York Galleria Pad Site Available

Springettsbury Township | York County — **2899 Whiteford Rd. York, PA 17402**

TRUE Commercial Real Estate LLC

For Sale

Approx. 2-3 acre pad site available for sale at the York Galleria Mall for Hotel/ Multi-Family use.

Ben Chiaro, CCIM
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ben@truecommercial.com

Steve Clipman
Cell: 717.682.8492
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York Galleria Pad Site Available

PROPERTY DETAILS

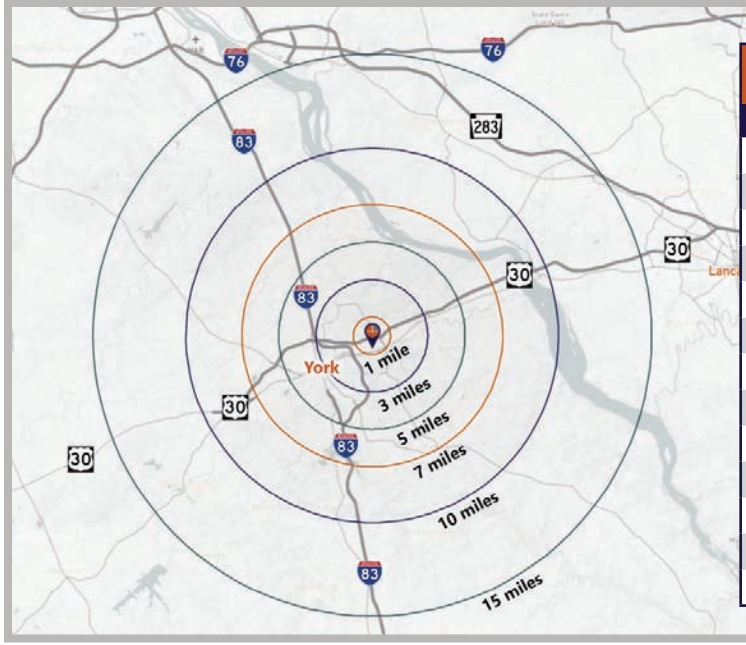
- Acreage: ..... 2-3 acres
  (exact acreage TBD based on use requirement)
- Zoning: .....Commercial Highway with Town Center Overlay
- Topography: ..... Level
- Sale Price: ..... Negotiable
- Sale Conditions: .....*Subject to the York Galleria Mall operating agreement, restrictive covenants, and design criteria.*

PROPERTY & MARKET OVERVIEW

Approximately 2-3 acre pad site (exact acreage TBD based on use requirement) for sale to be subdivided from the residual land on the north side of York Galleria adjacent to Life Storage and Hollywood Casino. The land is level topography and is currently 100% improved with parking. See attached concept plans for both hotel and multi-family developments.

York Galleria is a 765,000 SF two-level regional mall featuring more than 90 specialty shops. It is anchored by Hollywood Casino, Boscov's, Marshalls, H&M and shadow anchored by Target and Kohls. Located at the interchange of US-30 and PA-24 with convenient highway accessibility, visibility, and traffic counts exceeding 60,000 cars per day. Further, it is surrounded by a mix of strong daytime employment as well as dense residential population. York Galleria is located approximately 3 miles from the US-30 and I-83 interchange, providing access to surrounding markets including Lancaster, Harrisburg, Gettysburg, and Northern Maryland, making it a strong candidate for destination-based uses with a super-regional draw.

DEMOGRAPHIC COMPARISON



Variable	York Galleria Mall					
Travel Distance from Site	1 mile	3 miles	5 miles	7 miles	10 miles	15 miles
Total Population	3,978	49,775	131,256	199,147	291,020	443,885
Population Under Age 19	417	10,655	32,553	47,840	70,031	104,366
Population Age 20-34	1,028	9,315	26,405	37,857	54,121	81,268
Population Age 35-54	1,085	12,671	32,304	49,523	73,870	112,828
Population Over Age 55	1,450	17,137	39,990	63,926	92,998	145,419
Male Population	2,407	24,754	64,028	97,276	142,939	218,467
Female Population	1,572	25,021	67,228	101,871	148,081	225,417
Population Density *(Pop per Sq. Mile)*	1,267.2	1,760.8	1,671.5	1,294.9	927.1	628.3
Per Capita Income	$25,073	$35,193	$32,847	$35,528	$36,027	$36,958
Average Household Income	$78,189	$89,376	$84,352	$90,861	$92,055	$94,086
Average Disposable Income	$60,808	$69,365	$65,625	$70,381	$71,523	$73,071
Renter Occupied Housing Units	559	5,905	19,089	25,128	33,124	48,087
Owner Occupied Housing Units	523	13,294	31,623	52,276	80,208	125,880

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Established Regional Competition Map

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About the York Galleria Mall

MALL TENANTS

Boscov's
LifeStorage
H&M
PA FITNESS
Hollywood Casino YORK
Marshalls
Red Robin GOURMET BURGERS AND BREWS
Bath & Body Works
FYE
claire's
Foot Locker
Victoria's Secret
rue21
Yankee Candle
CHAMPS SPORTS
SHOE DEPT. ENCORE
maurices
francesca's
The Children's Place
Finish Line
American Eagle Outfitters
LANE BRYANT
HOT TOPIC

YORK GALLERIA MALL OVERVIEW

York Galleria is a 765,000 SF two-level regional mall featuring more than 90 specialty shops. It is anchored by Boscov's, Marshalls, H&M, and the NEW Hollywood Casino by Penn National Gaming. It is shadow-anchored by Target, Kohl's, and Michaels.

