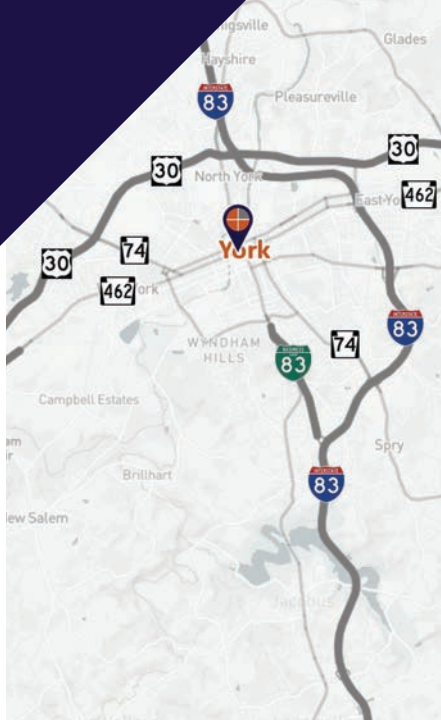


FOR LEASE

Small boutique retail space(s) located in REVI Flats at the corner of W. Market St. and S. Beaver St. in Downtown York.

GLA: 66,371 SF



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

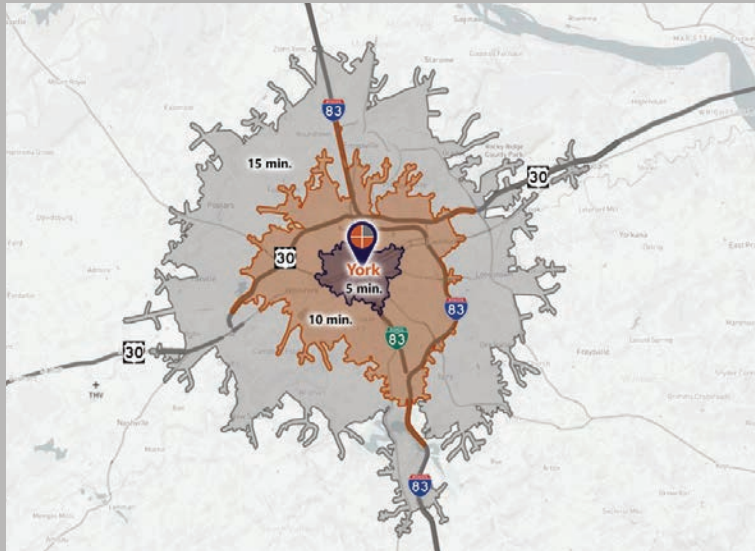
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

BOUTIQUE RETAIL SPACE(S) AVAILABLE

DEMOGRAPHICS

Variable	REVI Flats York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	36,978	83,960	159,295
Population Density (Per Sq. Mile)	10,576.2	3,336.8	1,850.9
Total Daytime Population	39,343	106,606	184,635
Total Households	14,133	32,989	63,030
Per Capita Income	\$22,100	\$32,149	\$40,134
Average Household Income	\$57,736	\$81,262	\$101,216
Average Disposable Income	\$47,126	\$63,721	\$77,133
Aggregate Disposable Income	\$666,027,522	\$2,102,077,650	\$4,861,701,733
Total (SIC01-99) Businesses	1,459	3,885	6,253
Total (SIC01-99) Employees	17,841	56,180	91,217
Total (SIC01-99) Sales	\$2,227,195,002	\$11,504,139,810	\$18,818,518,937
Annual Budget Expenditures	\$731,520,794	\$2,378,028,773	\$5,608,671,440
Retail Goods	\$233,673,844	\$775,387,102	\$1,842,532,073

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Rare opportunity to lease small boutique retail space at REVI Flats in York City's Market District. This \$12 million flagship redevelopment project consists of 8 new retail/restaurant spaces and 29 upscale apartments, with hourly-metered on-site parking for customers.

The intersection of W. Market and Beaver St. is at the epicenter of downtown York's retail and hospitality district, and is one of the highest foot-traffic intersections in the city. The location boasts a strong base of daytime employees balanced with some of the most sought-after residential apartments in York.

Existing co-tenants and surrounding businesses include Wellspan Lab Services, Timeline Arcade, Holy Hound Taproom, Central Market, Archetype Pizza, Roost Uncommon Kitchen, Fig & Barrel, Rite Aid, Prince Street Café, The Green Bean Roasting Co., and The Curious Little Playhouse.

