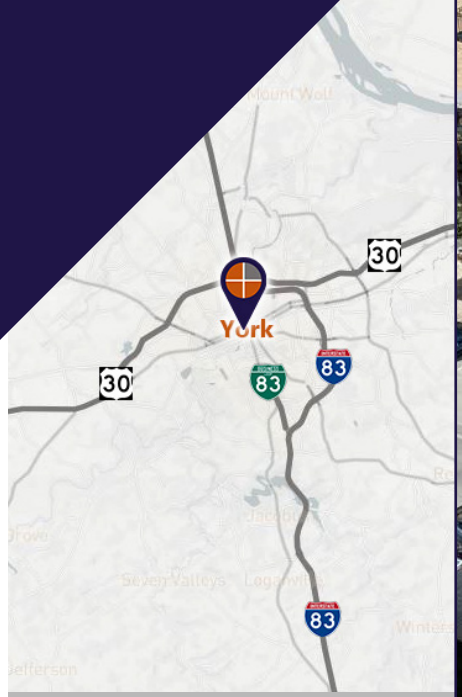
Retail Spaces Available

TRUE Commercial Real Estate LLC

For Lease

Two Retail Spaces available in the Royal Square District in Downtown York



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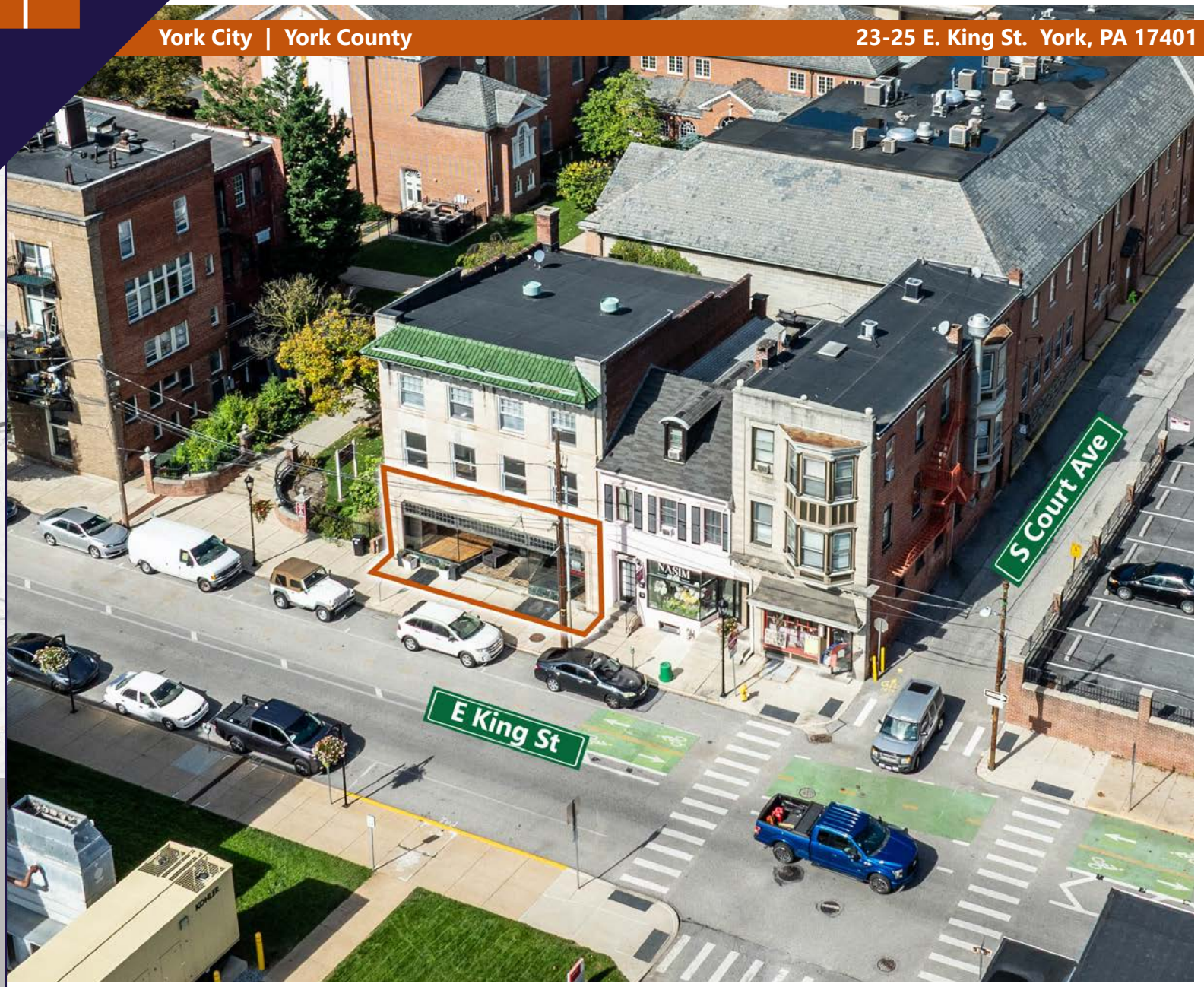
York City | York County — **23-25 E. King St. York, PA 17401**