Located at the interchange of US-30 and PA-24 with convenient highway accessibility, visibility, and traffic counts exceeding 60,000 cars per day. The Galleria is surrounded by a mix of strong daytime employment as well as dense residential population.

York Galleria is located approximately 3 miles from the US-30 and I-83 interchange, providing access to surrounding markets including Lancaster, Harrisburg, Gettysburg, and Northern Maryland, making it a strong candidate for destination-based uses with a super-regional draw.

HOLLYWOOD CASINO YORK OVERVIEW

Hollywood Casino York is open 24/7 and features a variety of gaming and entertainment options including more than 500 slot machines, over 24 table games, Pennsylvania's first Barstool-themed Sportsbook, casual and on-the-go dining options and more. Located at the York Galleria Mall and minutes away from I-83, Hollywood Casino York is easily accessible and easy to navigate.

Hollywood Casino YORK

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York Galleria Mall - Aerial Site Plan

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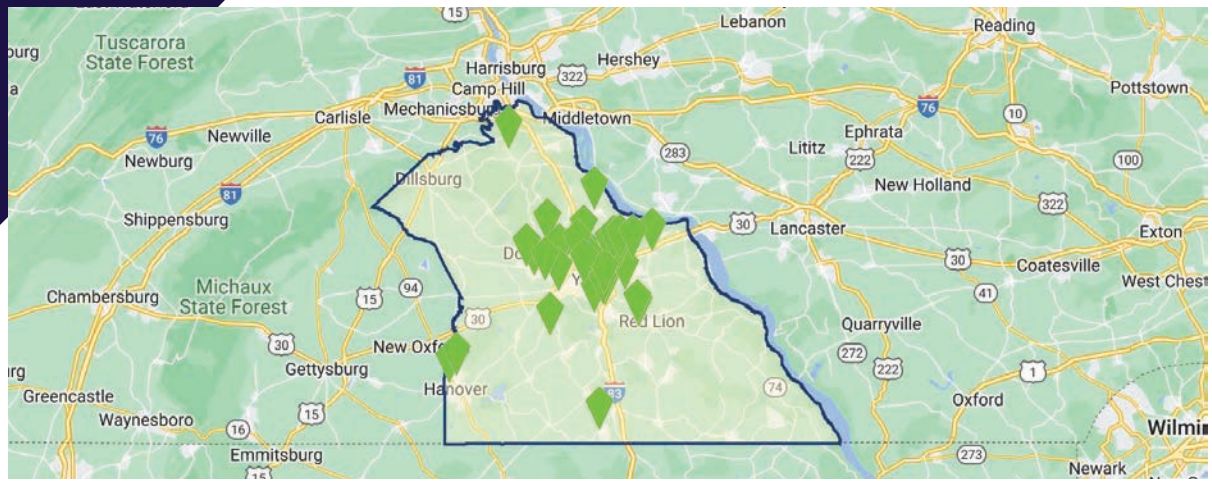
York County Multi-Family Data



Overview

York County Select Multi-Family Report

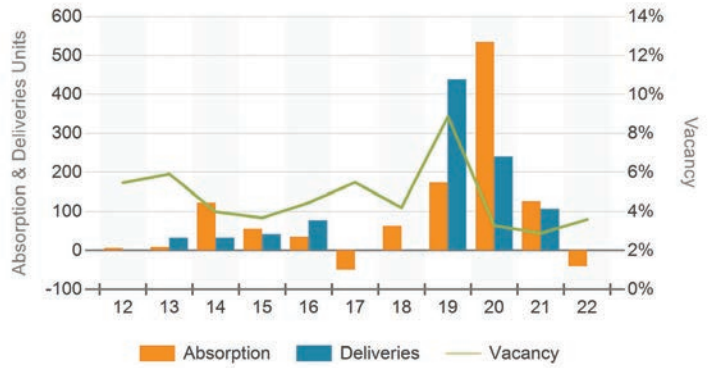
Buildings	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
40	$1,357	$1.44	3.6%

Unit Breakdown	Low	Average	Median	High
Total Units	20	147	110	864
Studio Units	0	2	0	35
One Bedroom Units	0	48	37	325
Two Bedroom Units	0	77	38	483
Three Bedroom Units	0	17	0	84

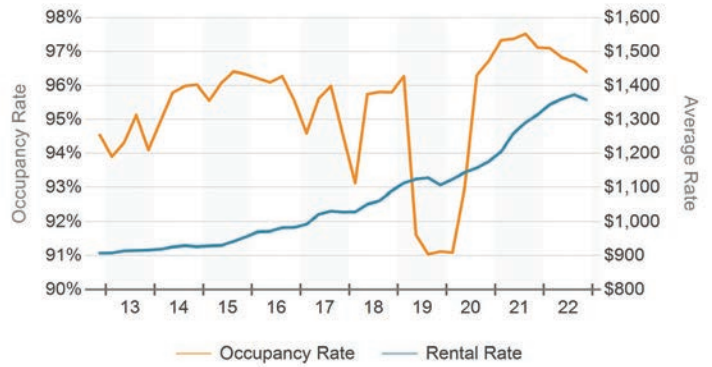
Property Attributes	Low	Average	Median	High
Year Built	1900	1991	1993	2023
Number of Floors	1	2	2	4
Average Unit Size SF	484	942	905	1,507
Vacancy Rate	0.0%	3.6%	2.9%	10.5%
Star Rating	★★☆☆☆	★★★☆☆ 3.1	★★★☆☆	★★★★☆

