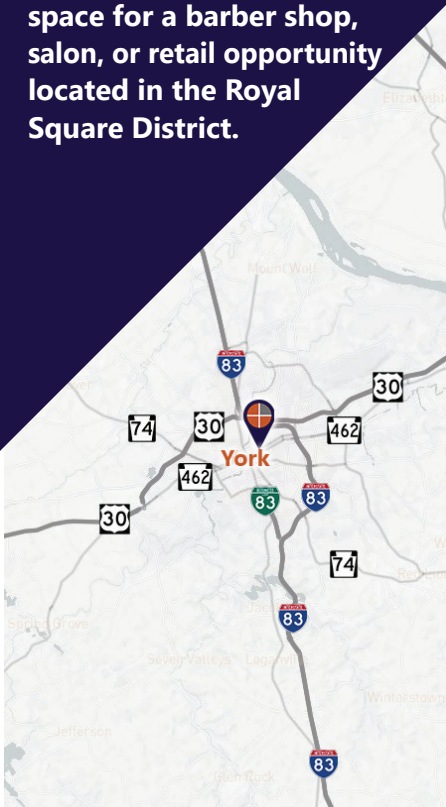


FOR LEASE

Approx. 1,200± SF storefront space for a barber shop, salon, or retail opportunity located in the Royal Square District.



David Albright
Cell: 717.870.3097
david@truecommercial.com

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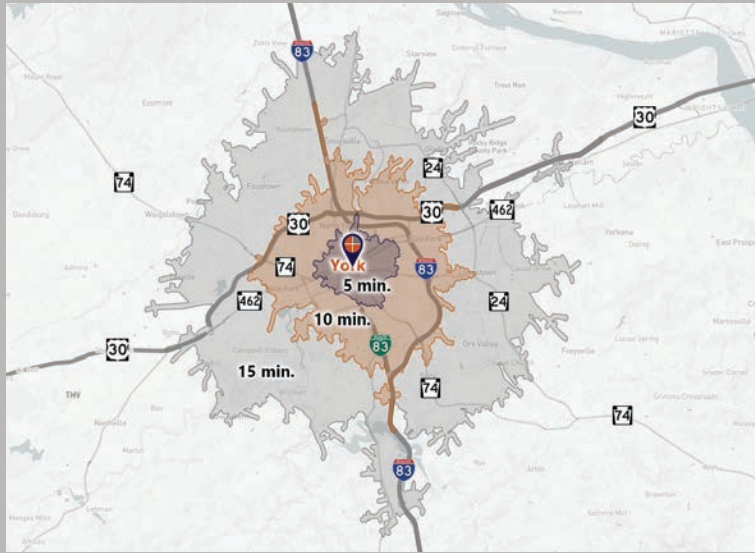
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

BARBER SHOP/SALON/RETAIL STOREFRONT

DEMOGRAPHICS

Variable	119 S. Duke St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	31,612	83,164	153,023
Population Density (Per Sq. Mile)	9,645.4	3,701.0	1,854.0
Total Daytime Population	36,521	101,482	181,628
Total Households	12,406	32,492	60,622
Per Capita Income	\$23,368	\$31,820	\$39,786
Average Household Income	\$56,490	\$80,351	\$100,251
Average Disposable Income	\$48,263	\$63,164	\$76,503
Total (SIC01-99) Businesses	1,463	3,686	6,262
Total (SIC01-99) Employees	18,763	51,632	92,176
Total (SIC01-99) Sales	\$2,953,260,149	\$10,064,482,172	\$18,953,636,709
Retail Goods	\$211,883,719	\$755,302,938	\$1,754,599,633
Spent \$100+ at Salon/6 month	3,678	11,902	24,687
Spent \$1-99 at Barber/6 month	2,468	7,962	16,133

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This property features a first-floor retail space of approximately 1,200± SF, conveniently located in the Royal Square District, just two blocks from York's Continental Square. The space is perfect for a barber shop or beauty salon, equipped with four wash bowls, abundant natural light, and ample room for multiple stations. The property is conveniently situated just one block from the Yorktowne Hotel - a Hilton Tapestry Collection - and one block from City Hall.

Join other businesses in the Royal Square District, including The Bond Weddings & Events, Royal Square Gardens Event Venue, Collusion Tap Works, Levant Mediterranean Cuisine, Alley's, Hive Artspace, Casta Cigars, The Glass Turtle Studio, and many more.

A new mural was recently painted on this building as part of a collaboration between Sprocket Mural Works and Royal Square Development & Construction. This initiative builds on the momentum of the 30+ murals currently located in the Royal Square District. This mural, created by Plastic Birdie, celebrates local wildlife and adds brightness and beauty to the streetscape.

