



FLAGSHIP RESTAURANT / RETAIL ON YORK'S CONTINENTAL SQUARE

York City | York County

1 S. George St. York, PA 17401

FOR LEASE

First floor 1,800 SF restaurant / retail space with dual road frontage, wrap-around storefront windows, and expansive outdoor seating.



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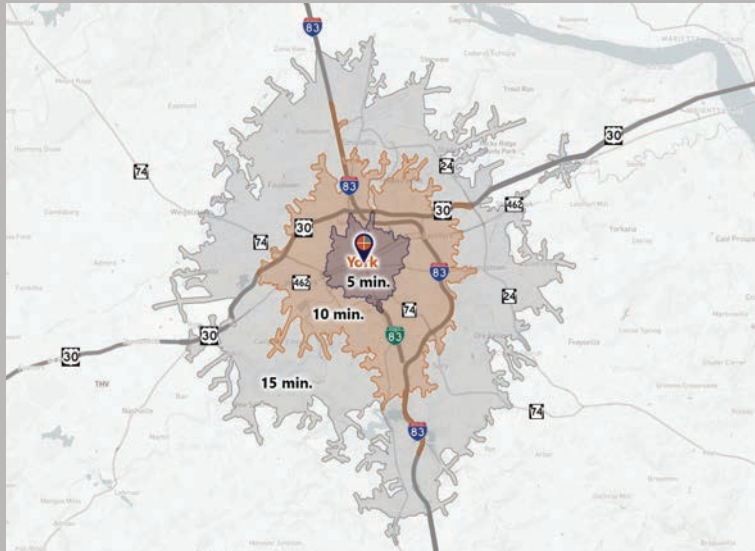
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FLAGSHIP RESTAURANT/RETAIL ON CONTINENTAL SQUARE

DEMOGRAPHICS

Variable	1 S. George St. York, PA 17401			
	Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population		40,099	87,968	160,938
Population Density (Pop per Sq. Mile)		9,483.4	3,279.8	1,789.8
Total Daytime Population		48,451	111,031	186,513
Total Households		15,131	34,545	63,420
Per Capita Income		\$23,322	\$33,107	\$40,351
Average Household Income		\$60,664	\$83,202	\$101,981
Average Disposable Income		\$49,166	\$65,039	\$77,666
Total (SIC01-99) Businesses		1,605	3,994	6,368
Total (SIC01-99) Employees		21,802	56,728	93,053
Meals at Restaurants/Other		\$32,748,642	\$98,136,570	\$216,354,352
Food/NonAlc Bev at Full Svc Restaurant		\$15,085,115	\$46,776,600	\$105,441,539
Went to Fine Dining Restaurant 30 days		2,194	6,326	13,191
Went to Fine Dining Restaurant 6 mo.		3,311	8,780	17,886

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Downtown restaurant / retail space is available in York City's historic Continental Square. The upper floors of the building are planned to be developed into a modern boutique hotel. This first-floor space, which will anchor the redevelopment, features dual road frontage on Market St. and George St. It has wrap-around full-height storefront windows and the potential for expansive outdoor seating on the large plaza (subject to York City sidewalk café permits)..

The available space is approx. 1,800 SF and is designed as an open shell format with full-height storefront windows, allowing for ample natural light and views of the entire Continental Square. The landlord has allocated substantial funds for a Tenant Improvement Allowance or is willing to build-to-suit for qualified tenants with satisfactory financials and a solid business plan - see listing agents for details.

Join other local businesses, including Prince Street Café, Hamir's Indian Fusion, Iron Horse, Revival Social Club, Restaurant Row, The Appell Performing Arts Center, and many more. The building is located in the same block as the Yorktowne Hotel - a Hilton Tapestry Collection - and is just one block away from City Hall.

PROPERTY DETAILS

- Total Building Size:.....10,000 SF
- Available Space:..... 1,800 SF
- Lease Rate:...\$3,000/month/Modified Gross
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District with HARB Overlay
- Land/Lot Size:..... 0.048 acres
- Parking:..... On-Street, Public Garage
- Roof Type:..... Rubber
- Construction:.....Masonry/Wood/Steel
- Heating:.....FWA
- Cooling:.....Central Air
- Water/Sewer:.....Public
- Sprinklers:.....Yes

TRAFFIC COUNTS

- S. George St./BUS I-83: 12,314 VPD
- E. Market St.:..... 7,935 VPD

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FLOOR PLAN | FIRST FLOOR SPACE (As-Is)



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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 | P1 King St. Garage |
| B York County Judicial Center | P2 Market St. Garage |
| C Continental Square | 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.



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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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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