Full York County Multi-Family Data Report Available that Includes Specific Property Comp. Details

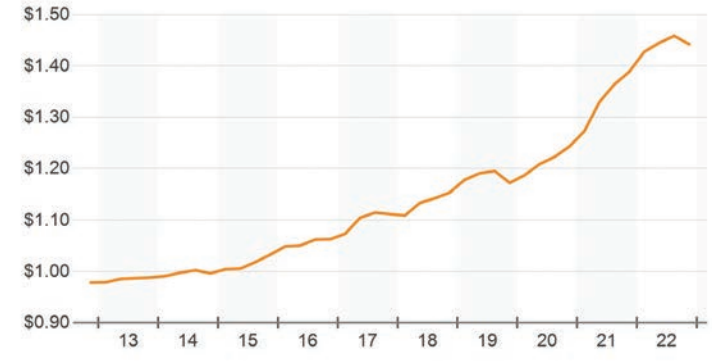
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



ASKING RENT PER SF



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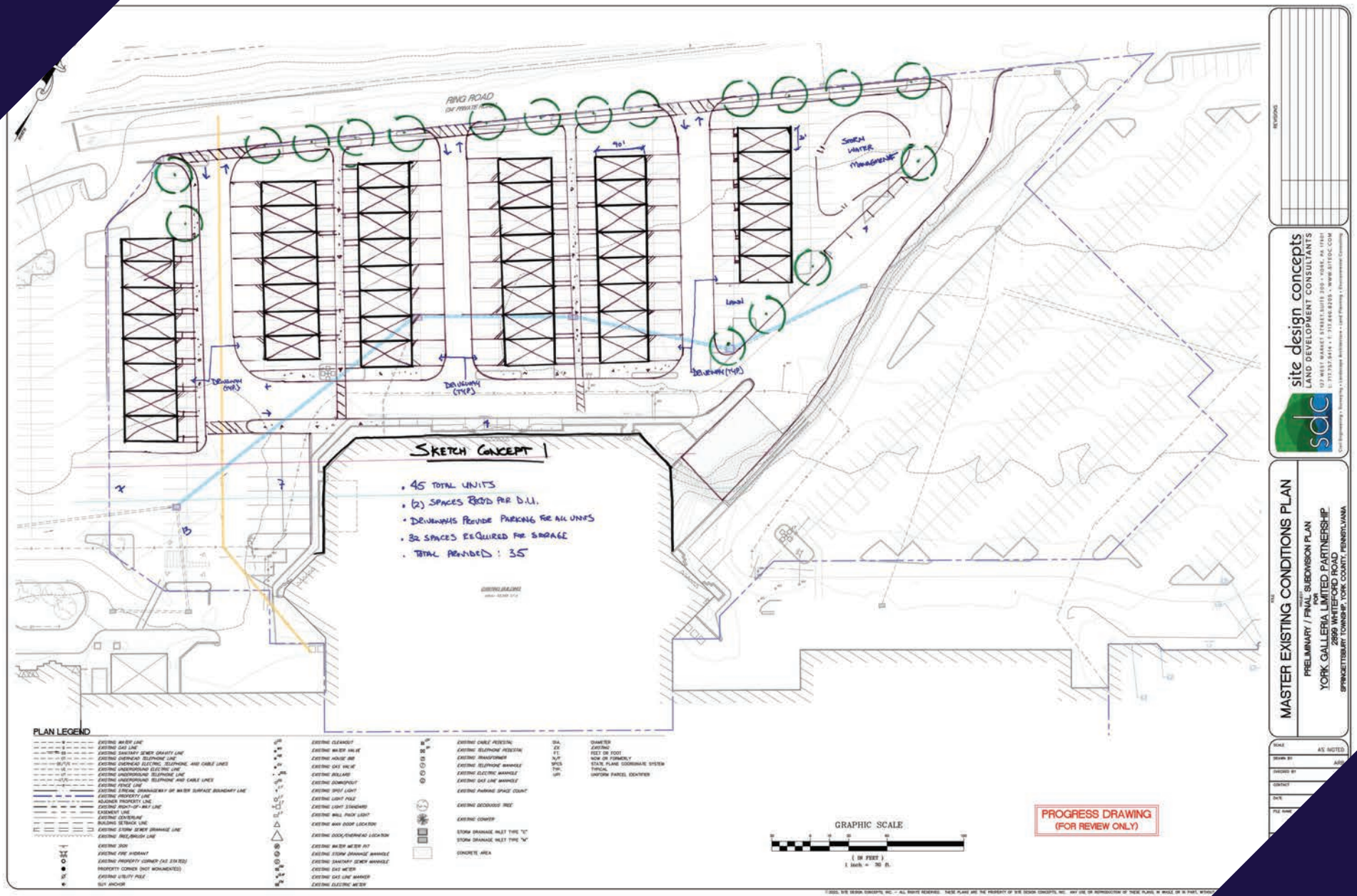
Multi-Family Concept Plan 1



