



Commercial Real Estate LLC

## FOR SALE

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

# REDEVELOPMENT OPP. W/PARKING

City of York | York County

250 E. Market St. York, PA 17403



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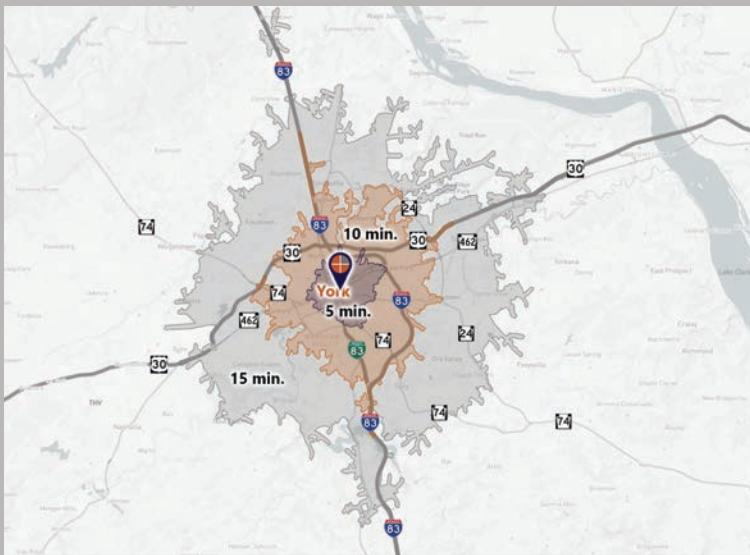
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# REDEVELOPMENT OPPORTUNITY w/PARKING

## 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 Affordability 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: ..... \$1,500,000
- 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



