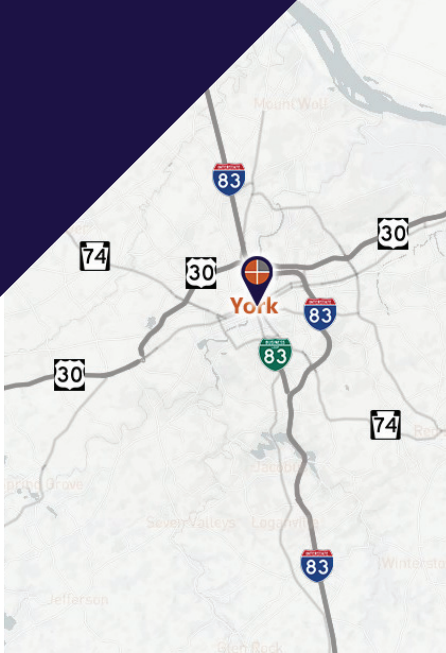


FOR SALE

Mixed-use investment property
with 7 residential apartments
& 1 first floor retail space
located in Historic
Downtown York.



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

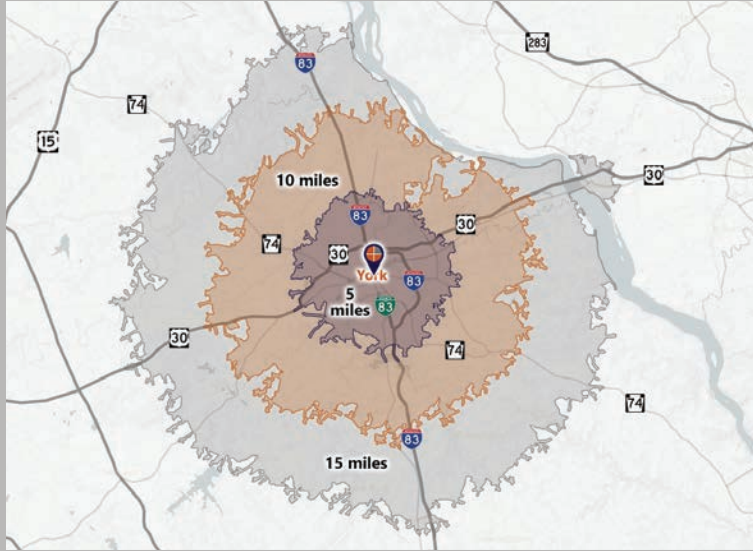


MIXED-USE INVESTMENT PROPERTY

DEMOGRAPHICS

Variable	201-203 S. George St. York, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	132,144	261,277	342,627
Population Density (Per Sq. Mile)	2,445.6	1,198.1	719.8
Total Daytime Population	159,374	264,875	327,229
Total Households	52,136	102,403	134,893
Per Capita Income	\$36,794	\$39,222	\$39,633
Average Household Income	\$92,865	\$99,660	\$100,392
Average Disposable Income	\$71,628	\$76,726	\$77,385
Aggregate Disposable Income	\$3,734,393,848	\$7,856,980,628	\$10,438,684,550
Total (SIC01-99) Businesses	5,408	8,092	10,109
Total (SIC01-99) Employees	82,598	117,510	137,227
Total (SIC01-99) Sales	\$15,398,791,619	\$23,212,434,156	\$27,028,754,196
Annual Budget Expenditures	\$4,211,471,936	\$8,831,849,904	\$11,709,461,609
Retail Goods	\$1,380,406,684	\$2,915,489,383	\$3,887,425,545

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This is a tremendous opportunity to invest in a historic architectural gem in York City, located directly across from City Hall. The property is a unique mixed-use building that includes seven residential apartments and one retail space at the corner of South George Street and East Princess Street. Many of the apartments have been recently updated, and the retail space on the first floor was renovated in 2024.