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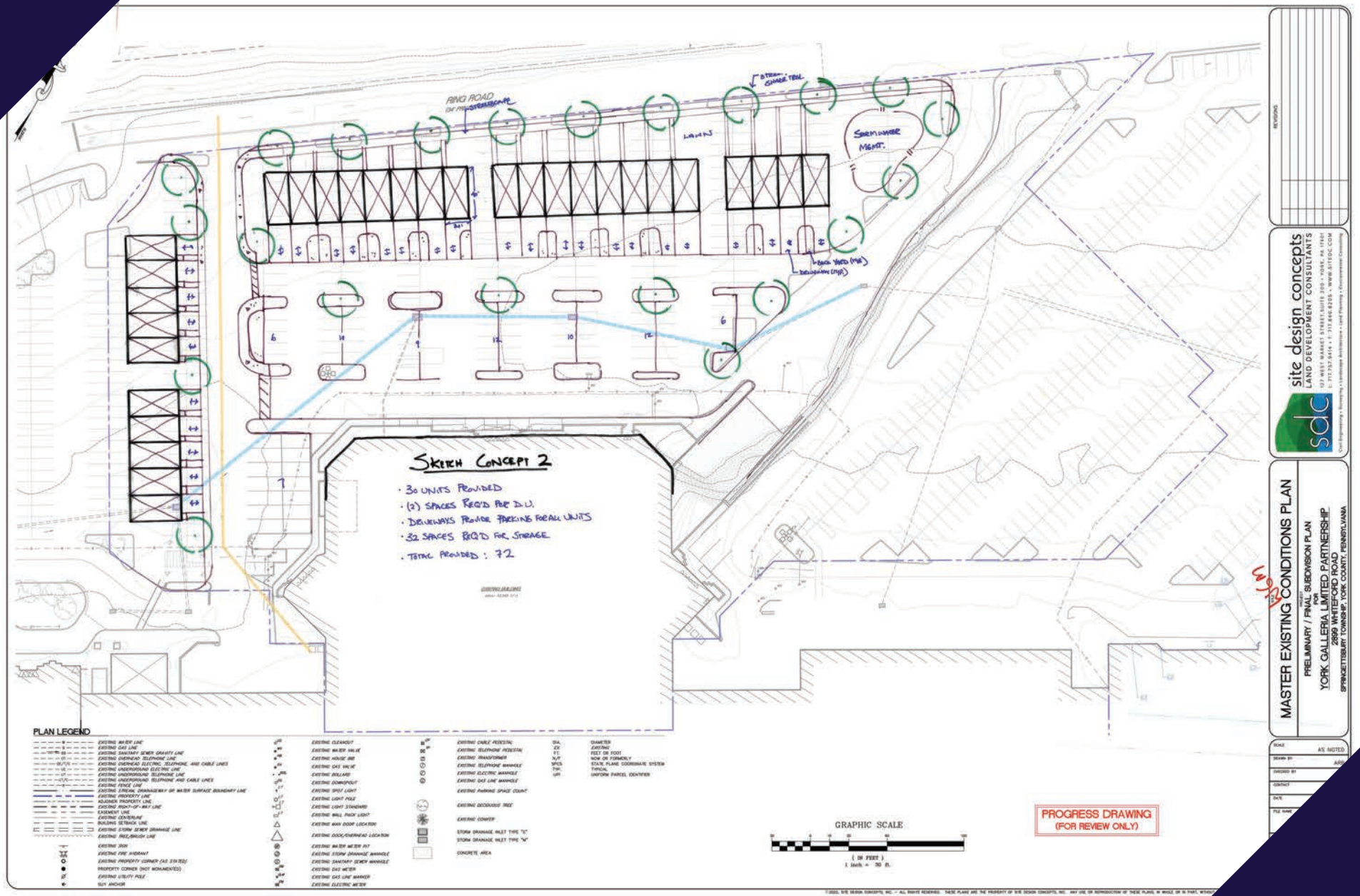
Multi-Family Concept Plan 2



