TRUE Commercial Real Estate LLC

Office Space with Parking

York City | York County

200 W. Market St. York, PA 17401

For Lease

4,276 SF second floor office space with on-site parking in Downtown York.

Landlord Will Entertain Options to Purchase the Property

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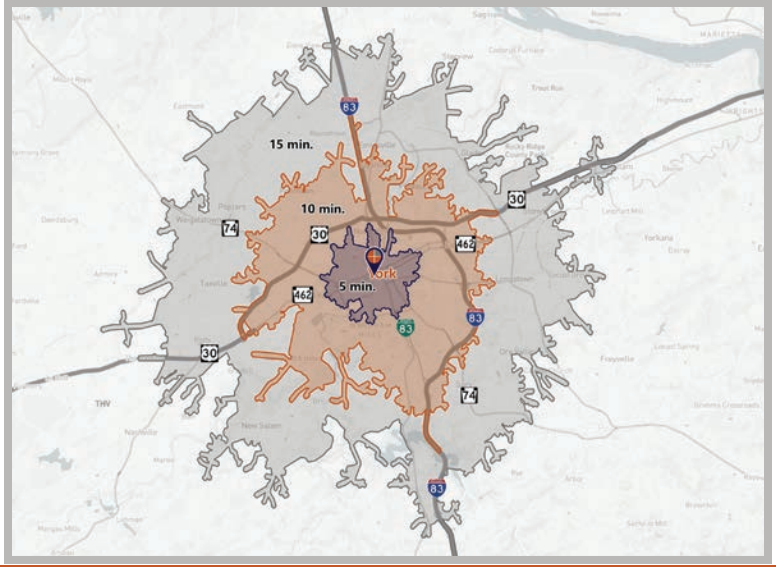
Office Space with Parking

DEMOGRAPHICS

Variable	200 W. Market St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	42,432	92,724	170,729
Population Density (Pop per Sq. Mile)	10,076.7	2,859.2	1,716.2
Total Daytime Population	40,926	106,293	184,147
Total Households	15,225	36,274	65,964
Per Capita Income	$16,508	$25,774	$31,084
Average Household Income	$45,441	$66,467	$79,461
Average Disposable Income	$36,980	$52,506	$62,116
Aggregate Disposable Income	$563,022,587	$1,904,594,454	$4,097,451,661
Total (SIC01-99) Businesses	1,530	4,098	6,430
Total (SIC01-99) Employees	20,142	63,314	100,896
Total (SIC01-99) Sales ($000)	$2,019,823	$9,357,089	$16,081,156
Annual Budget Expenditures	$604,568,152	$2,084,075,772	$4,499,164,182
Retail Goods	$177,839,783	$622,463,926	$1,353,586,418

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Second floor office space comprised of 12 private offices (two larger that can double as conference rooms), an open bullpen, kitchenette/break-room, and two restrooms available for lease in the Central Business District of Downtown York. The space has ample natural light from all sides, a dedicated elevator with secure access and intercom system, as well as stair access. The property features on-site parking and is situated at the corner of W. Market St. and Pershing Ave. Its adjacent to the Heritage Rail Trail and the Codorus Greenway, which is about to undergo a $75MM enhancement project to include walking trails, beautification, natural vegetation, wildlife preservation, green spaces and fishing areas.

The property is also available for sale (price negotiable - see listing agent for details) and would afford a great opportunity to infill with retail and/or multi-family via a new addition or complete site redevelopment.

PROPERTY DETAILS

- Total Building Size: 8,488 SF
- Available Space - Second Floor: 4,276 SF
- Sale Price: Negotiable
- Lease Rate: $10.00/SF NNN
- Lease Terms: Negotiable
- NNN Costs: TBD
- Zoning: Central Business District
- Land/Lot Size: 0.75 acres
- Date Available: Immediately
- Parking: Paved, On-site, 25 spaces
- Year Built: 1982
- Roof Type: Rubber
- Construction: Wood Frame, Brick
- Heating: Gas FWA
- Cooling: Central AC
- Electric: Met-Ed
- Water: Public
- Sewer: Public
- Elevator: Yes - Card Access w/Intercom

TRAFFIC COUNTS

- W. Market St.: 10,821 VPD
- S. Pershing Ave.: 2,440 VPD

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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. I-ron-ic Coffee & Art
6. McDonald's
7. York City Pretzel Co.
8. Pizza Boli's York
9. Neama's Egyptian Foods
10. Mudhook Brewing Co.
11. Old Forge Brewing Co.
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
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. Sarah's Snacks
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfalloons Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
47. Grace Manor Bed & Breakfast

SHOPPING

48. House of York
49. Boho Bella
50. The Witchwood Teahouse
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. Foster's Flowers
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers

FITNESS

67. York YMCA
68. 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

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new 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.