PROPERTY DETAILS

- Total Building Size:.....66,371 SF
- Lease Rate:.....Varies, Modified Gross
- Lease Terms:Negotiable
- Zoning:Central Business District
- Parking:.....Hourly-Metered, On-Site

SPACES AVAILABLE

- Suite 15:323 SF

Tenant shall be responsible for payment of utilities, interior maintenance, liability insurance, HVAC maintenance, and janitorial.

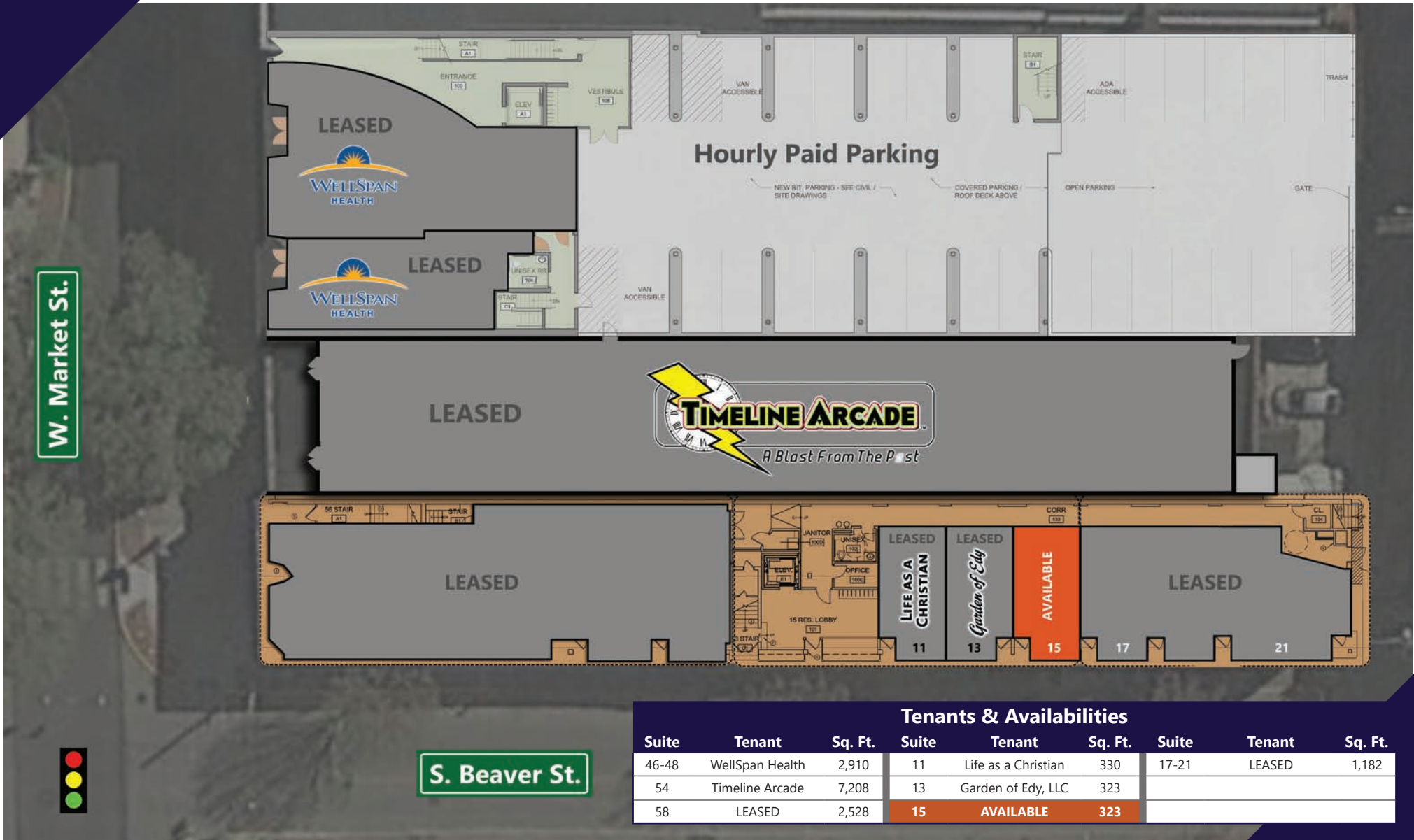
TRAFFIC COUNTS

- West Market Street:.....10,136 VPD
- South Beaver Street:.....2,631 VPD

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



SITE PLAN - REVI FLATS



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. Mesa Moreira
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. 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. Granfalloon'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

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
- 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



AERIAL DRONE PHOTO & 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.