

## FOR LEASE

1,400 SF first floor space that is perfect for retail, personal services, or office use.



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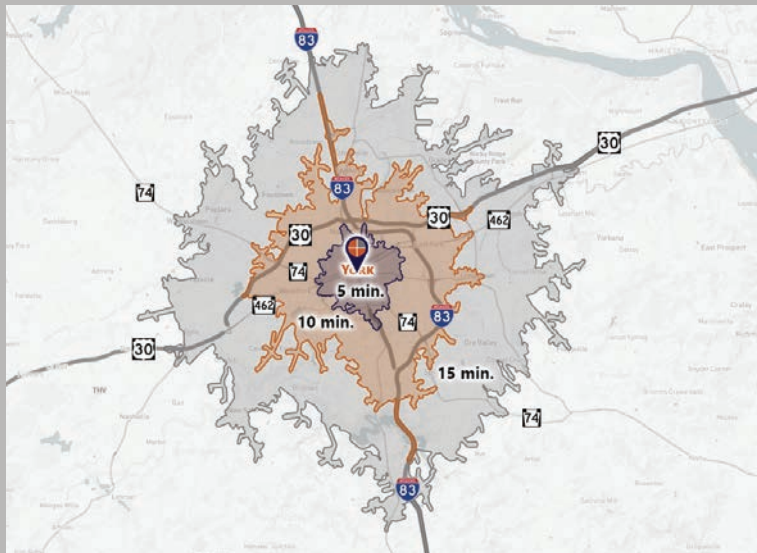
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# OFFICE / RETAIL / PERSONAL SERVICES SPACE

## DEMOGRAPHICS

Variable	8 W. King St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	41,320	93,691	170,461
Population Density (Pop per Sq. Mile)	9,257.4	3,126.2	1,757.6
Total Daytime Population	49,789	118,050	197,419
Total Households	15,451	37,087	66,597
Per Capita Income	\$21,450	\$30,995	\$36,526
Average Household Income	\$56,332	\$77,865	\$92,944
Average Disposable Income	\$45,244	\$60,857	\$71,465
Aggregate Disposable Income	\$699,060,226	\$2,257,018,289	\$4,759,354,251
Total (SIC01-99) Businesses	1,587	4,296	6,663
Total (SIC01-99) Employees	24,244	65,720	105,050
Total (SIC01-99) Sales	\$1,954,180,808	\$8,454,779,465	\$15,483,658,309
Annual Budget Expenditures	\$767,437,392	\$2,518,542,197	\$5,356,565,674
Retail Goods	\$235,235,172	\$784,129,886	\$1,676,501,206

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Located just a block from downtown York's Continental Square, this space offers a flexible layout that is perfect for retail, personal services, and office uses.

Owners are willing to renovate the space to suite a well-qualified tenant's needs, including modification of the layout, cosmetic finishes, and more. The space is directly across from the King Street public parking garage, as well as City Hall.

## PROPERTY DETAILS

- Total Building Size:..... 18,095 SF
- Available Space:..... 1,400 SF
- Lease Rate:..... \$950/month/Modified Gross  
*plus utilities, liability insurance, cable, phone and internet. As-Is Condition.*
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:.....0.0933 acres
- Date Available:..... Immediately
- Parking:.....Public Garage, Street
- Year Built:..... 1915
- Construction:..... Wood/Masonry
- Ceiling Height:..... 10 ft.
- Heating:.....Gas FWA
- Cooling:.....Central Air
- Electric:..... Met-Ed
- Water:.....Public
- Sewer:.....Public

## TRAFFIC COUNTS

- W. King St.:..... 2,383 VPD
- S. George St./BUS I-83:..... 11,314 VPD



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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. JB Lovedrafts
6. McDonald's
7. Harmony Cafe
8. Pizza Boli's York
9. Neama's Egyptian Foods
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
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. Sarah's Snacks
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. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

### ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
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. House of York
49. Boho Bella
50. The Witchwood Teahouse
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. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers

### FITNESS

67. York YMCA
68. 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**  
This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new 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. Beaver St. W. Philadelphia St. N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.

