



NEW RETAIL SPACE(S) IN MIXED-USE REDEVELOPMENT PROPERTY

York City | York County

9 E. Philadelphia St. York, PA 17401

FOR LEASE

New retail storefront space(s) in the newly redeveloped Peel Press Building in downtown York.

JOIN THIS NEW
TENANT

HOTWORX
24 HOUR INFRARED FITNESS STUDIO



CONCEPTUAL RENDERING

Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

David Albright
Cell: 717.870.3097
david@truecommercial.com

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

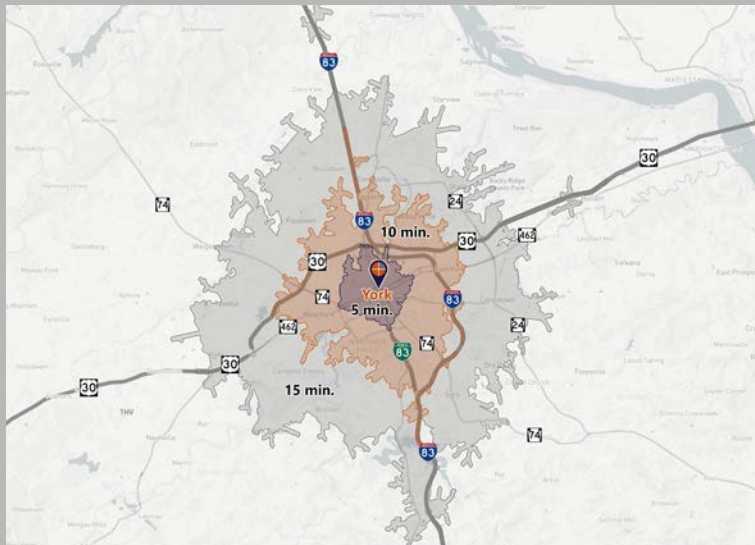
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NEW RETAIL STOREFRONT SPACES

DEMOGRAPHICS

9 E. Philadelphia St. York, PA			
VARIABLE	5 minutes	10 minutes	15 minutes
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	33,711	82,613	157,991
Population Density (Per Sq. Mile)	9,819.4	3,562.8	1,932.4
Total Daytime Population	37,213	101,746	184,881
Total Households	13,237	32,200	61,883
Per Capita Income	\$23,301	\$31,446	\$38,465
Average Household Income	\$59,263	\$79,953	\$97,748
Average Disposable Income	\$46,697	\$62,247	\$75,175
Aggregate Disposable Income	\$618,130,699	\$2,004,366,556	\$4,652,061,491
Total (SIC01-99) Businesses	1,428	3,559	6,134
Total (SIC01-99) Employees	17,854	51,854	93,654
Total (SIC01-99) Sales	\$1,554,035,304	\$6,544,182,035	\$13,892,495,567
Annual Budget Expenditures	\$694,066,814	\$2,254,077,813	\$5,248,149,955
Retail Goods	\$220,794,836	\$735,391,401	\$1,722,916,579

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

We are pleased to present this exciting opportunity to lease new retail storefront space in the redeveloped Peel Press Building in downtown York! Located at the prime intersection of N. George St. and E. Philadelphia St., this project is situated in the heart of downtown York's restaurant and entertainment district. It is surrounded by the Appell Center for the Performing Arts, Central Market, the 330,000+ SF York County Judicial Center, and Restaurant Row. This location benefits from significant pedestrian traffic, a robust daytime business population, and a dense residential area nearby. Additionally, there are three (3) public parking garages within one block of the project.

The redevelopment has two (2) new retail storefronts available, along with 22 new market-rate apartments. The storefronts will feature high ceilings, new HVAC and electrical systems, open layouts, and large shared bathrooms in the rear common area. An on-site fitness center will be available for all tenants to use. The first floor will retain the historic manufacturing structure, which will be transformed into modern industrial-chic retail space, while three new stories of apartments will be built with a contemporary exterior above the original structure.

This project is well-suited for traditional retail, restaurants and breweries, entertainment venues, personal services, business services, fitness facilities, healthcare providers, and office users.

