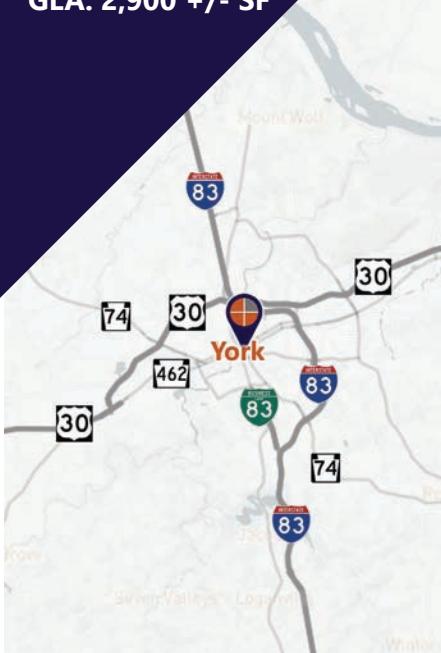




FOR LEASE

Charming first floor & lower level office space with on-site parking in the Royal Square District.

GLA: 2,900 +/- SF



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

Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

OFFICE SPACE WITH PARKING

York City | York County

135 S. Duke St. York, PA 17401



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

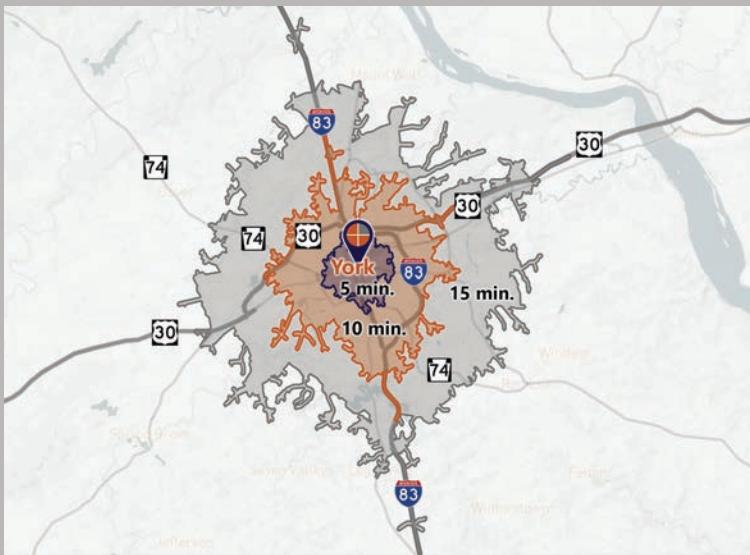
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OFFICE SPACE WITH PARKING

DEMOGRAPHICS

Variable	135 S. Duke St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	41,268	92,021	172,126
Population Density (Pop per Sq. Mile)	9,200.3	3,072.3	1,719.0
Total Daytime Population	48,361	108,396	187,562
Total Households	14,484	35,901	66,178
Per Capita Income	\$16,423	\$25,536	\$30,398
Average Household Income	\$45,241	\$65,863	\$78,159
Average Disposable Income	\$36,589	\$51,764	\$60,915
Aggregate Disposable Income	\$529,959,300	\$1,858,387,176	\$4,031,226,659
Total (SIC01-99) Businesses	1,607	4,302	6,639
Total (SIC01-99) Employees	29,926	72,097	108,392
Total (SIC01-99) Sales (\$000)	\$2,160,780	\$9,700,196	\$16,584,395
Annual Budget Expenditures	\$572,455,218	\$2,045,302,470	\$4,443,390,981
Retail Goods	\$167,706,253	\$609,314,933	\$1,330,670,848

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Charming historic office space on South Duke Street in the Royal Square District of Downtown York. The space features a beautiful entrance into a parlor with high ceilings, chandelier, wood floors, and large windows. The remainder of the first floor includes two additional offices, kitchenette and restroom. The lower level features multiple offices with natural light, file storage with built-in shelving, an additional restroom, interior stairwell to first floor as well as a separate exterior entrance. On-site dedicated parking for up to two vehicles is included.

PROPERTY DETAILS

- Gross Leasable Area: 2,900 +/- SF
- First Floor Size: 1,450 +/- SF
- Lower Level Size: 1,450 +/- SF
- Lease Rate: \$1,150/month
- Lease Terms: Negotiable
- Parking: Includes 2 parking spaces
- Zoning: Central Business District
- Land/Lot Size: 0.12 Acres
- Date Available: Immediately

TRAFFIC COUNTS

- E. Princess St.: 6,306 VPD
- S. Queen St./Route 74: 7,525 VPD
- S. George St./I-83 Business: 10,265 VPD



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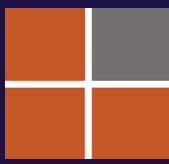


PROPERTY INTERIOR PHOTOS

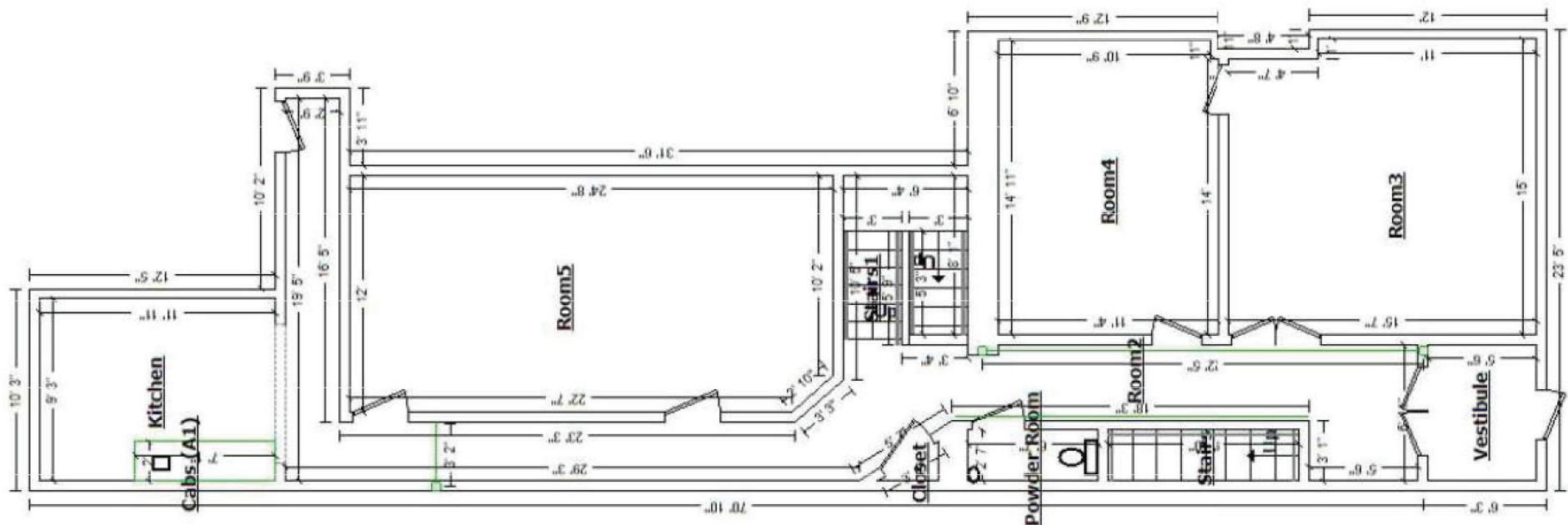


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FLOOR PLAN - MAIN FLOOR



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