**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 new businesses, office tenants, and new market-rate apartments.

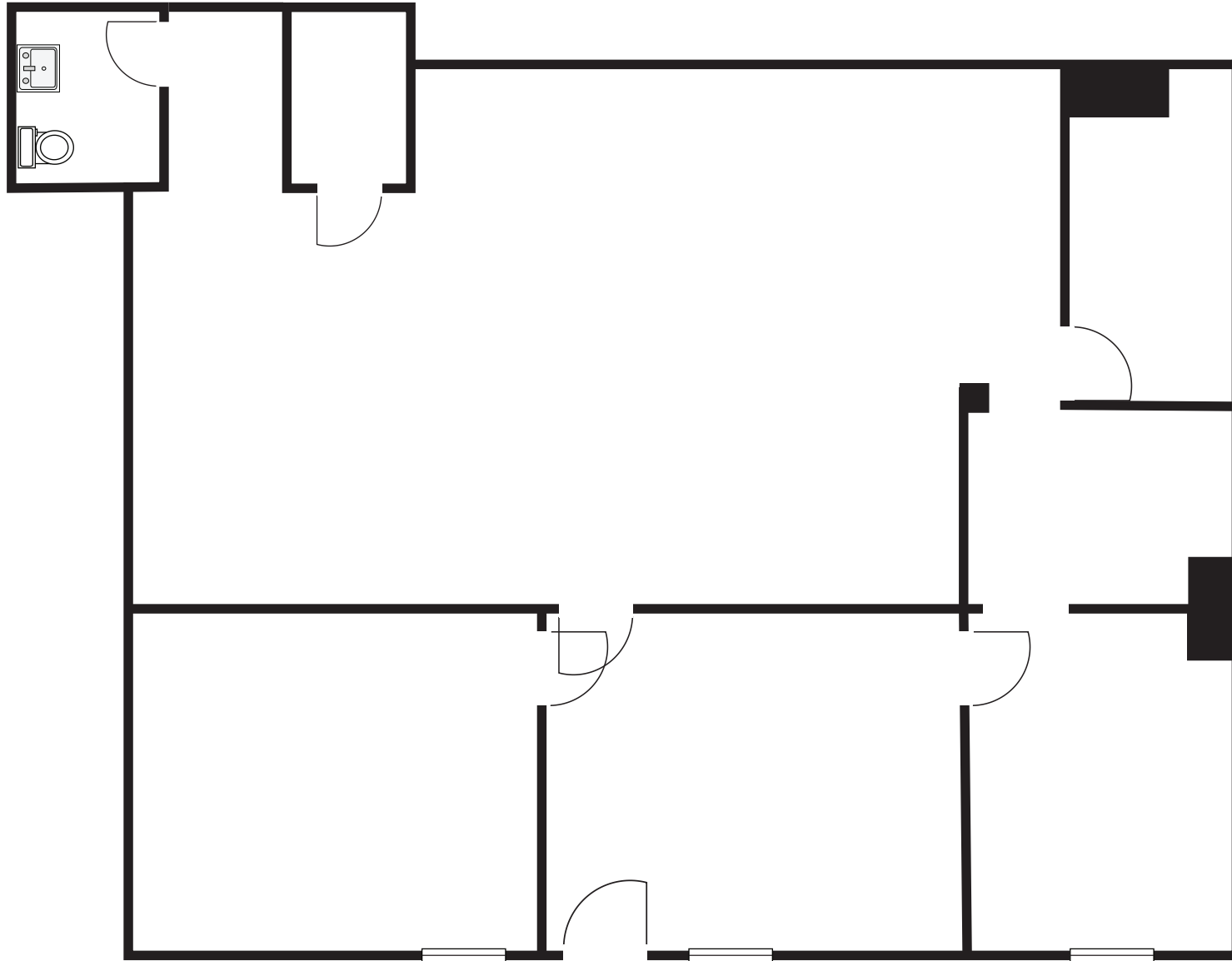
**ROYAL SQ. DISTRICT**  
Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.

