

FOR SALE / FOR LEASE

Mixed-use property available with a first floor renovated retail space and upstairs apartment.



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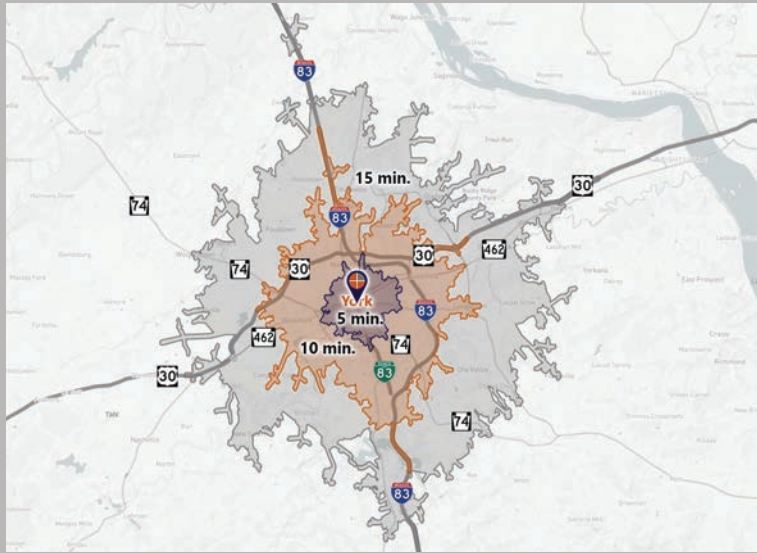
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

MIXED-USE PROPERTY AVAILABLE

DEMOGRAPHICS

Variable	27 E. King St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	37,465	90,442	166,052
Population Density (Pop per Sq. Mile)	9,097.7	3,141.3	1,788.3
Total Daytime Population	45,370	113,418	190,862
Total Households	14,140	35,361	64,495
Per Capita Income	\$18,971	\$29,894	\$34,776
Average Household Income	\$50,105	\$75,692	\$89,014
Average Disposable Income	\$40,210	\$58,789	\$68,917
Aggregate Disposable Income	\$568,567,451	\$2,078,853,663	\$4,444,803,962
Total (SIC01-99) Businesses	1,642	4,494	6,844
Total (SIC01-99) Employees	23,126	65,714	102,351
Total (SIC01-99) Sales (\$000)	\$2,142,543	\$9,175,012	\$15,990,959
Annual Budget Expenditures	\$618,940,228	\$2,314,428,455	\$4,927,092,996
Retail Goods	\$180,979,597	\$690,579,694	\$1,479,289,681

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Mixed use property for sale consisting of first floor 1,000 SF renovated retail space with large storefront window and large apartment on the 2nd/3rd floors, that is conveniently positioned near the Royal Square District, just a block from Continental Square and directly across the street from City Hall. Great opportunity for owner occupied "live-work" space or for an investor.

Join the number of growing retail, salons, barber shops, restaurants, and artists in the area including Wold Grills, Sniffany's of York, Artemis Vintage, Hamir's, Collusion Tap Works, Molly's Follies, The Parliament Arts, The Bond Events & Wedding Venue, and many more.

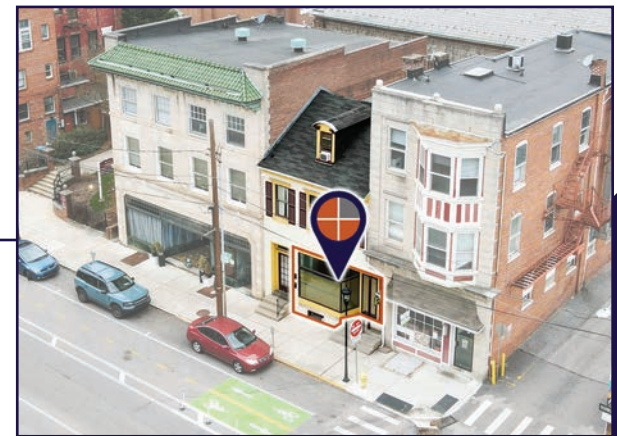
The space is also two blocks from the Yorktowne Hotel - a Tapestry Collection by Hilton.

PROPERTY DETAILS

- Total Building Size:..... 3,356 SF
- First Floor Retail Space:..... 1,000 SF
- Sale Price:\$250,000
- Lease Rate: ...\$1,395/month/Modified Gross
- Lease Terms:Negotiable
- Zoning:Central Business District
- Land/Lot Size:0.0268 acres
- Date Available:..... Immediately
- Parking:.....Street, Public Garage
- Annual Taxes:\$3,231
- Construction:.....Masonry
- Heating:..... Electric Baseboard / FWA
- Cooling:.....CAC
- Electric:Met-Ed
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

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



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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. JB Lovedrafts
6. McDonald's
7. Harmony 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. 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

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
67. Bound Books

FITNESS

68. York YMCA
69. CrossFit York

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



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.



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.



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 & INTERIOR PHOTOS



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AERIAL DRONE PHOTO



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