



HIGH-PROFILE, RETAIL/OFFICE SPACE

City of York | York County

101 E. Market St. York, PA 17401

FOR LEASE

High-profile retail/office space
located caddy-corner from
The Yorktowne Hotel.
To be redeveloped.



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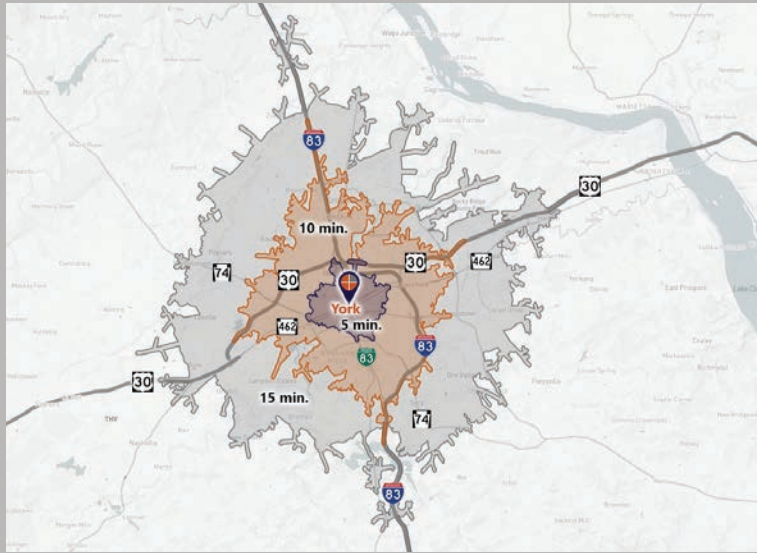
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HIGH-PROFILE, RETAIL/OFFICE SPACE

DEMOGRAPHICS

Variable	101 E. Market St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	37,464	91,887	168,759
Population Density (Pop per Sq. Mile)	9,259.5	3,055.1	1,734.4
Total Daytime Population	38,484	107,407	183,413
Total Households	13,825	35,847	65,179
Per Capita Income	\$16,674	\$25,498	\$31,110
Average Household Income	\$44,627	\$65,262	\$79,565
Average Disposable Income	\$36,346	\$51,652	\$62,131
Aggregate Disposable Income	\$502,482,512	\$1,851,574,847	\$4,049,653,122
Total (SIC01-99) Businesses	1,570	4,250	6,449
Total (SIC01-99) Employees	19,585	65,816	102,015
Total (SIC01-99) Sales (\$000)	\$2,095,642	\$9,898,746	\$16,487,978
Annual Budget Expenditures	\$539,144,741	\$2,023,786,861	\$4,451,928,691
Retail Goods	\$158,180,123	\$604,353,633	\$1,338,860,379

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Modern retail, office or professional / personnel services space to be redeveloped located in downtown York across the street from the newly reopened Yorktowne Hotel, a Tapestry Collection by Hilton and the The Gunter-Smith Center for Community Engagement, York College of PA.

The space features large storefront display windows and will include updated finishes, high ceilings, and new restroom.

PROPERTY DETAILS

- Total Building Size:.....15,560 SF
- Available Space:..... 1,080 SF
- Lease Rate:.....Subject to Delivery Condition
Tenant pays electric, gas, phone/CATV/internet, water, sewer, garbage, interior maintenance, parking, liability insurance, and janitorial.
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Date Available:.....Subject to Delivery
- Parking:.....Public Garage / On-Street
- Year Built/Renovated: 1923
- Roof Type: Rubber
- Construction:..... Masonry, Wood
- Heating:.....Gas FWA
- Cooling:.....Central Air
- Electric:Met Ed
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

- N. Duke St.: 2,461 VPD
- E. Market St./Route 462:..... 7,935 VPD
- E. Philadelphia St./Route 462:..... 8,559 VPD
- N. George St./BUS I-83: 11,314 VPD



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DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

- Central Market
- White Rose Bar & Grill
- Roost Uncommon Kitchen
- Marcello's Pizza
- JB Lovedrafts
- McDonald's
- Harmony Cafe
- Pizza Boli's York
- Mesa Moreira
- Mudhook Brewing Co.
- Archetype Pizza
- Collusion Tap Works
- Prince St. Cafe
- Gift Horse Brewing Co.
- The Left Bank
- Essan Thai Restaurant
- Cupcakes & More
- The Green Bean Roasting Co.
- Skillet2Plate Soul Bistro
- The Handsome Cab
- World Grills
- Sarah's Snacks
- Holy Hound Taproom
- Liquid Hero Brewery
- First Capital Dispensing Co.
- Tutoni's Restaurant
- Granfaloon's Tavern
- Chinatown Express
- Subway
- Rockfish Public House
- LettUsKnow
- Aviano's Corner Trattoria
- Fig & Barrel
- Hami's Indian Fusion
- Iron Horse York
- Revival Social Club
- Stage Deli

LODGING

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

SHOPPING

- House of York
- Boho Bella
- The Witchwood Teahouse
- Pineapple Home Gallery
- C-town Supermarket
- Sky Optics
- New Hub Store
- Rainbow Shops
- Family Dollar
- Lilybird & Company
- Camera Center of York
- Revolt Style Studio
- Pippi's Pen Shoppe
- Refillism
- Sunrise Soap Co.
- Artemis Vintage
- Rite Aid
- My Girlfriend's Wardrobe
- Charles A. Schaefer Flowers
- Bound Books

FITNESS

- York YMCA
- CrossFit York

ATTRACTIONS

- Marketview Arts
- Valencia Ballroom
- Timeline Arcade
- York Revolution Stadium
- The Bond
- Small Star Art House
- Appell Performing Arts Center



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

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.