**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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# 8 W. KING ST. YORK, PA | FLOOR PLAN

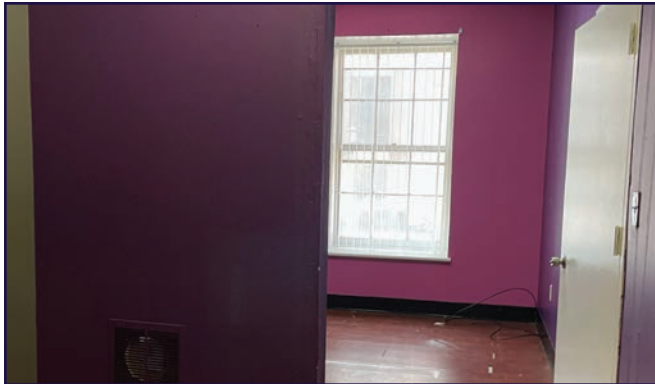
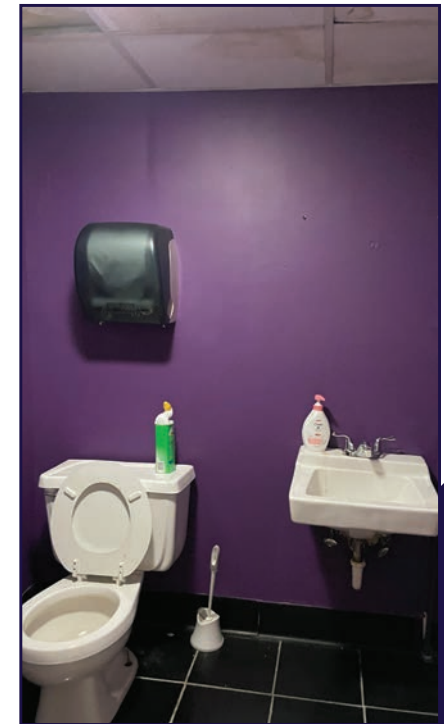
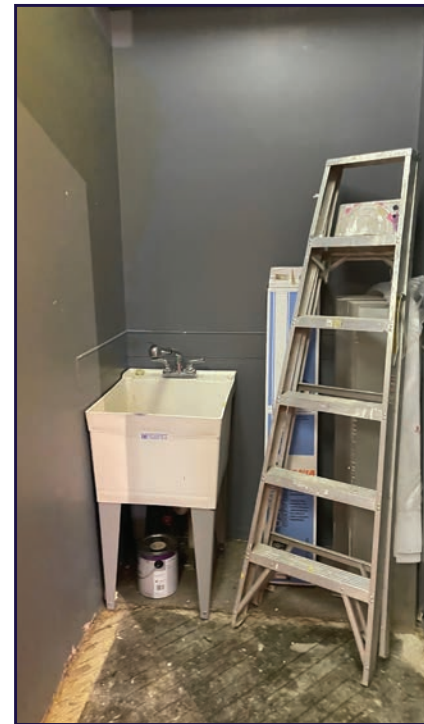
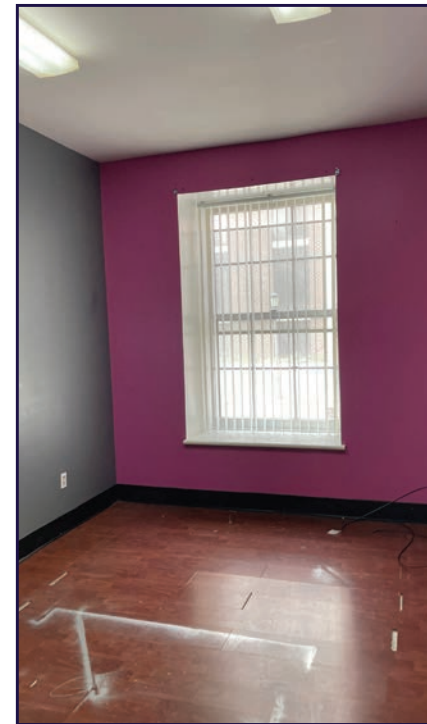


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# INTERIOR PHOTOS



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# AERIAL DRONE PHOTO



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