BEAVER STREET

The center point of retail activity in the city, Beaver Street is home to numerous retail boutiques, the main entrance to Central Market, and is flanked by some notable restaurants such as White Rose Bar and Grill, Holy Hound Taproom, Old Forge Brewery, and Green Bean Café.

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 new businesses, office tenants, and new market-rate apartments.

ROYAL SQ. DISTRICT

Home to artists' collaboratives, galleries, eclectic retail, a Pop-Up Restaurant Series and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination.

weco

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

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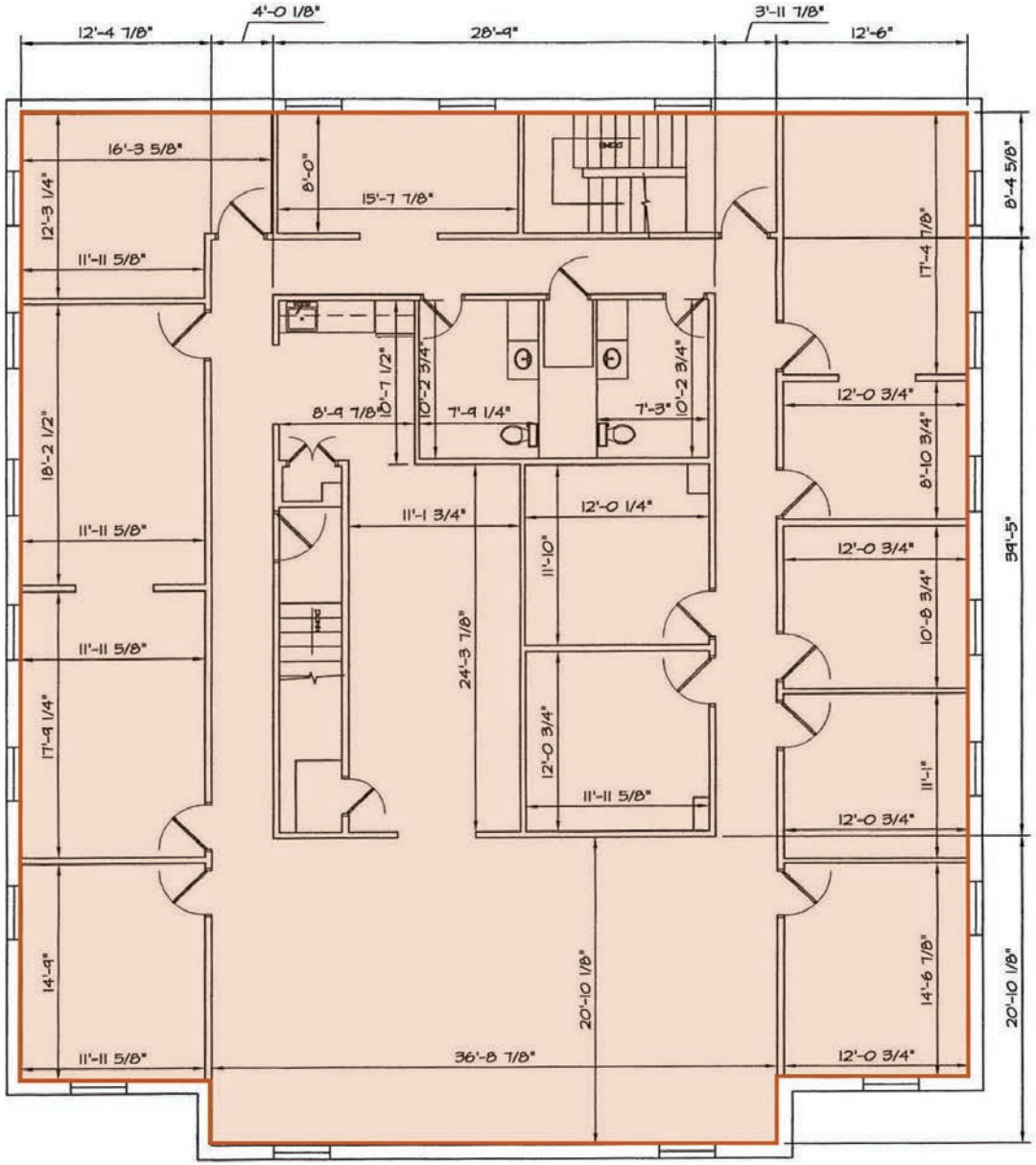
Floor Plan | Second Floor