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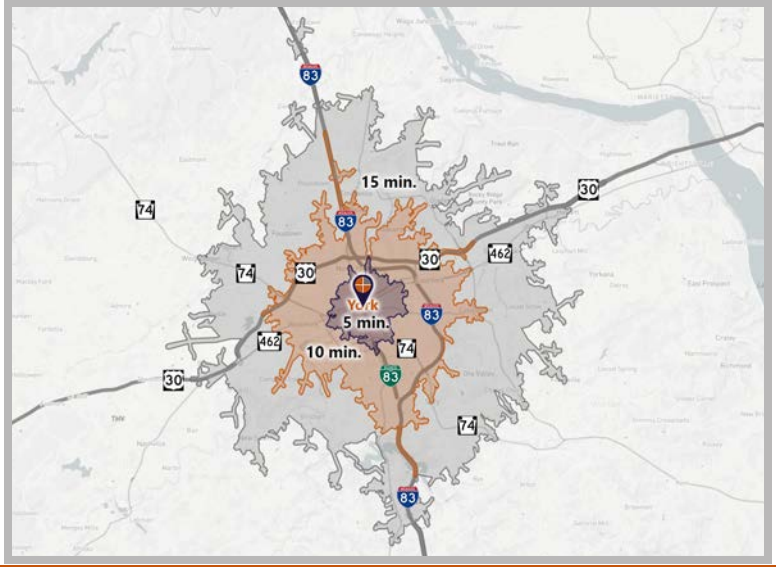
Mixed-Use Property Available

DEMOGRAPHICS

Variable	27 E. King St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	37,465	90,442	166,052
Population Density (Pop per Sq. Mile)	9,097.7	3,141.3	1,788.3
Total Daytime Population	45,370	113,418	190,862
Total Households	14,140	35,361	64,495
Per Capita Income	$18,971	$29,894	$34,776
Average Household Income	$50,105	$75,692	$89,014
Average Disposable Income	$40,210	$58,789	$68,917
Aggregate Disposable Income	$568,567,451	$2,078,853,663	$4,444,803,962
Total (SIC01-99) Businesses	1,642	4,494	6,844
Total (SIC01-99) Employees	23,126	65,714	102,351
Total (SIC01-99) Sales ($000)	$2,142,543	$9,175,012	$15,990,959
Annual Budget Expenditures	$618,940,228	$2,314,428,455	$4,927,092,996
Retail Goods	$180,979,597	$690,579,694	$1,479,289,681

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This property consists of two retail spaces, Unit #1±950 SF and Unit #2 ±800 SF, that are conveniently located in the Royal Square District, just two blocks from York's Continental Square and within close proximity to City Hall. The space is also located one block from the Yorktowne Hotel - a Tapestry Collection by Hilton. Join the number of growing retail, salons, barber shops, restaurants, and artists in the area including Casta Cigar Co., World Grills, Nasim & Co Bespoke Desserts, Collusion Tap Works, The Bond Events & Wedding Venue, Royal Square Gardens Event Venue, and many more.