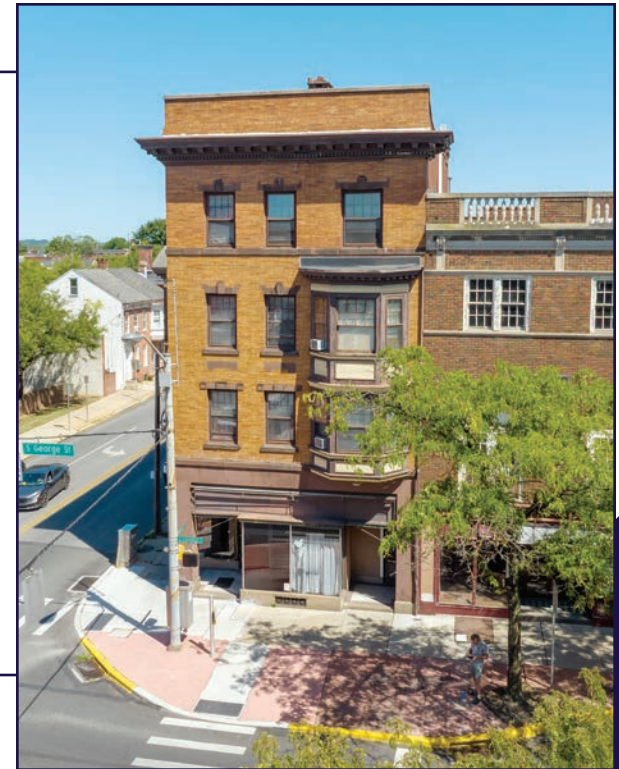
This five-story building is situated along Business I-83, just two blocks from Continental Square and at the southwest fringe of the Royal Square District. It is surrounded by a vibrant mix of restaurants, bars, retail shops, employment centers, government offices, and residential areas, making it an ideal investment opportunity.

PROPERTY DETAILS

- Total Building Size:.....13,004 SF
- Sale Price:\$995,000
- Zoning:Central Business District
- Building Stories:5 floors
- Land/Lot size:.....0.0642 acres
- Parking:.....Public Garage / On-Street
- Year Built:.....1900
- Annual Taxes:\$9,763
- Roof Type:Rubber
- Construction:.....Masonry / Wood
- Heating:.....FWA
- Cooling:.....Central Air
- Water/Sewer:.....Public

