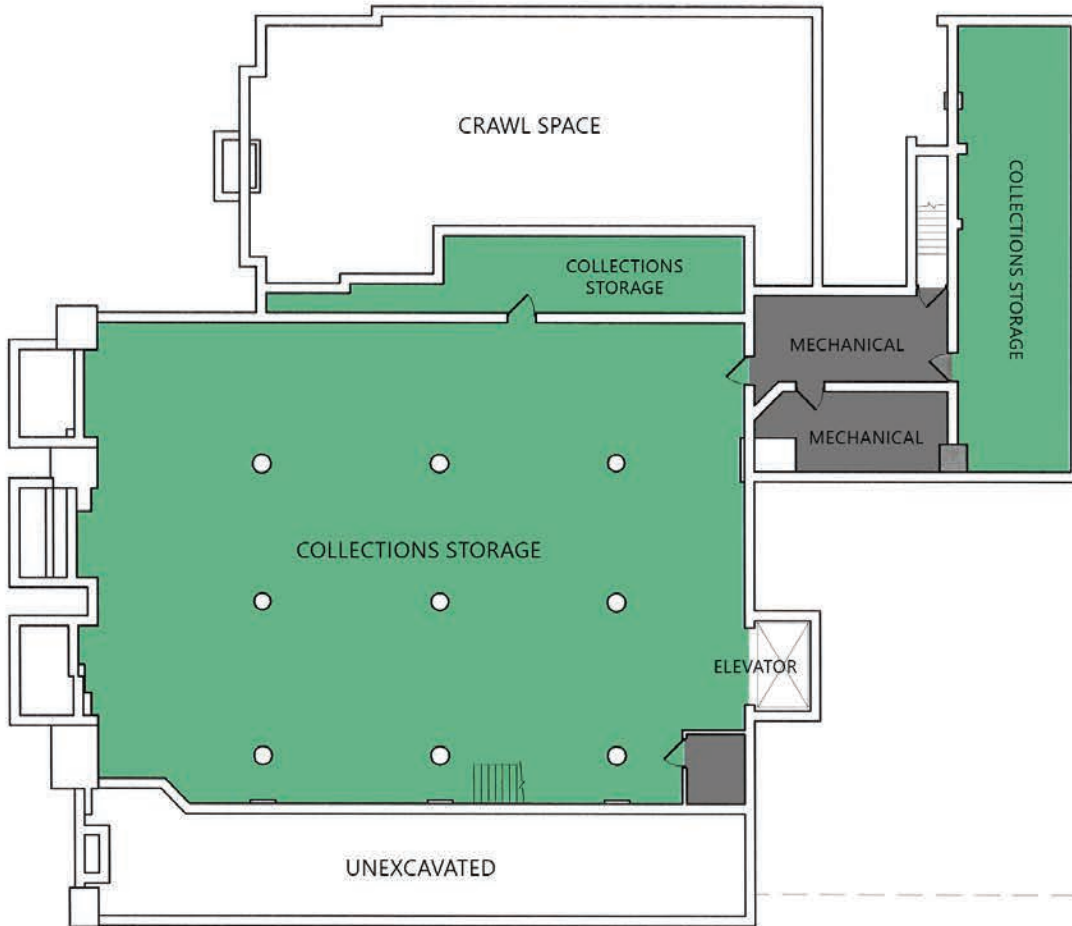
SECOND FLOOR: 22,048 SF

| | | | | | |
|--------------------|----------|-----------------|----------|---------------------|----------|
| Office Space | 1,636 SF | Conference | 872 SF | Mezzanine / Common | 9,826 SF |
| Storage | 154 SF | Costume Storage | 1,104 SF | Collections Storage | 266 SF |
| Gallery / Exhibits | 7,233 SF | Mechanical | 851 SF | Prep | 106 SF |