PROPERTY DETAILS

- Total Building Size:..... 30,830 SF
- Available Space:..... Up to 2,747 SF
- Lease Rate:..... \$18.00/SF/Modified Gross
Tenant pays utilities & maintenance
- Lease Terms: Negotiable
- Zoning: Central Business District
with HARB Overlay
- Date Available:..... End of 2026
- Parking:..... Additional Fee
13 Garage Parking Spaces & 3 Covered Spaces
- Roof Type: Rubber
- Construction:..... Wood / Steel / Masonry
- Ceiling Height:..... 14 ft. up to 25 ft.
- Heating:..... Gas FWA
- Cooling:..... CAC (Entire Building)
- Electric: Met-Ed
- Water/Sewer:..... Public
- Sprinklers:..... Yes
- Year Built/Renovated: 1981/2026
- Land/Lot Size: 0.25 acres

TRAFFIC COUNTS

- E. Philadelphia St./Rte. 462:..... 9,159 VPD
- N. George St./BUS I-83: 8,811 VPD

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DEMOGRAPHIC SUMMARY | 10 min. Drive Time

DEMOGRAPHIC SUMMARY

9 E. Philadelphia St. York, PA

Drive time of 10 minutes

KEY FACTS

82,613

Population



32,200

Households

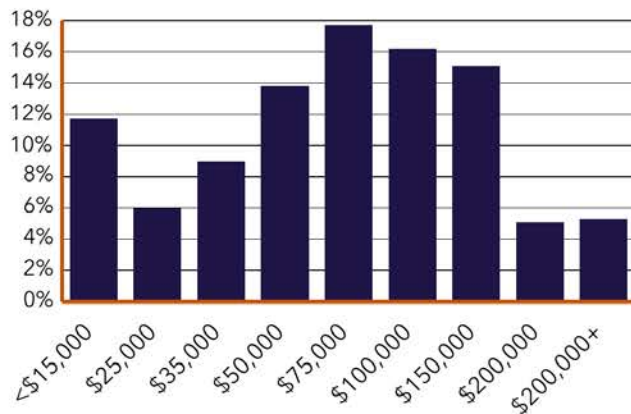
36.5

Median Age

\$51,257

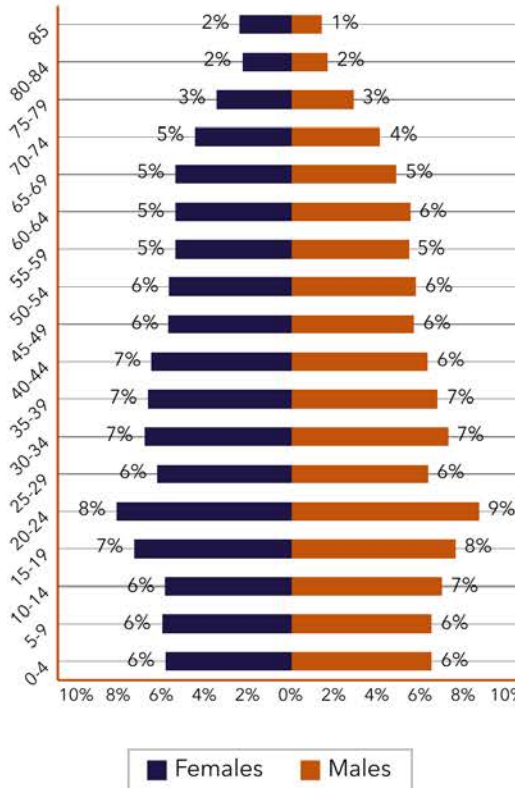
Median Disposable
Income

HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

AGE PROFILE



INCOME



\$62,902

Median
Household
Income



\$31,446

Per Capita
Income



\$95,773

Median Net
Worth

AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT



\$1,495

Fast Food
Spending



\$2,836

Restaurant / Fine
Dining Spending



\$463

Alcoholic
Beverages

ANNUAL HOUSEHOLD SPENDING



\$1,778

Apparel &
Services



\$5,466

Groceries



\$163

Computers &
Hardware



\$5,510

Health Care

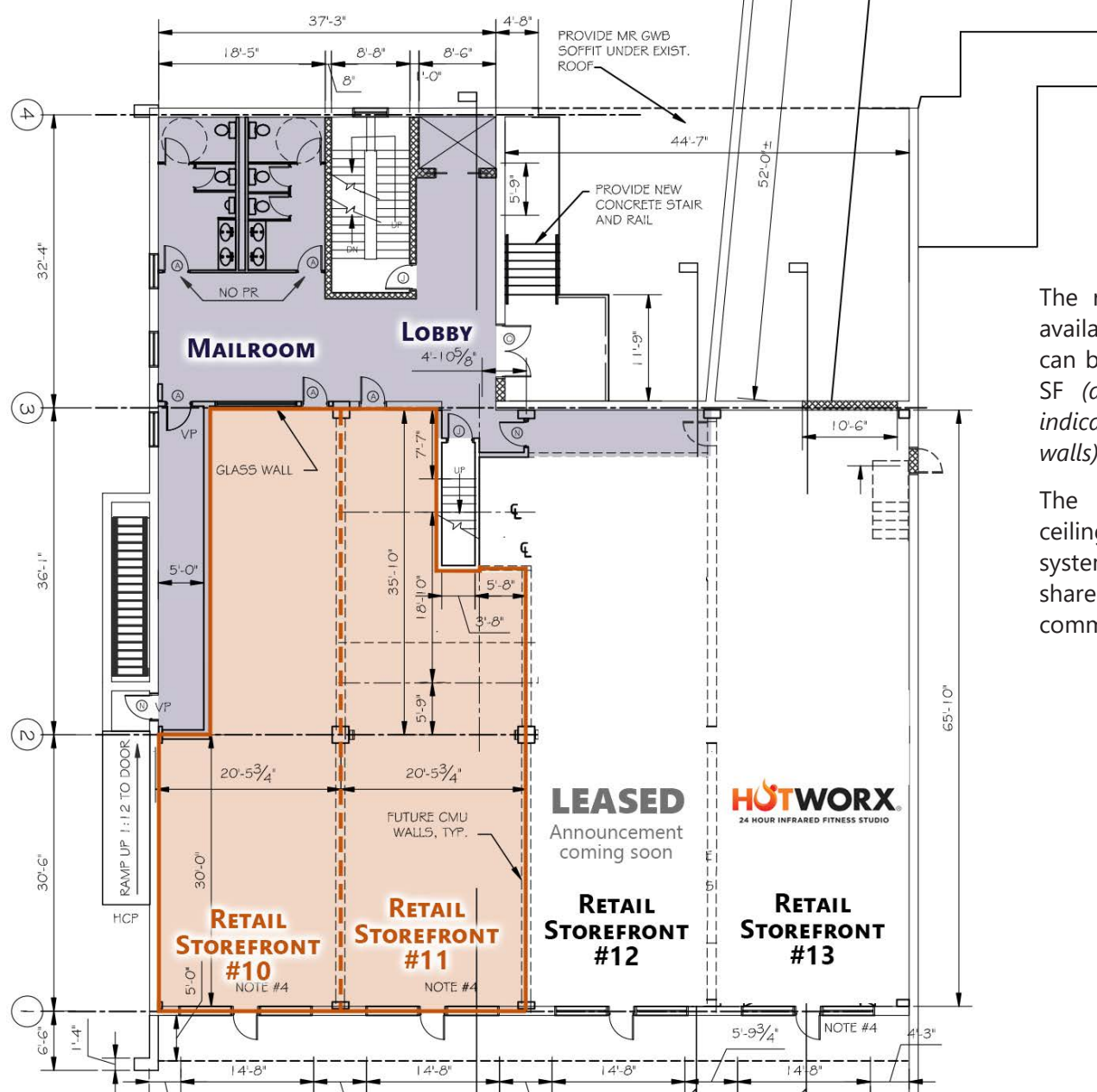


\$2,875

Entertainment /
Recreation

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FIRST FLOOR PLAN | NEW RETAIL STOREFRONTS



The redevelopment has two (2) available retail storefronts, which can be combined for up to 2,747 SF (dashed lines on floor plan indicate future/possible demising walls).