TRAFFIC COUNTS

- S. George St./BUS I-83:12,025 VPD
- E. Princess St.:.....7,437 VPD



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

INFOGRAPHIC SUMMARY: 5 MILE DRIVE TIME

DEMOGRAPHIC SUMMARY

201-203 S. George St. York, PA

Drive distance of 5 miles

KEY FACTS

132,144

Population



52,136

Households

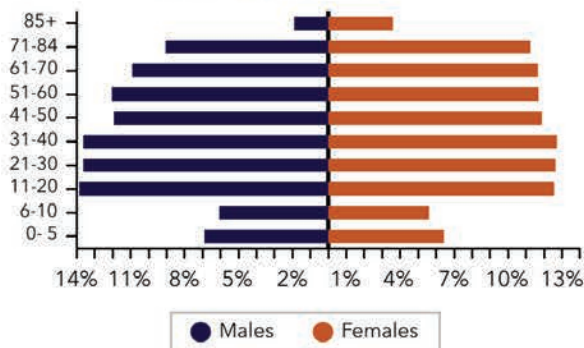
39.5

Median Age

\$56,295

Median Disposable
Income

AGE PYRAMID



INCOME



\$70,549
Median
Household
Income

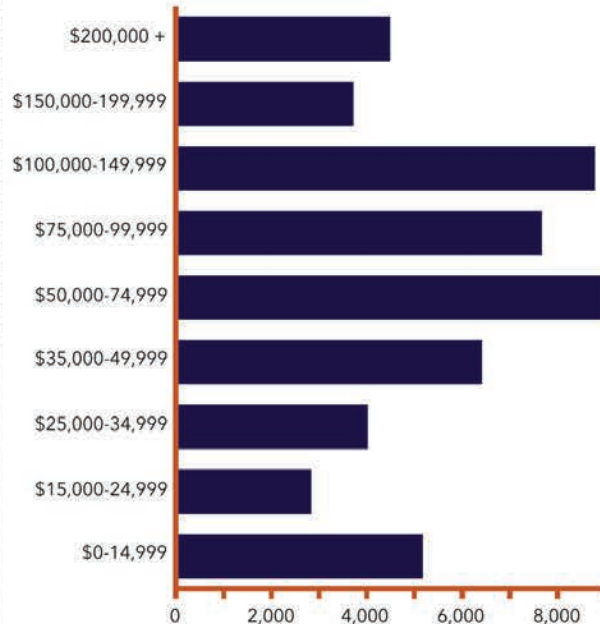


\$36,794
Per Capita
Income

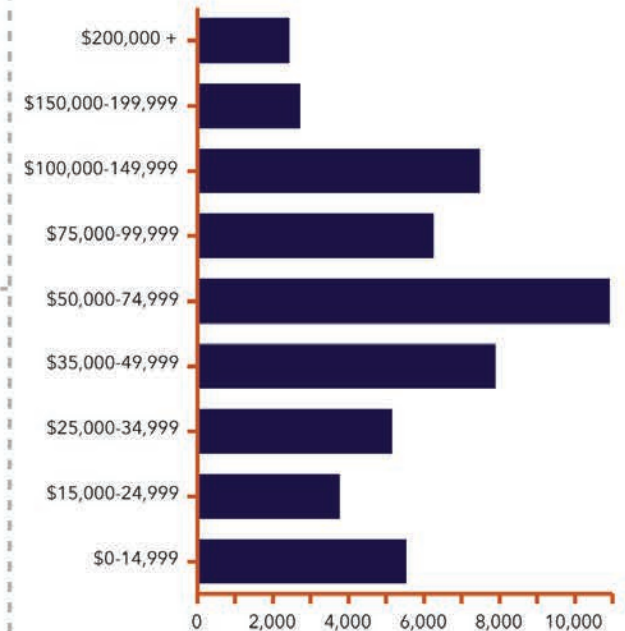


\$163,104
Median Net
Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



\$2,015
Apparel &
Services



\$3,296
Eating
Out



\$6,201
Groceries



\$6,420
Health
Care

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



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. Alleys
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. Bloom Kitchen & Bar
16. Picalonga Sabor Tropical
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. Granfaloon's 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
45. York County History Center
46. Royal Square Mural Park
47. Heritage Rail Trail

SHOPPING

48. The Glass Turtle Studio
49. Ewe And Me
50. House of Flowers York
51. DTLR
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Casta Cigars Co.
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Penn Market
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. Noel's Rock Shop

LODGING

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

FITNESS

72. York YMCA
73. CrossFit 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 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.



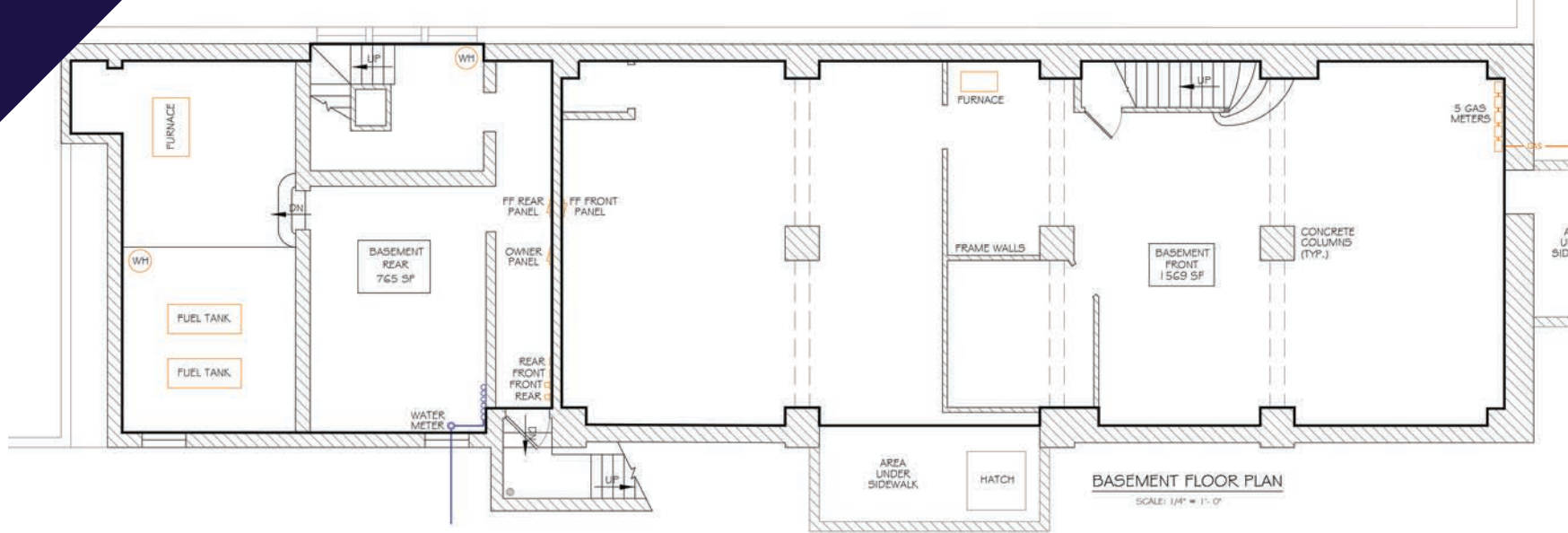
Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

