



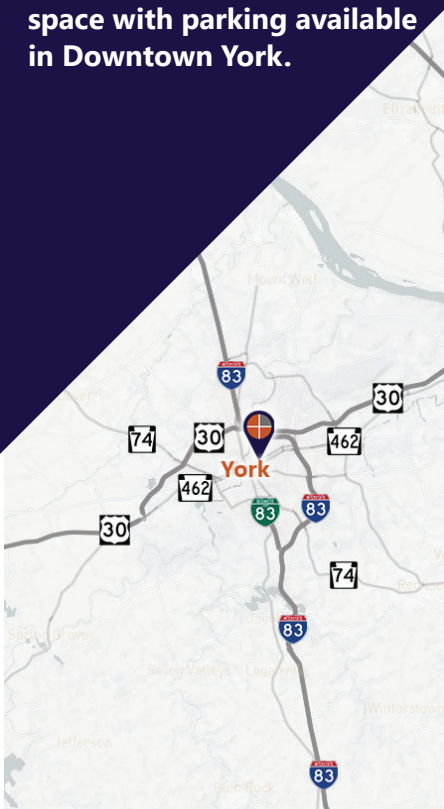
SECOND FLOOR OFFICE SPACE

City of York | York County

409 E. Philadelphia St. York, PA 17403

FOR LEASE

1,700 SF second floor office space with parking available in Downtown York.



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

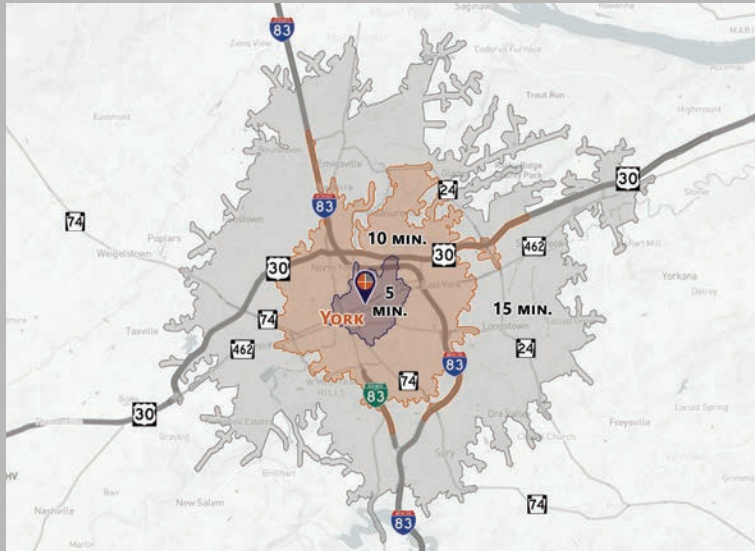
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SECOND FLOOR OFFICE SPACE

DEMOGRAPHICS

Variable	409 E. Philadelphia St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	17,117	69,509	140,546
Population Density (Per Sq. Mile)	8,404.3	4,128.9	2,178.4
Total Daytime Population	22,504	85,741	173,524
Total Households	7,119	27,060	55,106
Per Capita Income	\$24,326	\$29,716	\$36,690
Average Household Income	\$58,359	\$75,930	\$92,831
Average Disposable Income	\$46,028	\$59,174	\$71,638
Aggregate Disposable Income	\$327,672,623	\$1,601,253,573	\$3,947,710,928
Total (SIC01-99) Businesses	1,009	3,019	5,820
Total (SIC01-99) Employees	10,915	42,776	90,103
Total (SIC01-99) Sales	\$1,381,100,016	\$5,219,173,102	\$13,311,971,811
Annual Budget Expenditures	\$366,749,098	\$1,801,921,061	\$4,449,008,269
Retail Goods	\$118,093,646	\$585,442,698	\$1,458,961,805

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This 1,700 SF office space on the second floor is perfect for businesses such as personnel services, hair salons, nail spas, and other office uses. The recently renovated space features an open floor plan with plenty of natural light, two dedicated offices, a kitchenette, and two bathrooms.

It is conveniently located above The Brewer's Outlet and directly across from New York Wire Works, a vibrant hub for entrepreneurs and artists seeking to elevate their creative visions and goals. This area includes The Gallery, The York Merchant, and The York Exchange and Flea, among many other individual spaces. Nearby businesses include York Day Nursery, Little Caesars Pizza, and Metro by T-Mobile.