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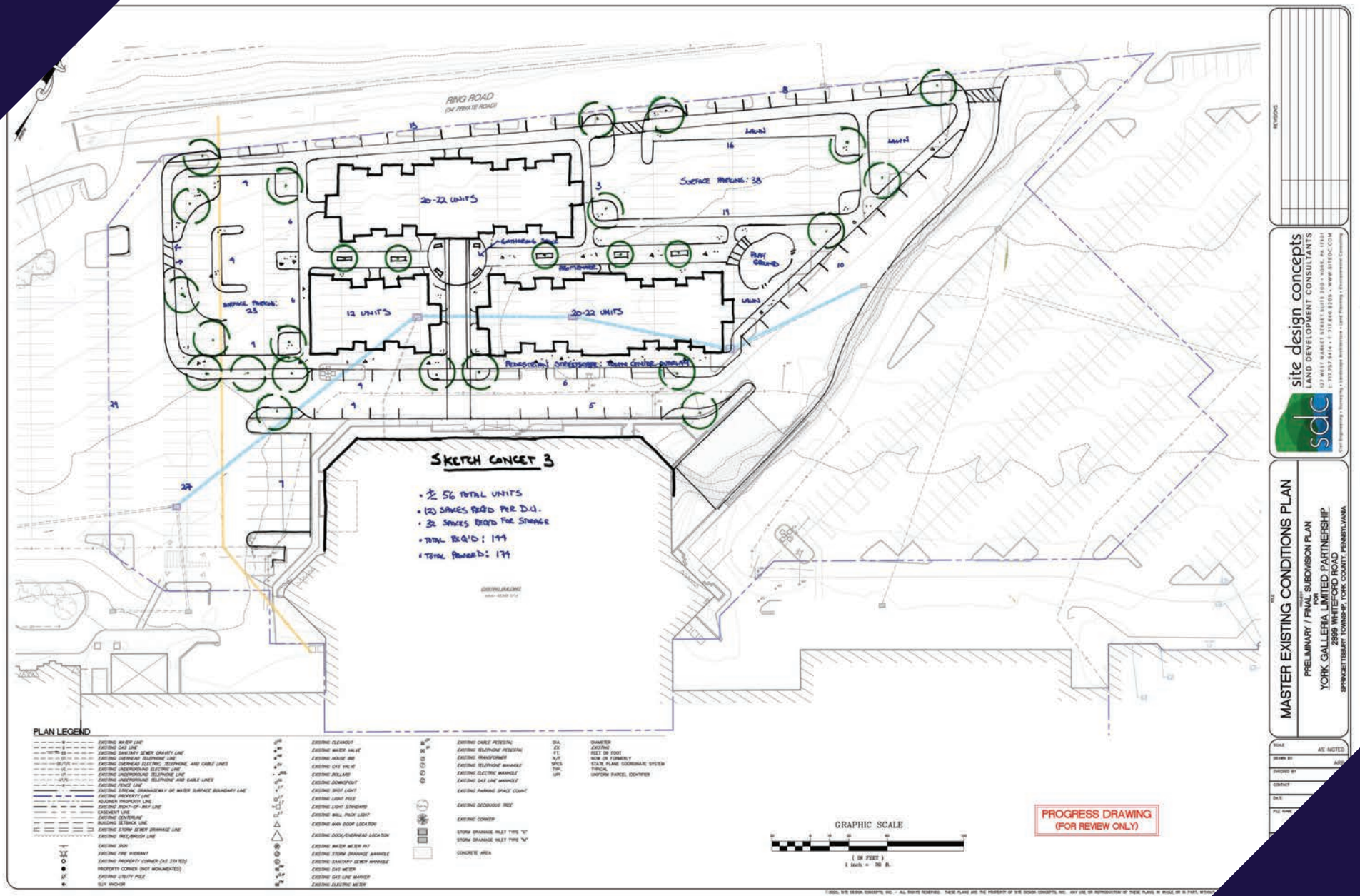
Multi-Family Concept Plan 3



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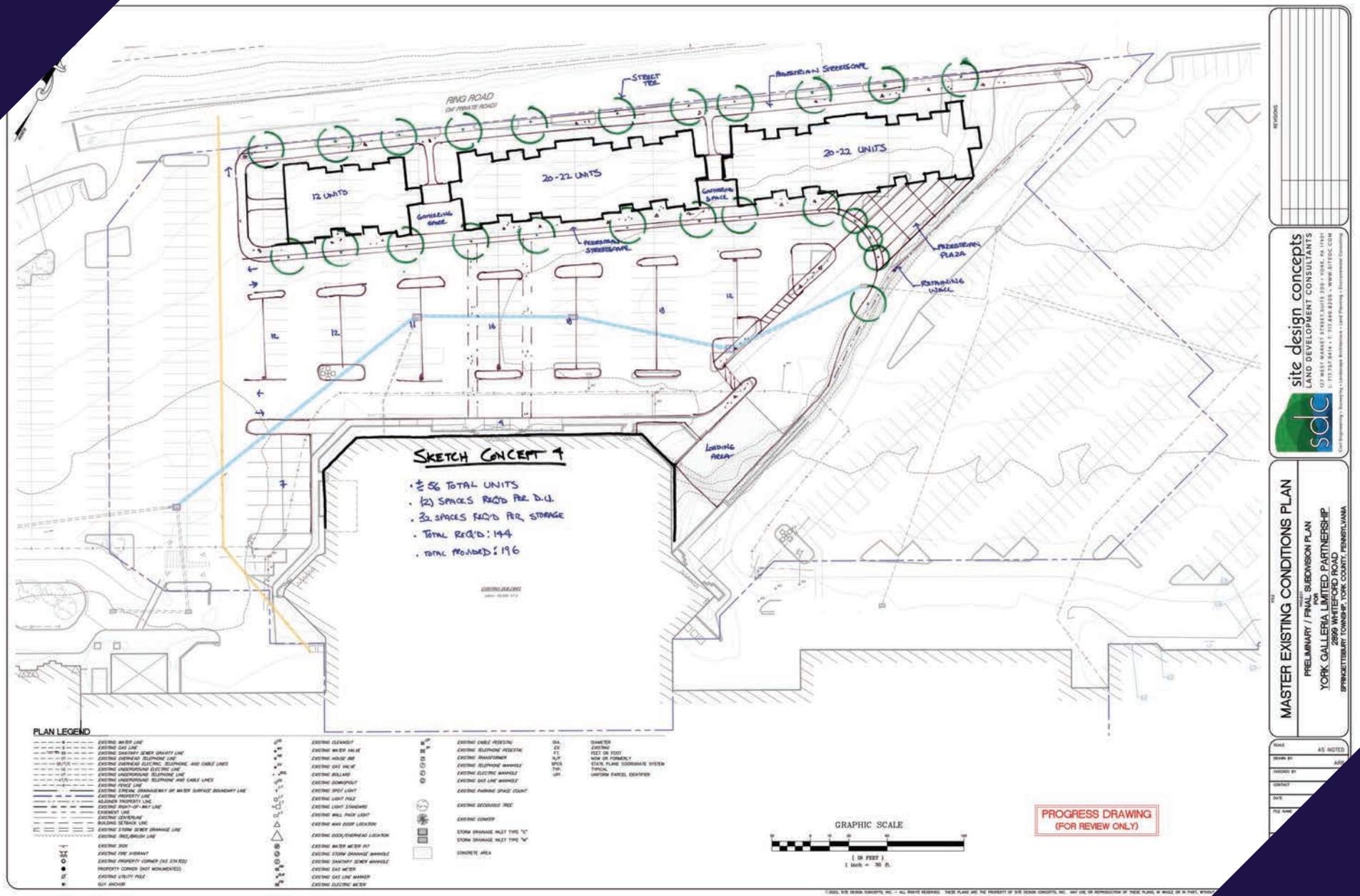
Multi-Family Concept Plan 4