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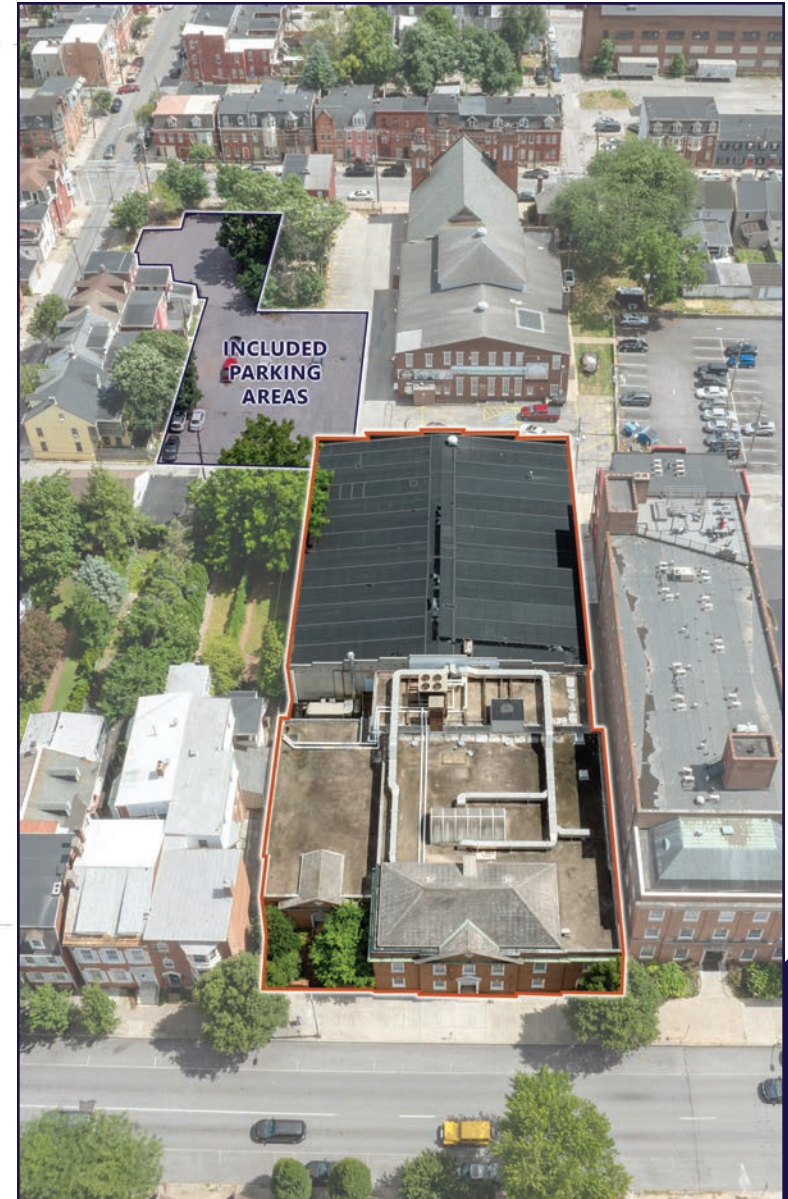


HISTORICAL SOCIETY FLOOR PLAN | BASEMENT



BASEMENT: 6,596 SF

| | | | | | |
|--------------------|----------|------------|--------|-------------|--------|
| Collection Storage | 5,196 SF | Mechanical | 480 SF | Crawl Space | 920 SF |
|--------------------|----------|------------|--------|-------------|--------|



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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
- Granfalloon'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 |
| 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 DIST

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.

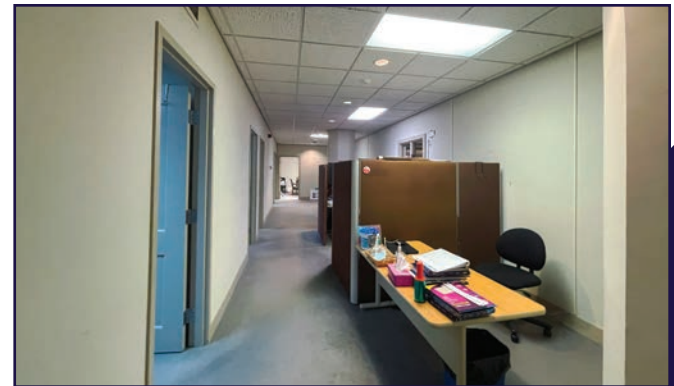
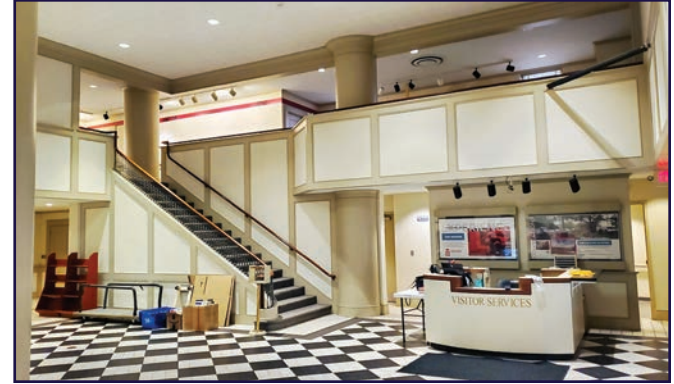
WeCo

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

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INTERIOR PHOTOS



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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