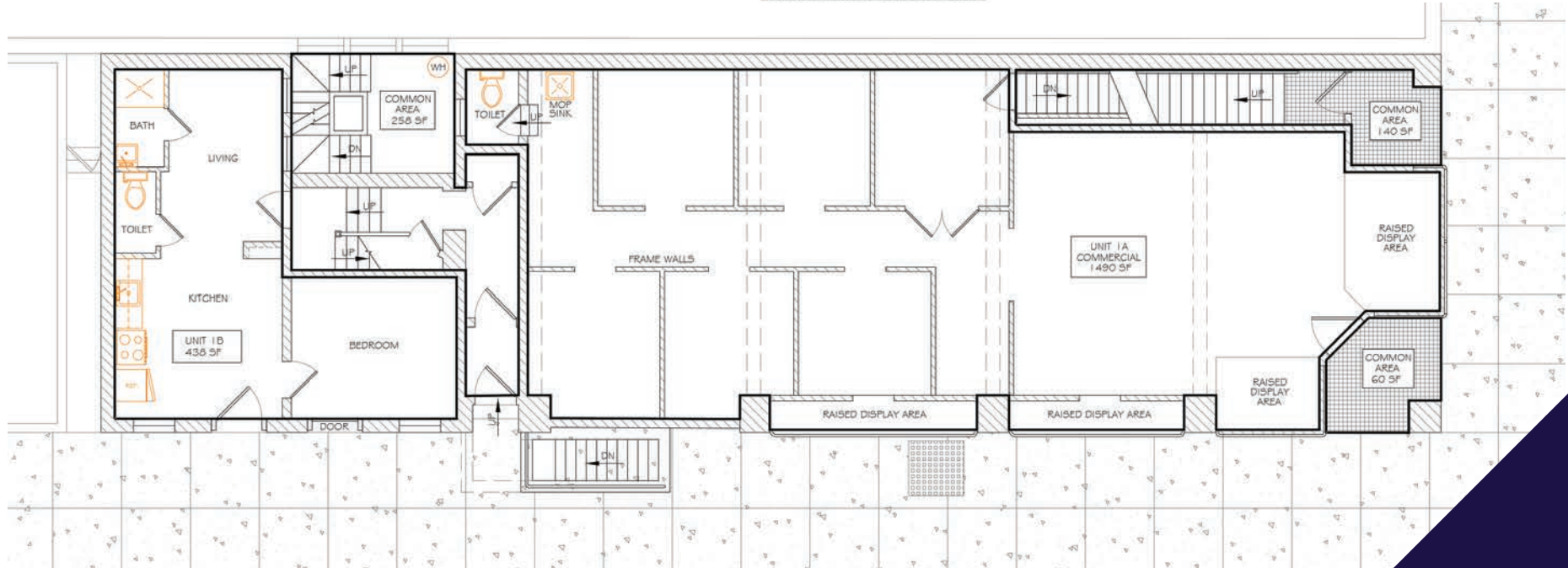


FLOOR PLANS: FIRST FLOOR & BASEMENT

BASEMENT



FIRST FLOOR



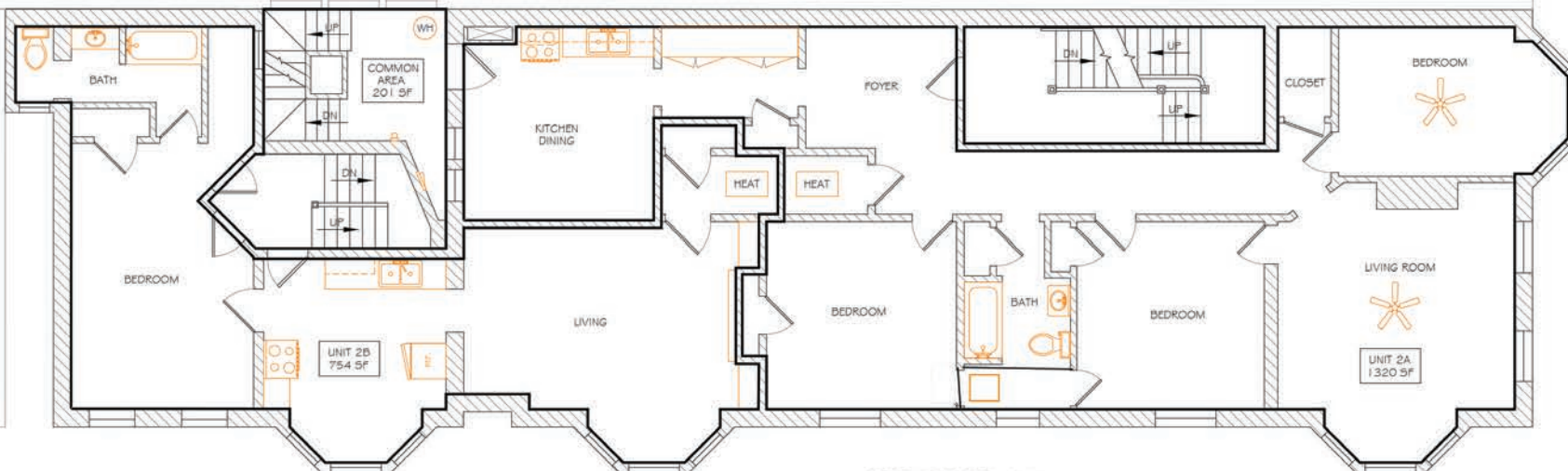
For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