PROPERTY DETAILS

- Total Building Size:..... 5,584 SF
- Second Floor Available Space: 1,700 SF
- Lease Rate:..... \$1,500/month
plus phone/CATV, interior maintenance, janitorial, and liability insurance
- Lease Terms:Negotiable
- Zoning: UN1
- Land/Lot Size: 0.346 acres
- Date Available:..... Immediately
- Parking:..... On-Site, Shared

- Roof Type:Pitched Shingle
- Year Built:..... 1963
- Heating:.....FWA
- Cooling:.....CAC
- Electric: Met-Ed
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

- E. Philadelphia St./Route 462:..... 9,946 VPD
- E. Walnut St.:..... 1,097 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
- New Hub Store
- 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
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.

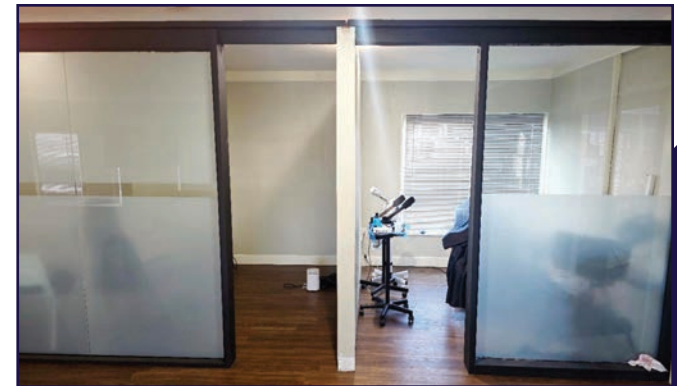
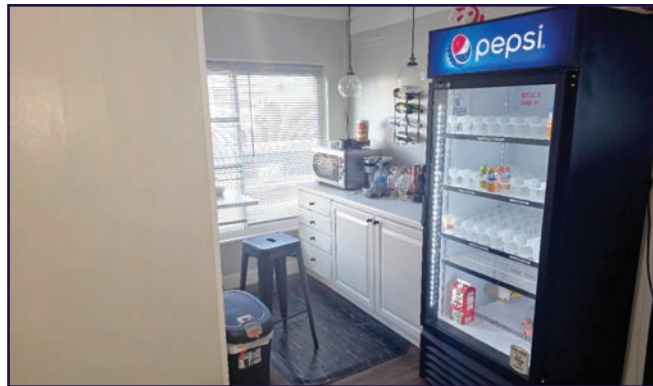
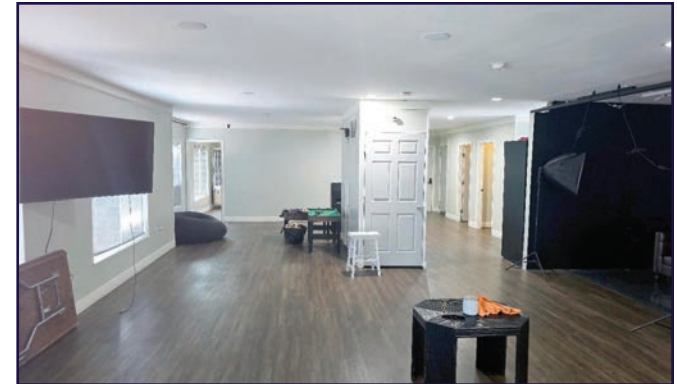
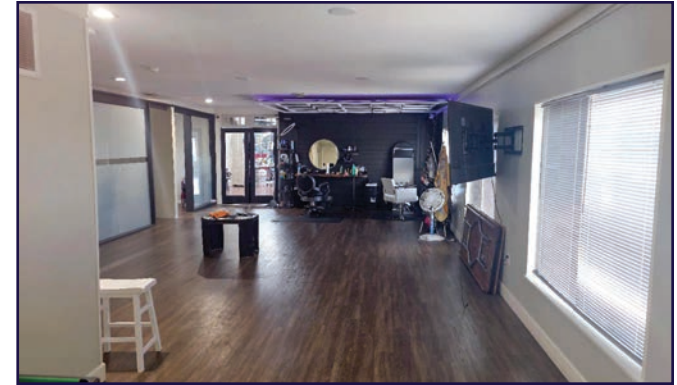
ROYAL SQ. DISTRICT
Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.

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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AERIAL DRONE & INTERIOR PHOTOS



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AERIAL DRONE PHOTO



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