

FOR LEASE

Two-story 2,700± SF retail space available in the Royal Square District of downtown York.



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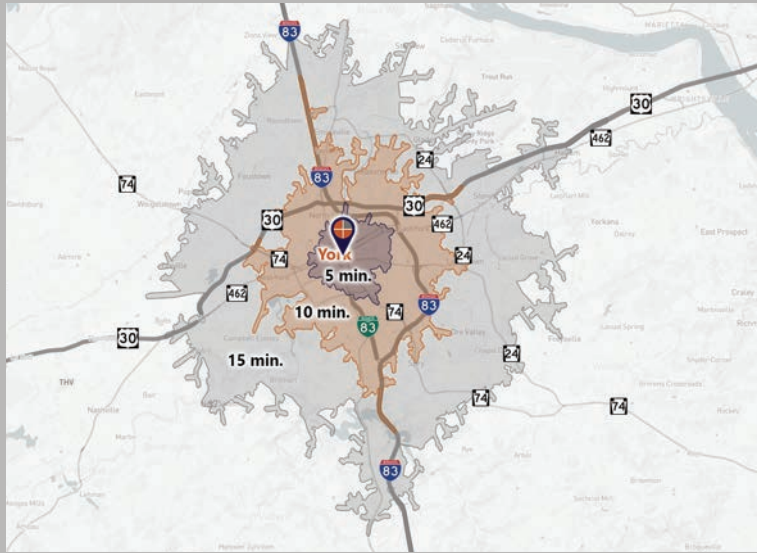


RETAIL SPACE AVAILABLE

DEMOGRAPHICS

Variable		118 E. King St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes	
Total Population	33,405	87,013	161,331	
Population Density (Per Sq. Mile)	8,556.5	3,527.3	1,807.7	
Total Daytime Population	43,588	105,205	189,526	
Total Households	13,063	34,124	63,045	
Per Capita Income	\$22,004	\$30,362	\$36,205	
Average Household Income	\$56,578	\$76,814	\$92,095	
Average Disposable Income	\$45,454	\$60,036	\$70,849	
Aggregate Disposable Income	\$593,769,251	\$2,048,652,947	\$4,466,700,123	
Total (SIC01-99) Businesses	1,551	3,825	6,479	
Total (SIC01-99) Employees	23,510	56,963	102,142	
Total (SIC01-99) Sales	\$2,149,096,134	\$7,177,404,003	\$14,761,878,340	
Annual Budget Expenditures	\$651,596,520	\$2,288,062,437	\$5,026,261,249	
Retail Goods	\$199,738,508	\$711,576,847	\$1,571,147,250	

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This property consists of first and second floor, 2,700± SF, retail space that is conveniently located in the Royal Square District, just two blocks from York's Continental Square and within close proximity to City Hall. The space is also located one block from the Yorktowne Hotel - a Tapestry Collection by Hilton. This property has rear access to the Royal Square Courtyard.

Join the number of growing retail, salons, barber shops, restaurants, and artists in the area including Casta Cigar Co., World Grills, Gusa by Victoria, Collusion Tap Works, Granfallons Tavern, King's Courtyard Artists' Collective, The Bond Events & Wedding Venue, Royal Square Gardens Event Venue, and many more.

PROPERTY DETAILS

- Total Building Size:..... 2,700± SF
- Lease Rate:..... \$1,295/mo./Modified Gross
- Lease Terms:Negotiable
- Zoning:Central Business District with HARB Overlay
- Land/Lot Size:0.0371 acres
- Date Available:.....July 1, 2024
- Parking:.....Street, Public Garage
- Roof Type:Shingle
- Construction:.....Masonry/Wood
- Heating:.....FWA
- Cooling:.....CAC
- Electric:Met-Ed
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

- E. King St.:..... 2,561 VPD
- S. Queen St./PA Route 74:..... 7,549 VPD
- S. Duke St.:..... 2,461 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. 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. Coming Soon! New Restaurant/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. Granfaloons 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.



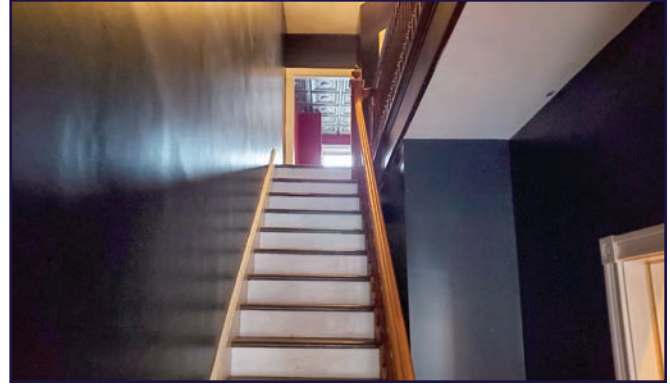
Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.



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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INTERIOR PHOTOS



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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