FLOOR PLANS: SECOND & THIRD FLOOR

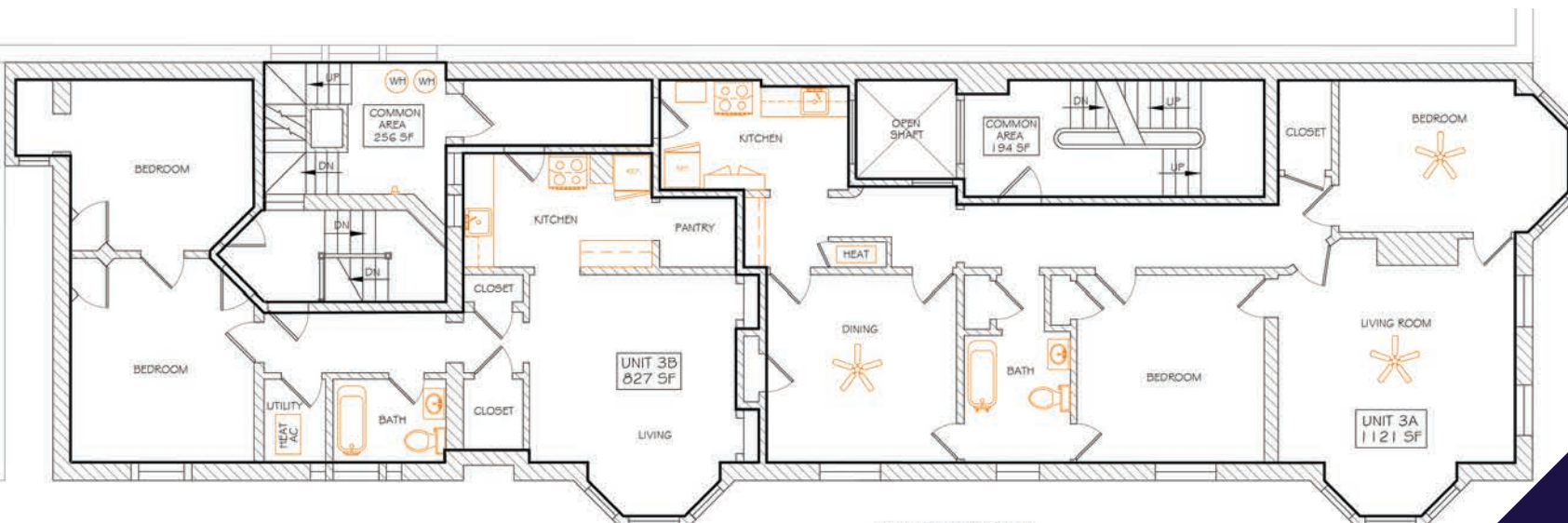
SECOND FLOOR



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

THIRD FLOOR



THIRD FLOOR PLAN

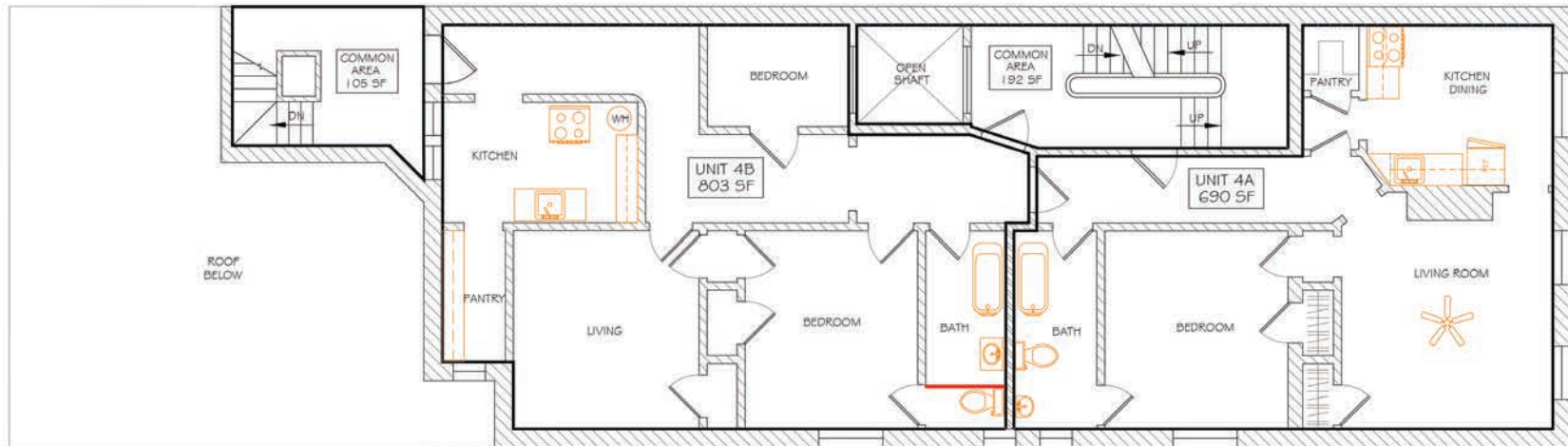
SCALE: 1/4" = 1'-0"

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



FLOOR PLANS: FOURTH & FIFTH FLOOR