PROPERTY DETAILS

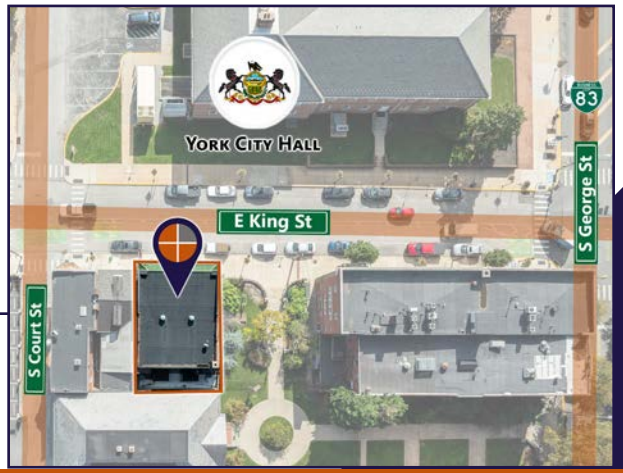
- **Lease Rate Unit#1: $1,395/Month**
- **Lease Rate Unit#2: $995/Month**

Modified gross plus separately metered utilizes, liability insurance, interior maintenance and janitorial.

- Total Building Size:..... 7,100 SF
- Retail Space #1:.....Approx. 950 SF
- Retail Space #2:.....Approx. 800 SF
- Lease Terms: .....Negotiable
- Zoning: .....Central Business District (CBD) *with HARB Overlay*
- Land/Lot Size: .....0.0527 acres
- Date Available:.....Immediately
- Parking:.....Street, Public Garage
- Annual Taxes: $7,629
- Construction:..... Rubber
- Roof Type: ..... Masonry/Wood
- Heating:.....FWA
- Cooling:.....CAC
- Electric: ..... Met-Ed
- Water/Sewer:.....Public

TRAFFIC COUNTS

- E. King St.:..... 2,383 VPD
- S. George St./BUS I-83: .....11,314 VPD



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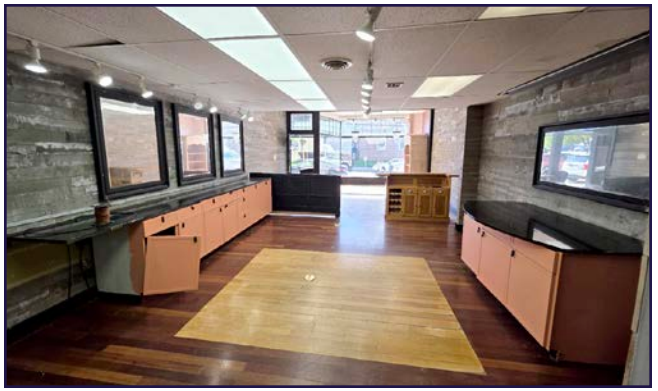
Commercial Unit # 1 | 950 ± SF









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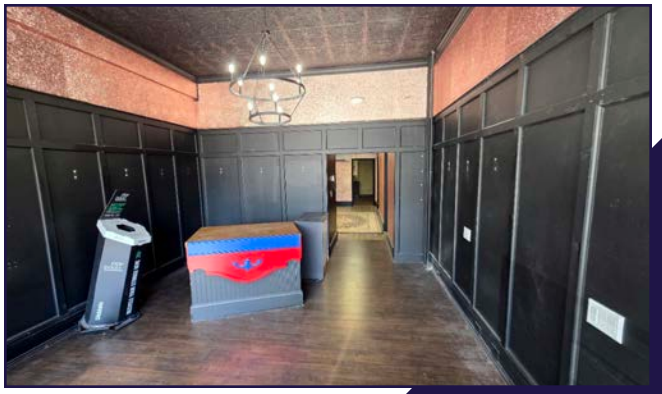
Commercial Unit # 2 | 800 ± SF









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Aerial Drone Photo



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Downtown York Area Map

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Wired Chef
4. Marcello's Pizza
5. Liquid Hero Brewery - Taproom
6. McDonald's
7. Picalonga Sabor Tropical
8. Pizza Boli's York
9. The Original Men in the Kitchen
10. Mudhook Brewing Co.
11. Splitshift
12. Collusion Tap Works
13. Denim Coffee Co.
14. Gift Horse Brewing Co.
15. Bloom Kitchen & Bar
16. Beaver Street Bistro
17. NY Halal Gyro & Platters
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Sips Cafe
23. Holy Hound Taproom
24. Roosevelt Tavern
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfalloons Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Levant Mediterranean Cafe
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Alley's
37. The Stage Deli on George
41. York Revolution Stadium
42. The Bond
43. Escape Games Live
44. Appell Performing Arts Center