PROPERTY DETAILS

- Total Building Size:..... 6,006 SF
- Available Space:..... 1,200± SF
- Lease Rate:..... \$1,680/month
plus electric, gas, garbage, phone/internet, interior maintenance, janitorial, parking, & liability insurance.
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District with
HARB Overlay
- Parking:..... On-Street, Paid Parking Lots
- Land/Lot Size:..... 0.1607 acres
- Heating:.....FWA
- Cooling:.....Central Air
- Electric:.....Met-Ed
- Water/Sewer:.....Public

TRAFFIC COUNTS

- S. Duke St.:..... 2,461 VPD
- E. King St.:..... 1,736 VPD
- E. Princess St.:..... 7,700 VPD



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



DOWNTOWN YORK AREA 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.

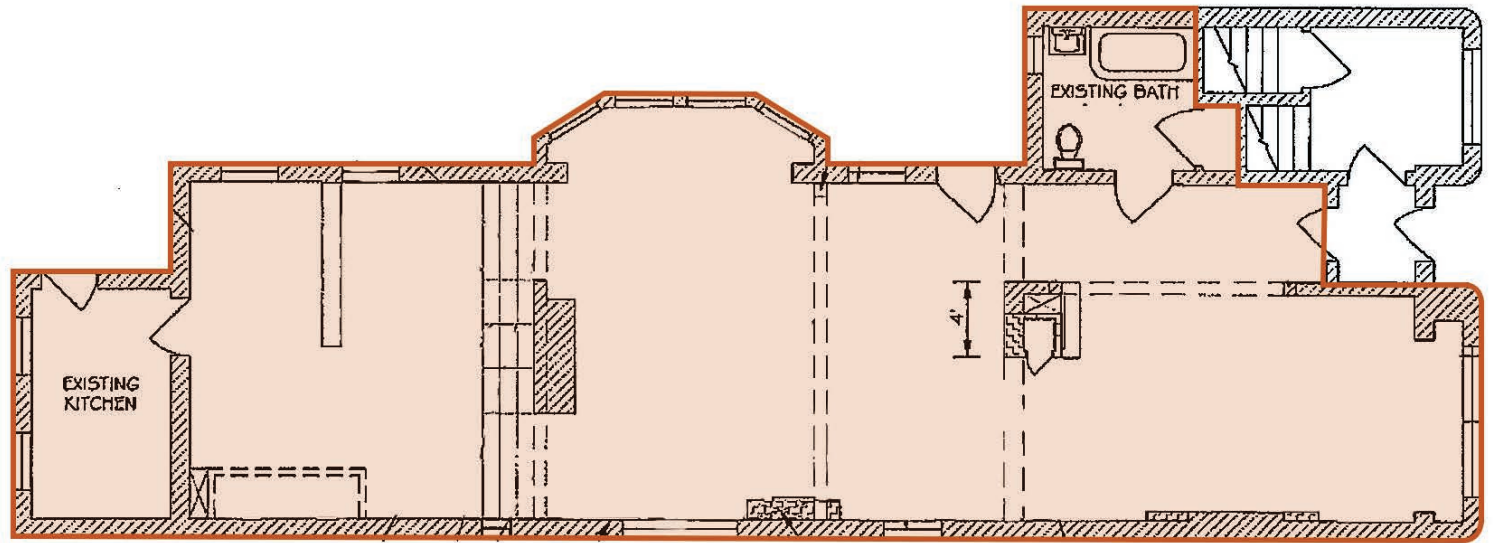


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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INTERIOR PHOTOS & FLOOR PLAN

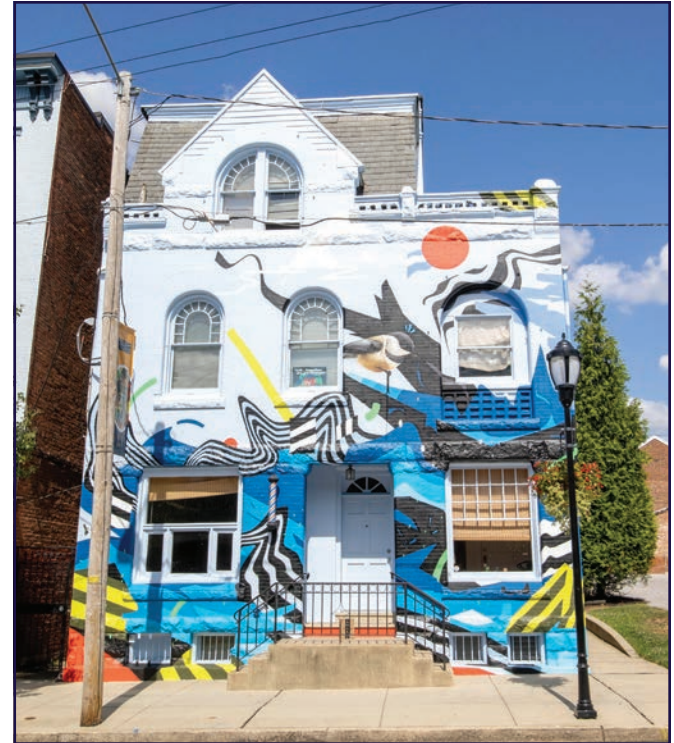


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AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO



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