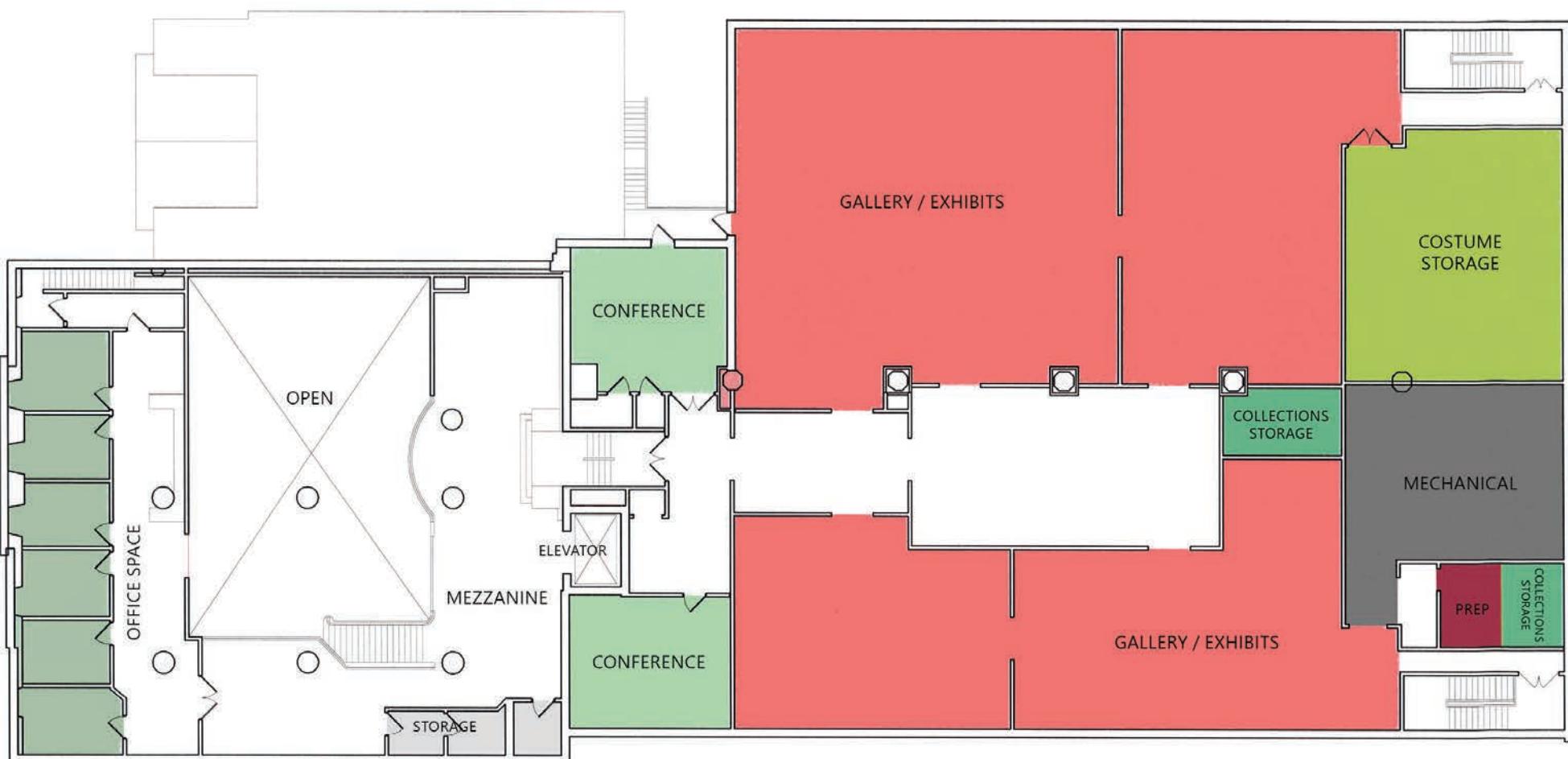
## FIRST FLOOR: 22,087 SF

|                    |          |            |          |                    |          |
|--------------------|----------|------------|----------|--------------------|----------|
| 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