The storefronts feature high ceilings, new HVAC and electrical systems, open layouts, and large shared bathrooms in the rear common area.

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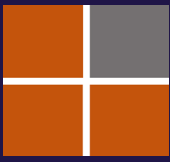


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DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Horse Bar & Grill
3. Pazzo Mediterranean Kitchen
4. Macchelli's Pizzeria
5. Liquid Hero Brewery (Taproom & Restaurant)
6. McDonald's
7. Catalina's Cafe
8. Pazzo Italia's York
9. Alley's
10. Mudhook Brewing Co.
11. Archetype Pizzeria
12. Collision Tap Works
13. Prison St. Cafe
14. Gift Moon Brewing Co.
15. Stone's Kitchen & Bar
16. PicoLongo Sabor Tropical
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cat
21. World Cafe
22. Gather 254
23. Holy Mount Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Taroni's Restaurant
27. Grandfather's Tavern
28. Christown Express
29. Sabotage
30. Rockfish Public House
31. LUTHERALLOWS
32. Levant Mediterranean Cuisine
33. Pig & Barrel
34. Haman's Indian Fusion
35. Local Honor 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 Bored
44. Apple Performing Arts Center
45. York County History Center
46. Royal Square Memorial Park
47. Heritage Fall Trail

SHOPPING

48. The Glass Turtle Studio
49. Tee And Me
50. House of Flowers York
51. DNR
52. C-Town Supermarket
53. Sky Optix
54. New Hair Store
55. Costa Cigar Co.
56. Family Dollar
57. Lipbird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippo's Pee Shoppe
61. Penn Marten
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 Edy
68. Noe's Rock Shop

LODGING

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

FITNESS

72. York YMCA
73. CHARGES 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. 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



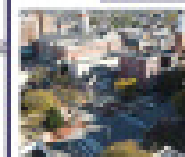
One of the largest traffic generators in the city, with 600 employees and drawing 2,400 visitors per day from all over York County.

MARKET DISTRICT



Anchor 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.

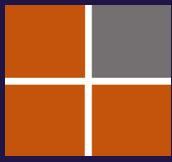


Home to artists' collectives, galleries, electronic art, a mural walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.