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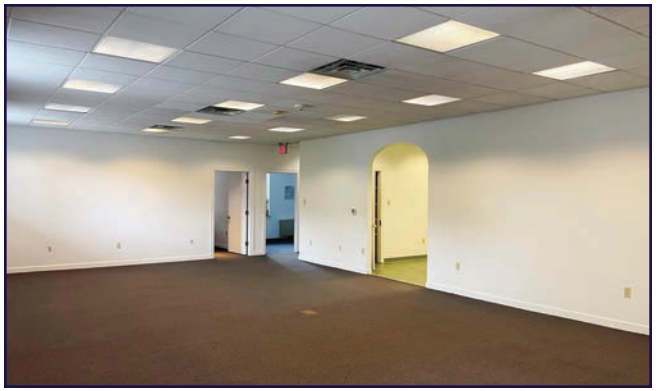
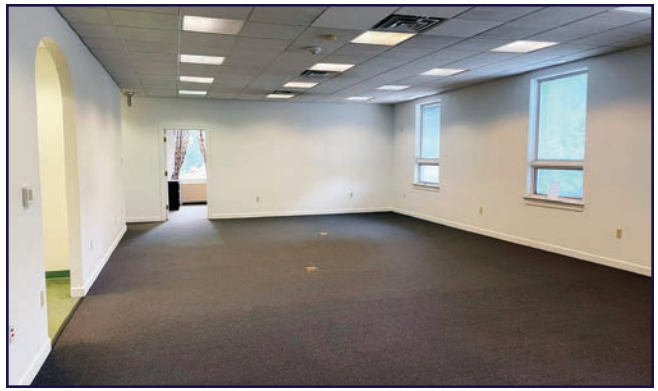
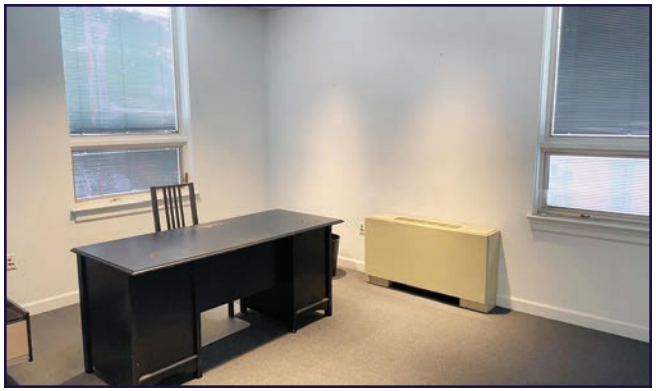
Interior Photos



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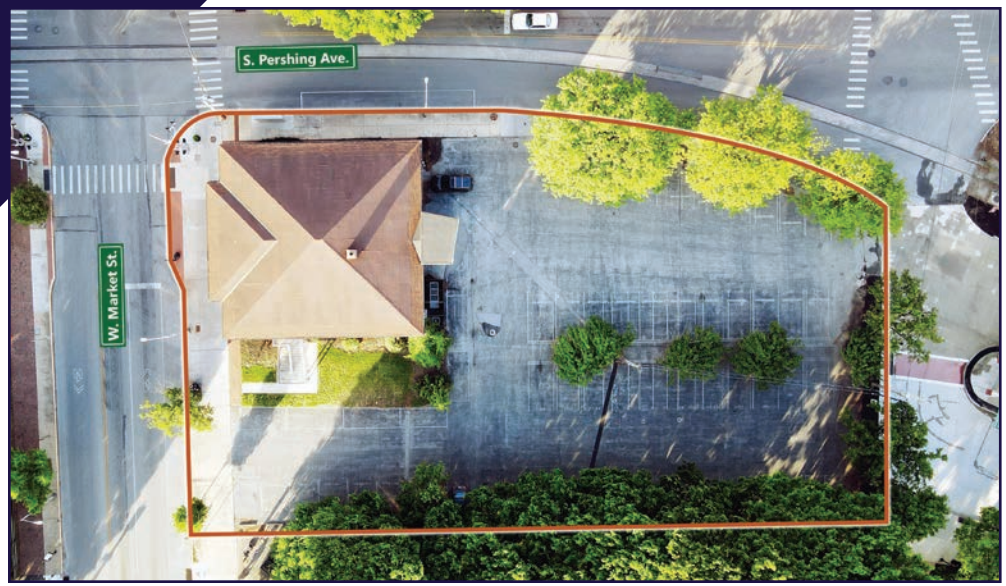
Aerial Drone & Building Photos