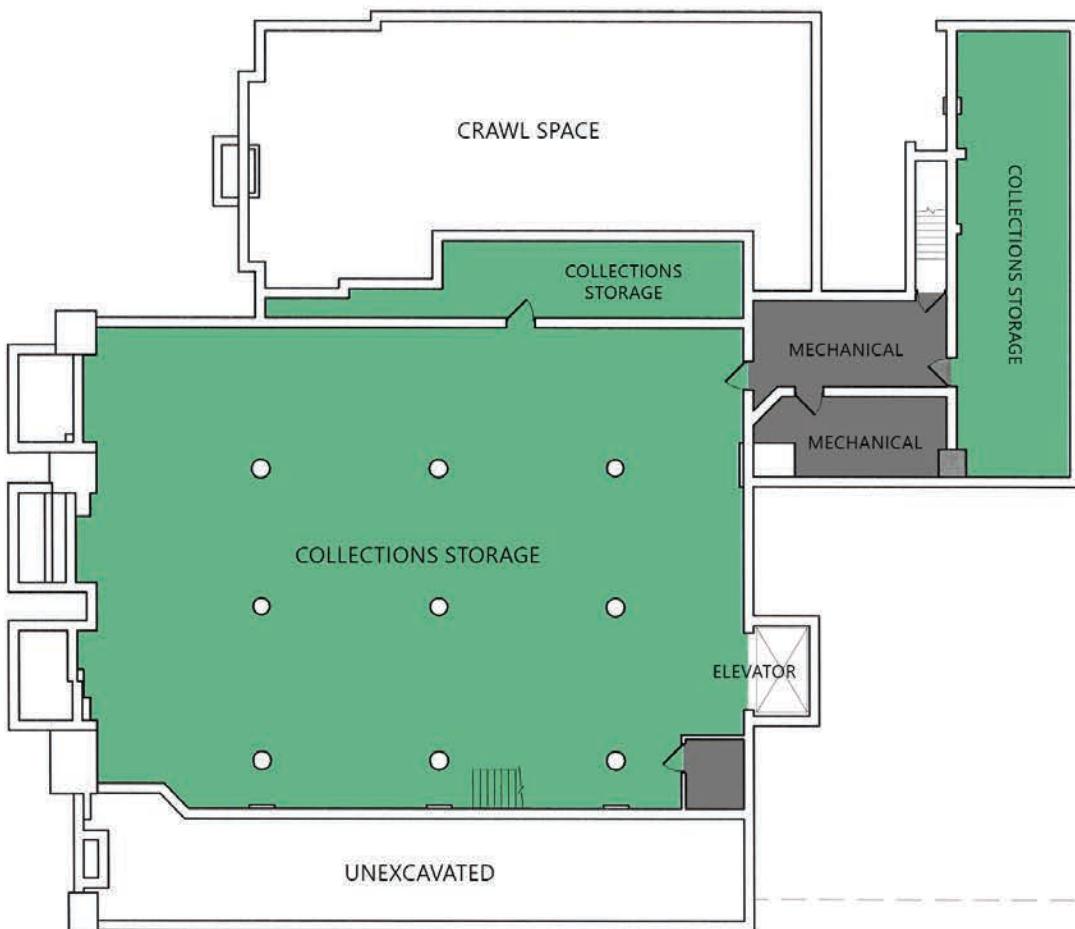
## SECOND FLOOR: 22,048 SF

|                    |          |                 |          |                     |          |
|--------------------|----------|-----------------|----------|---------------------|----------|
| 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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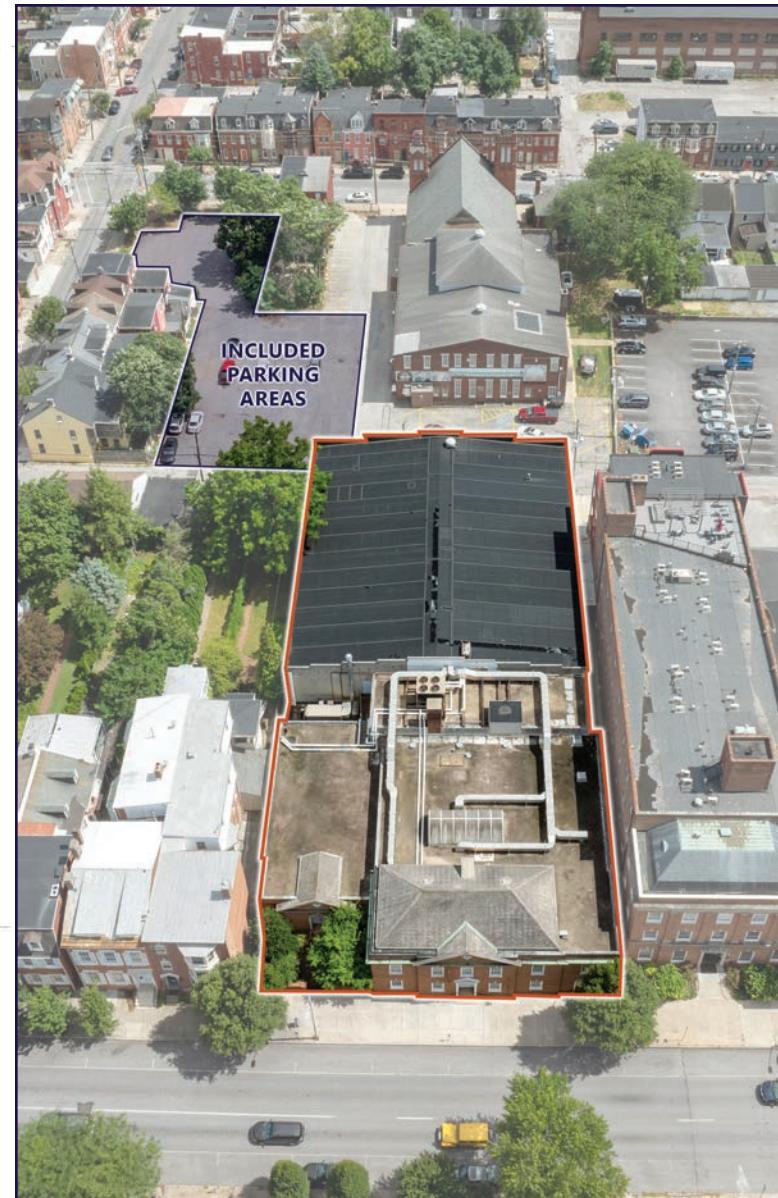
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# HISTORICAL SOCIETY FLOOR PLAN | BASEMENT



## 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

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. Alleys
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. Picalonga Sabor Tropical
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. Granfalloons 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

### ATTRACTI0NS

39. Marketview Arts
40. Valencia Ballroom
41. Timeline Arcade
42. York Revolution Stadium
43. The Bond
44. Appell Performing Arts Center
45. York County History Center
46. Royal Square Mural Park
47. Heritage Rail Trail

### SHOPPING

48. The Glass Turtle Studio
49. Ewe And Me
50. House of Flowers York
51. DTLR
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Casta Cigars Co.
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Penn Market
62. Sunrise Soap Co.
63. Central Market
64. House of Yoga
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. The Garden of Eddy
68. Noel's Rock Shop