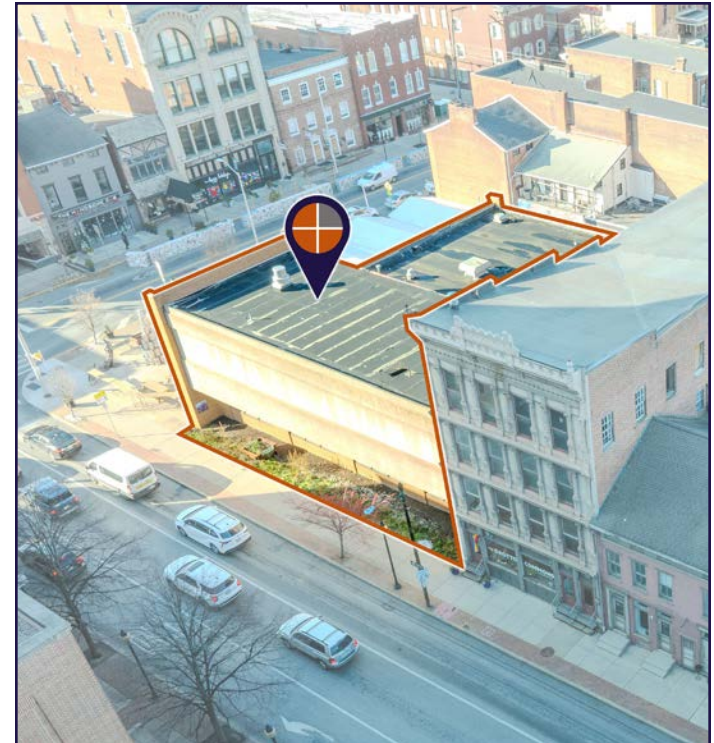
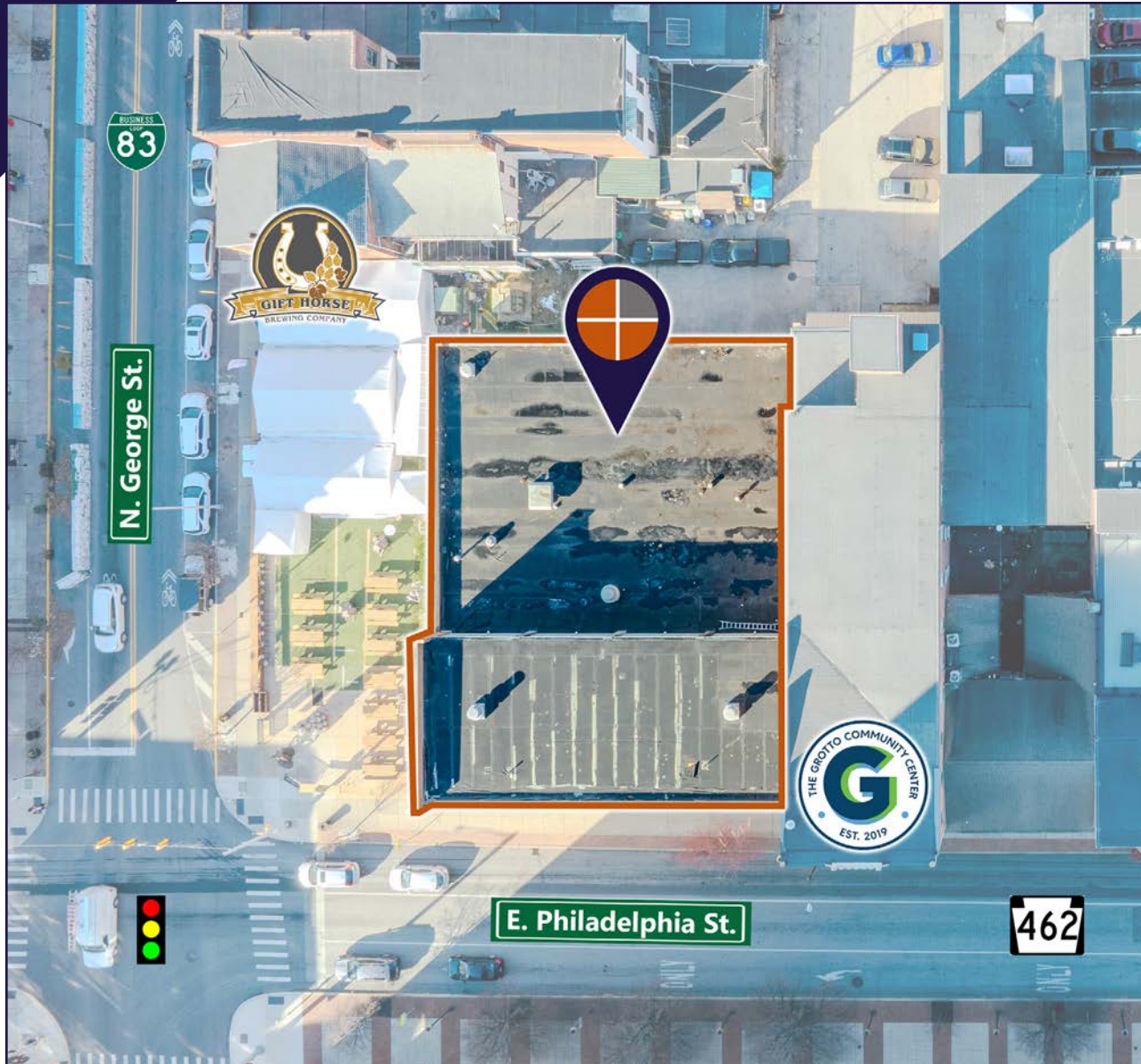


Located just across the Colonial Creek, Waco is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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