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York County Hospitality/Hotel Data

Hotel Data Below Has Been Derived from the Following Properties:

STR Code	Name of Establishment	City & State	Zip	Class	Aff Date	Open Date	Rooms	Chg in Rms	Chg in Rms 1	Chg in Rms 2	Chg in Rms 3
28544	Hampton Inn York	York, PA	17402	Upper Midscale Class	May 1992	May 1992	144				
61290	Courtyard York	York, PA	17402	Upscale Class	March 2011	March 2011	103				
63065	Hampton by Hilton Inn & Suites York South	York, PA	17402	Upper Midscale Class	June 2020	March 2014	100	Y	+100 (June '20)	-100 (April '20)	+100 (Mar. '14)
65250	Home2 Suites by Hilton York	York, PA	17402	Upper Midscale Class	July 2016	July 2015	107	Y	+107 (July '16)		
65826	Candlewood Suites York	York, PA	17402	Midscale Class	July 2017	July 2017	85	Y	+85 (July '17)		
57998	Homewood Suites by Hilton York	York, PA	17406	Upscale Class	Dec. 2008	Dec. 2008	91				
						Total Properties:	6	630			

Occupancy (%)

	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
2019	69.2	69.4	69.0	69.1	69.3	69.6	69.9	70.3	70.2	70.4	70.9	71.1
2020	71.4	71.6	68.6	65.1	61.3	57.2	53.8	51.2	49.5	47.6	46.1	44.9
2021	43.4	*42.4*	44.5	47.8	51.0	54.2	57.4	59.8	61.5	63.5	65.9	67.9
2022	69.4	70.3	71.1	71.8	72.3	73.1	73.3	73.6	74.1	74.1		

ADR ($)

	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
2019	116.96	117.08	117.38	117.47	117.69	117.66	117.61	118.38	119.09	119.30	119.27	119.22
2020	119.39	119.69	119.37	118.92	117.80	116.39	114.94	113.11	111.42	108.88	107.95	107.27
2021	105.44	103.22	*102.85*	104.31	106.24	108.49	111.01	113.17	114.88	117.26	118.46	119.34
2022	120.45	121.77	123.38	124.58	125.77	127.17	127.64	127.75	128.13	128.87		

RevPAR ($)

	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
2019	80.96	81.23	81.00	81.22	81.62	81.90	82.24	83.20	83.57	84.01	84.52	84.75
2020	85.24	85.65	81.91	77.39	72.16	66.52	61.78	57.88	55.16	51.77	49.73	48.15
2021	45.76	*43.80*	45.72	49.91	54.18	58.83	63.71	67.67	70.67	74.43	78.06	81.01
2022	83.56	85.61	87.71	89.44	90.99	93.02	93.52	94.02	94.90	95.46		

Supply

	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
2019	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950
2020	229,950	229,950	229,950	226,950	223,850	223,850	223,850	223,850	223,850	223,850	223,850	223,850
2021	223,850	223,850	223,850	226,850	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950
2022	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950	229,950		