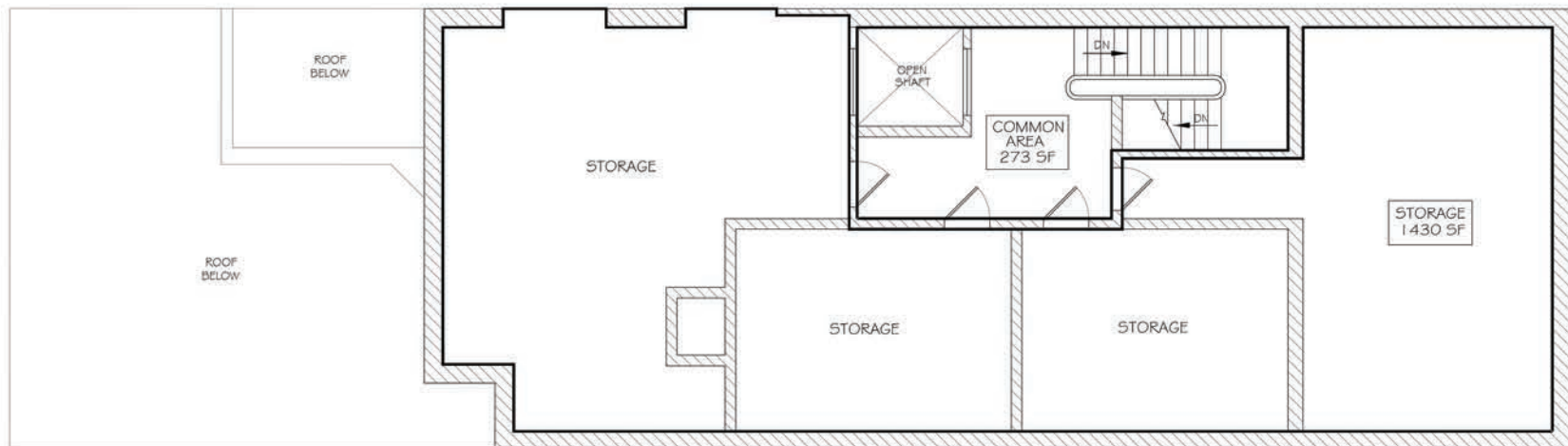
FOURTH FLOOR



FOURTH FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIFTH FLOOR



FIFTH FLOOR PLAN

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



AERIAL DRONE & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



AERIAL DRONE PHOTO



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.