LODGING

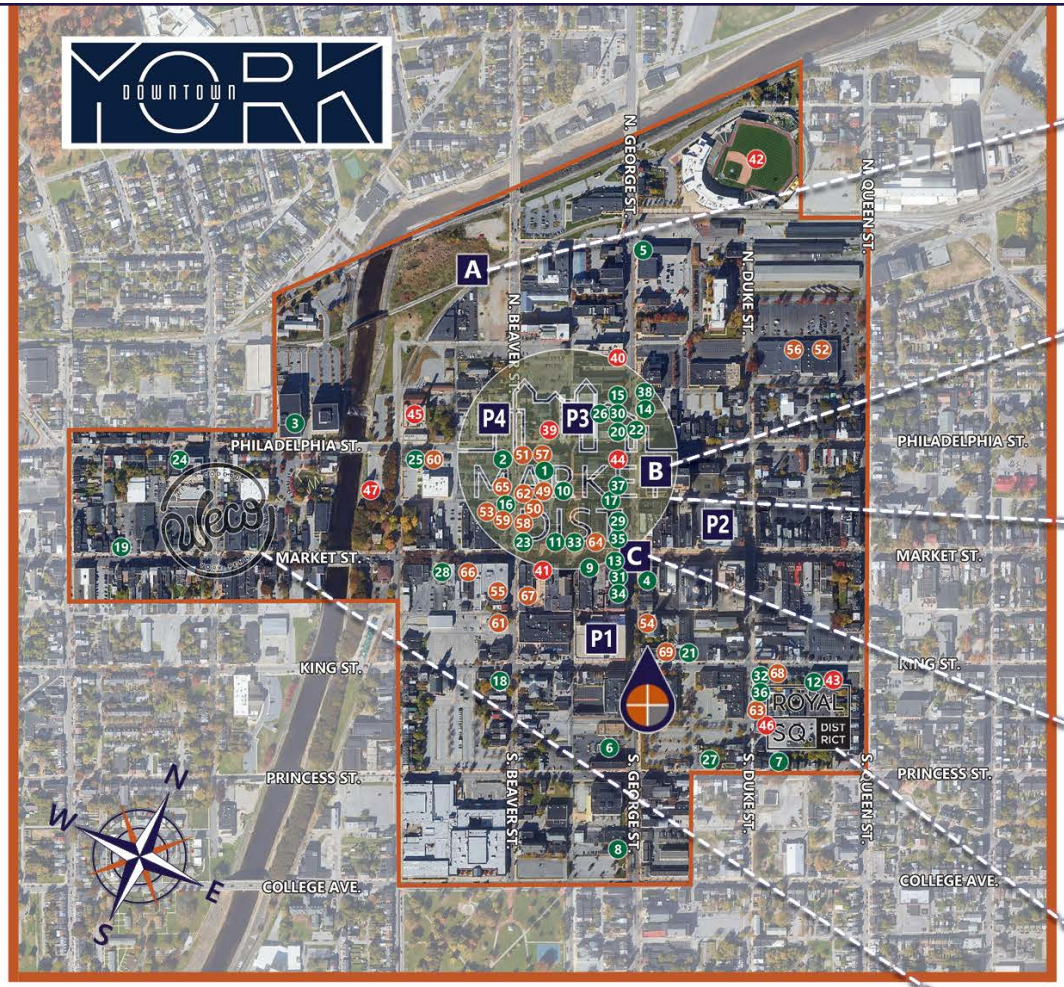
45. Red Roof Inn
46. The Yorktowne Hotel
47. Grace Manor Bed & Breakfast

SHOPPING

48. Downtown Inc.
49. Feral Heart Club
50. House of Flowers
51. Root & Relic
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Grandpa Joe's Candy Shop
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Editionstyles Vintage Shop
62. Sunrise Soap Co.
63. In Between Pages
64. The Watchmaker's Daughter
65. Venture
66. Charles A. Schaefer Flowers
67. Kitsch-enette
68. Creatives on King
69. Nasim & Co.

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade



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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