Demand

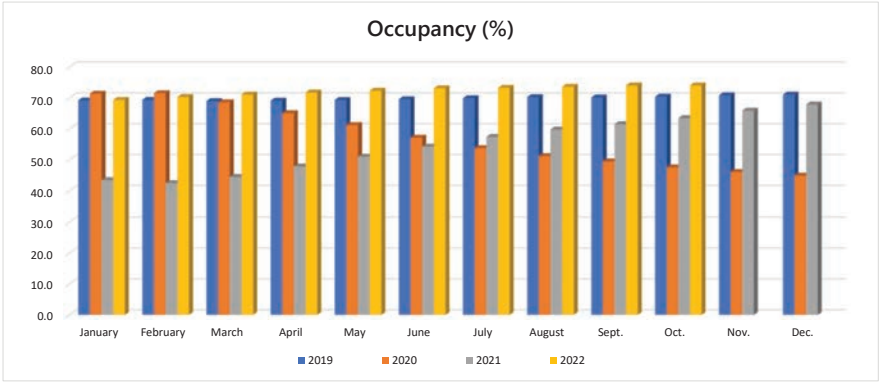
	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
2019	159,168	159,544	158,686	158,978	159,469	160,058	160,790	161,609	161,366	161,937	162,955	163,476
2020	164,189	164,540	157,785	147,697	137,125	127,938	120,331	114,541	110,818	106,447	103,116	100,486
2021	97,153	*94,985*	99,510	108,546	117,273	124,704	131,975	137,505	141,460	145,956	151,533	156,092
2022	159,517	161,667	163,478	165,085	166,347	168,193	168,485	169,239	170,312	170,330		

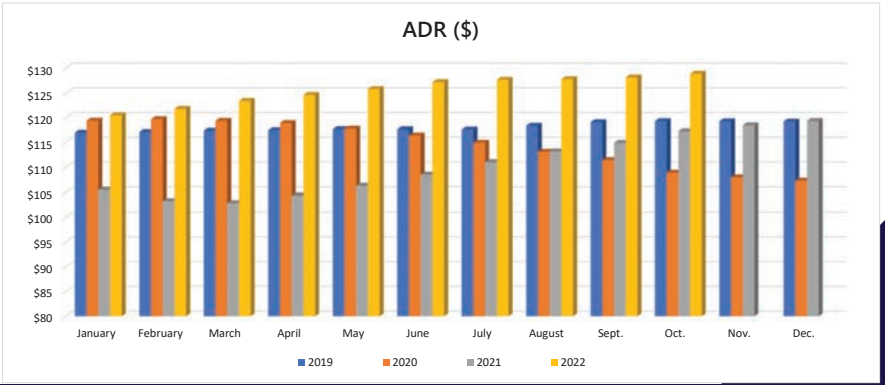
Revenue ($)

	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
2019	18,615,999	18,679,645	18,626,501	18,675,644	18,768,461	18,832,894	18,910,546	19,131,026	19,217,504	19,319,053	19,435,607	19,489,382
2020	19,602,086	19,694,582	18,835,122	17,564,422	16,153,242	14,890,995	13,830,351	12,955,789	12,347,074	11,589,604	11,131,186	10,778,740
2021	10,243,730	*9,804,633*	10,234,303	11,321,923	12,459,664	13,528,533	14,651,145	15,561,632	16,251,131	17,114,603	17,950,638	18,628,677
2022	19,213,480	19,686,100	20,169,272	20,566,347	20,922,091	21,389,073	21,504,780	21,619,491	21,821,686	21,950,431		

High value is boxed.

Low value is boxed and italicized.





Full STR Hotel Data Report Available for Qualified Inquiries

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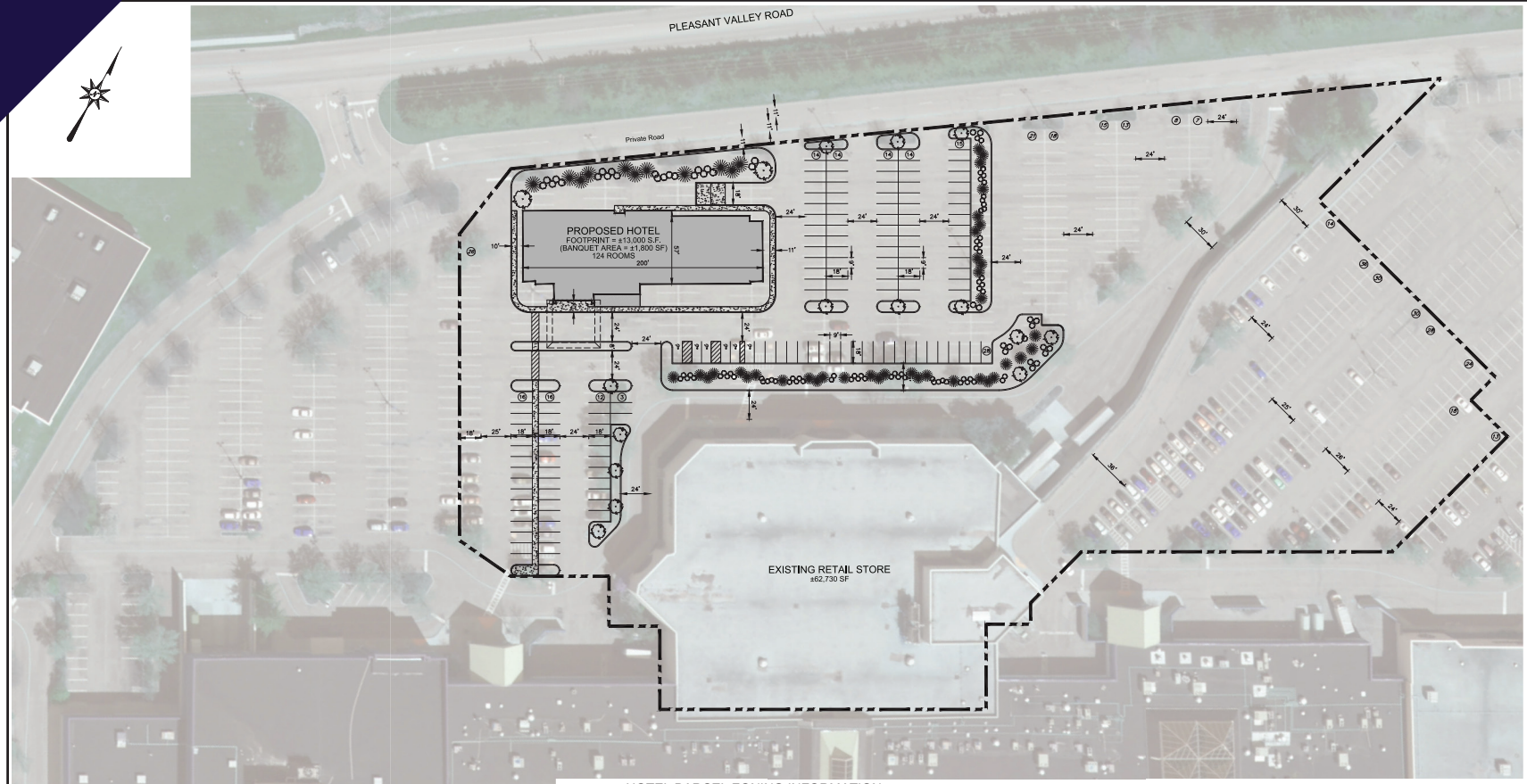
Hospitality/Hotel Concept Plan