### LODGING

69. Red Roof Inn
70. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
71. Grace Manor Bed & Breakfast

### FITNESS

72. York YMCA
73. 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. Garage
- P4 Central Market Deck

### NORTHWEST TRIANGLE



### 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.



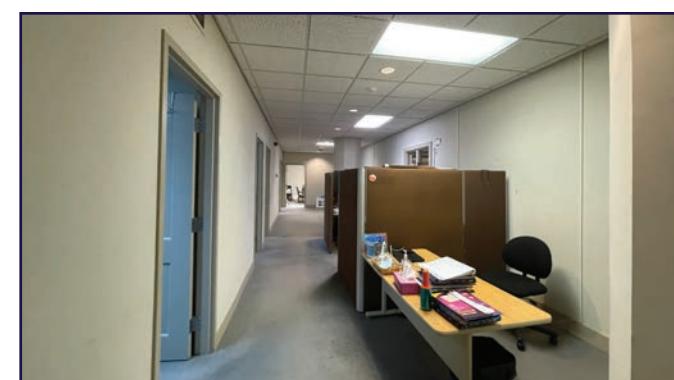
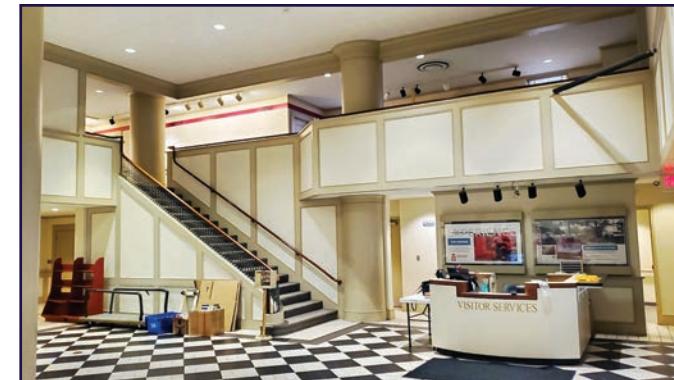
Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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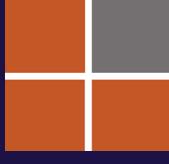


# INTERIOR PHOTOS

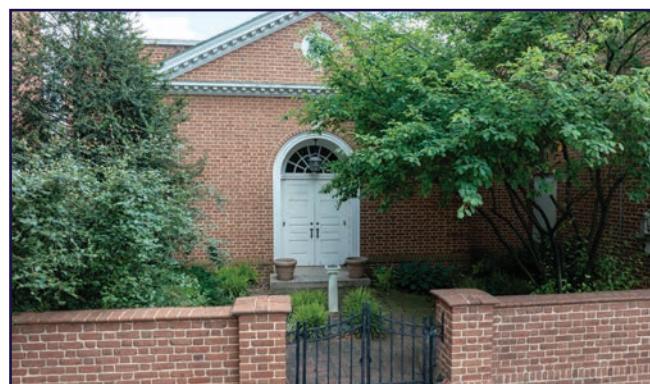
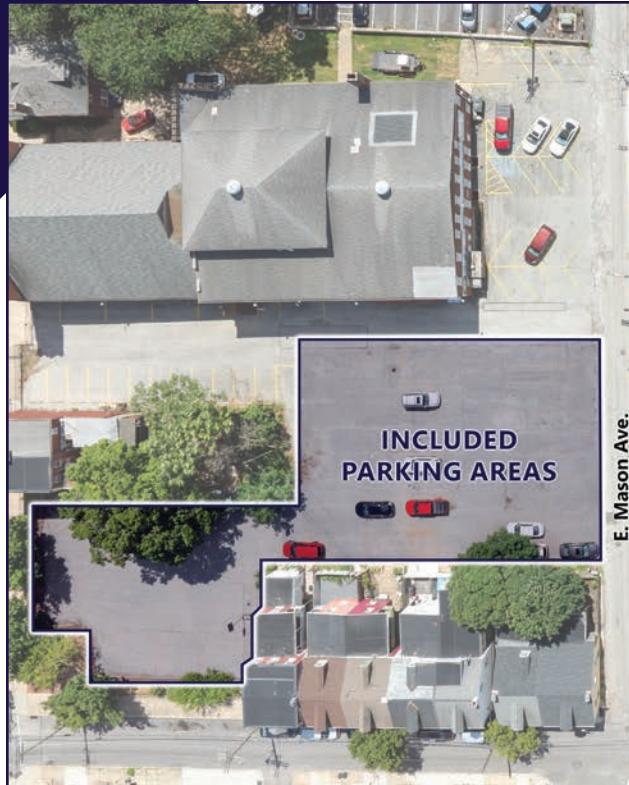


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# AERIAL DRONE & BUILDING PHOTOS



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# AERIAL DRONE PHOTO



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