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Aerial Drone Photo

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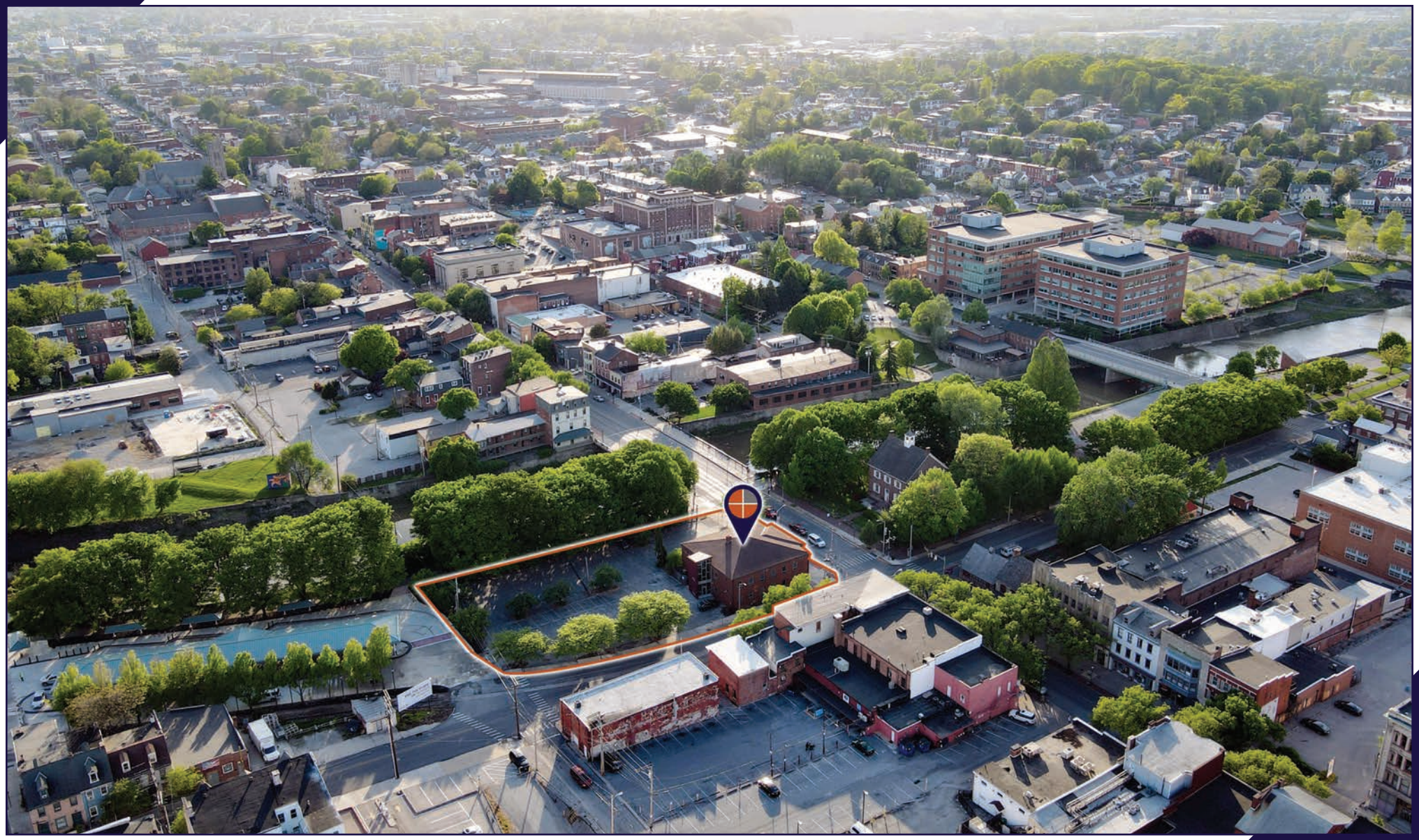

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