HOTEL PARCEL ZONING INFORMATION

LOCATION:	SPRINGETTSBURY TOWNSHIP, YORK COUNTY, PA		
ZONING DISTRICT:	COMMERCIAL HIGHWAY (CH)	ZONING OVERLAY DISTRICT:	TOWN CENTER (T–C)
EXISTING CONDITIONAL USE:	SHOPPING CENTER OR MALL	PROPOSED CONDITIONAL USE:	HOTEL

ITEM #	ITEM	REQUIREMENTS[1]	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	PER HOTEL: 43,560 SF (1 AC) PER ZONE: 20,000 SF	7.49 AC	NO
2	MINIMUM LOT WIDTH	150 FEET	> 150 FEET	NO
3	MINIMUM FRONT BUILDING SETBACK[3]	18 FEET	> 18 FEET	NO
4	MINIMUM SIDE BUILDING SETBACK[3]	0 FEET	> 0 FEET	NO
5	MINIMUM REAR BUILDING SETBACK[3]	5 FEET	> 5 FEET	NO
6	MAXIMUM LOT COVERAGE	85 PERCENT	±89 PERCENT	YES
7	MINIMUM SIDEWALK WIDTH	5 FEET	5 FEET OR GREATER	NO
8	MAXIMUM BUILDING LENGTH	10 FEET	> 10 FEET	NO
9	MINIMUM PLANTING STRIP WIDTH	5 FEET	5 FEET OR GREATER	NO
10	MAXIMUM BUILDING HEIGHT	100 FEET	< 100 FEET	NO
11	MINIMUM LANDSCAPING AREA	15 PERCENT	±11 PERCENT	YES

NOTES:
1. ZONING DATA REQUIREMENTS DEPICTED PER CONDITIONAL USE SECTION 325–124 FOR HOTELS AND MOTELS WITHIN THE TOWN CENTER OVERLAY DISTRICT.
2. EXISTING RETAIL STORE PARCEL WAS CONSIDERED AN EXISTING NON–CONFORMITY PERTAINING TO THE CURRENT ZONING REQUIREMENTS, BUT MAY REQUIRE ADDITIONAL ZONING RELIEF.
3. MINIMUM BUILDING SETBACKS WERE NOT CONSIDERED WITH THIS CONCEPT PLAN DUE TO THE PARCEL NOT FRONTING ON ANY PUBLIC RIGHT–OF–WAYS.

HOTEL PARCEL PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE
1	REQUIRED PARKING	HOTELS: 1 SPACE PER ROOM; PLUS 1 SPACE PER 2 EMPLOYEES; PLUS 6 SPACES PER 1,000 SF OF BANQUET SEATING AREA. 124(ROOMS) + 14(EMPLOYEES)/2 + 1,800 SF/6 = 431 SPACES RETAIL: 4.5 SPACE PER 1,000 GROSS SF 62,730 SF/1000 SF X 4.5 = 283 SPACES TOTAL SPACES = 714 SPACES	627 SPACES	447 SPACES	TBD
2	REQUIRED STALL SIZE	9' X 18'	9' X 18'	9' X 18'	NO

NOTES:
1. FULL PARKING STUDY WILL BE REQUIRED TO DETERMINE DEGREE OF NON–CONFORMITY CREATED BY THE PROPOSED DEVELOPMENT.

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

CONCEPT PLAN
YORK GALLERIA HOTEL
2899 WHITEFORD ROAD
SPRINGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

Designed H.A.W.
Drawn H.A.W.
Reviewed A.J.B.
Scale 1" = 40'
Project No. 19-00495
Date 11/04/2019
CAD File: CP-19-00495-02

Title
CONCEPT PLAN

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Aerial Drone Photo

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