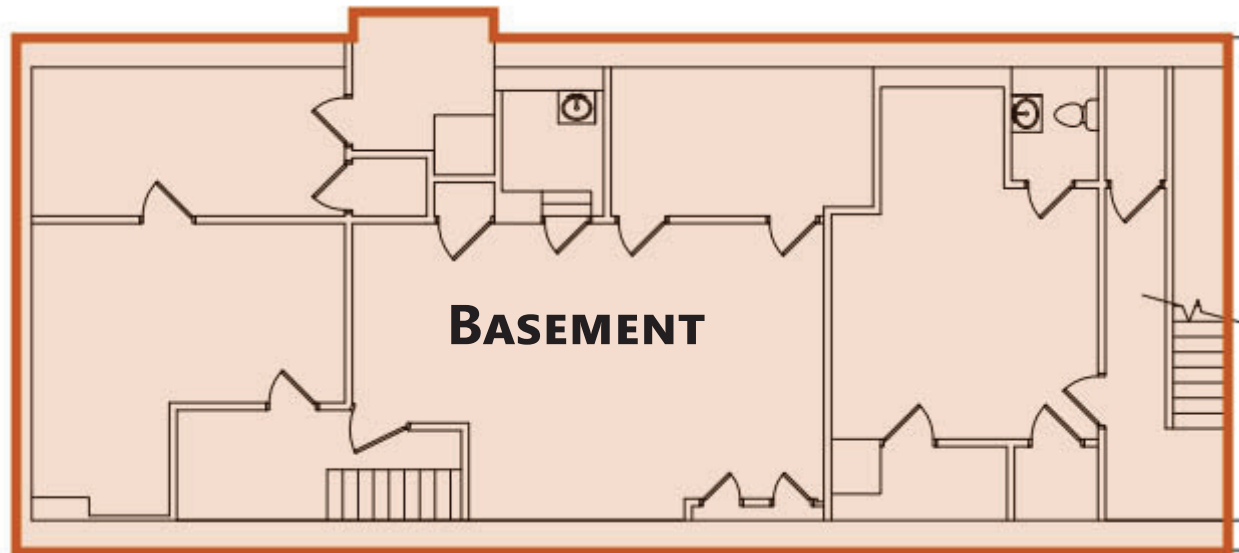
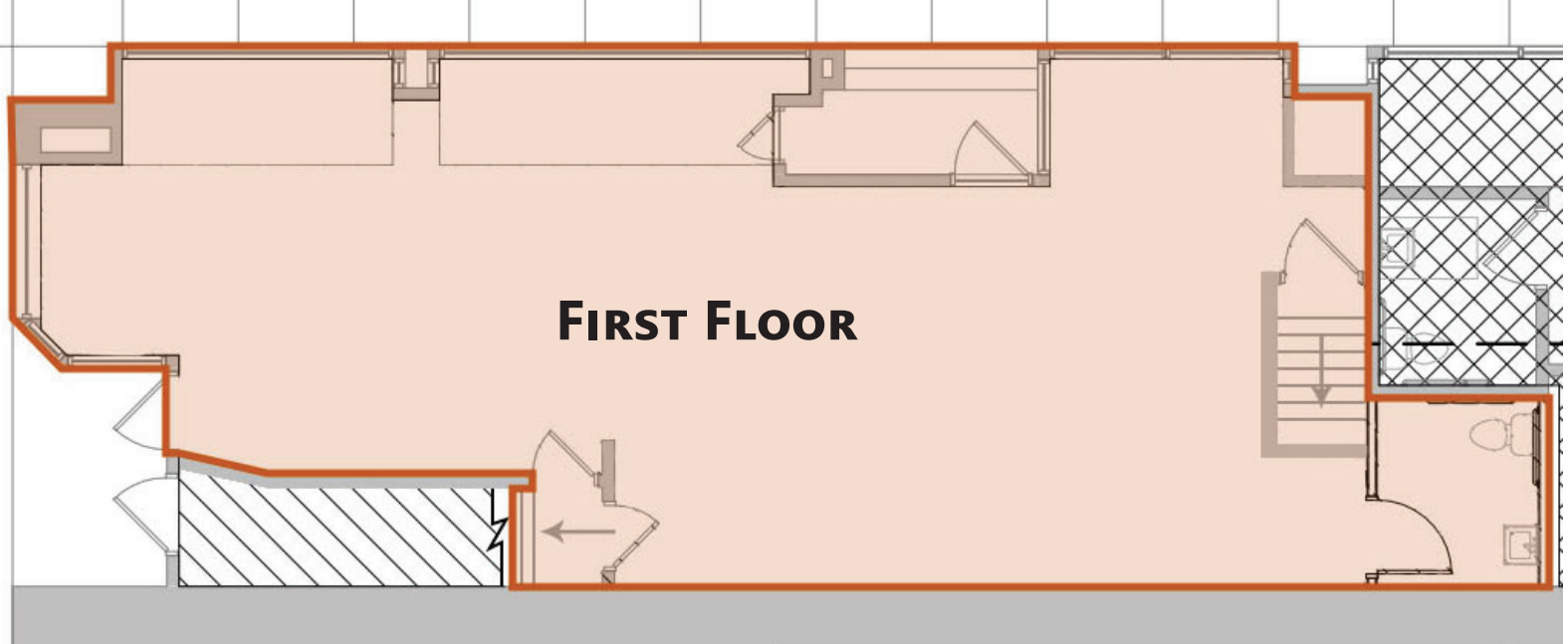
Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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FLOOR PLANS | FIRST FLOOR & BASEMENT

E. MARKET STREET
↓



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BUILDING EXTERIOR & INTERIOR PHOTOS



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AERIAL DRONE PHOTO



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