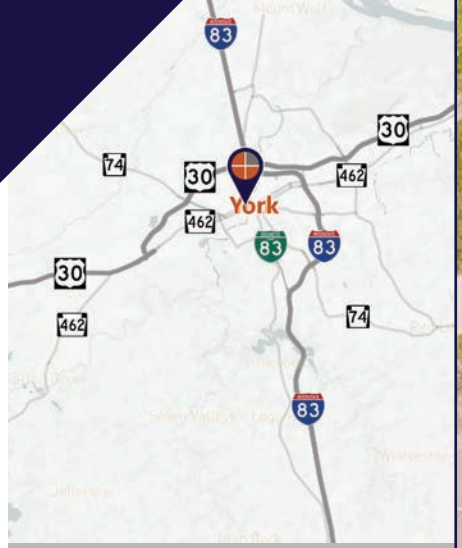
TRUE Commercial Real Estate LLC

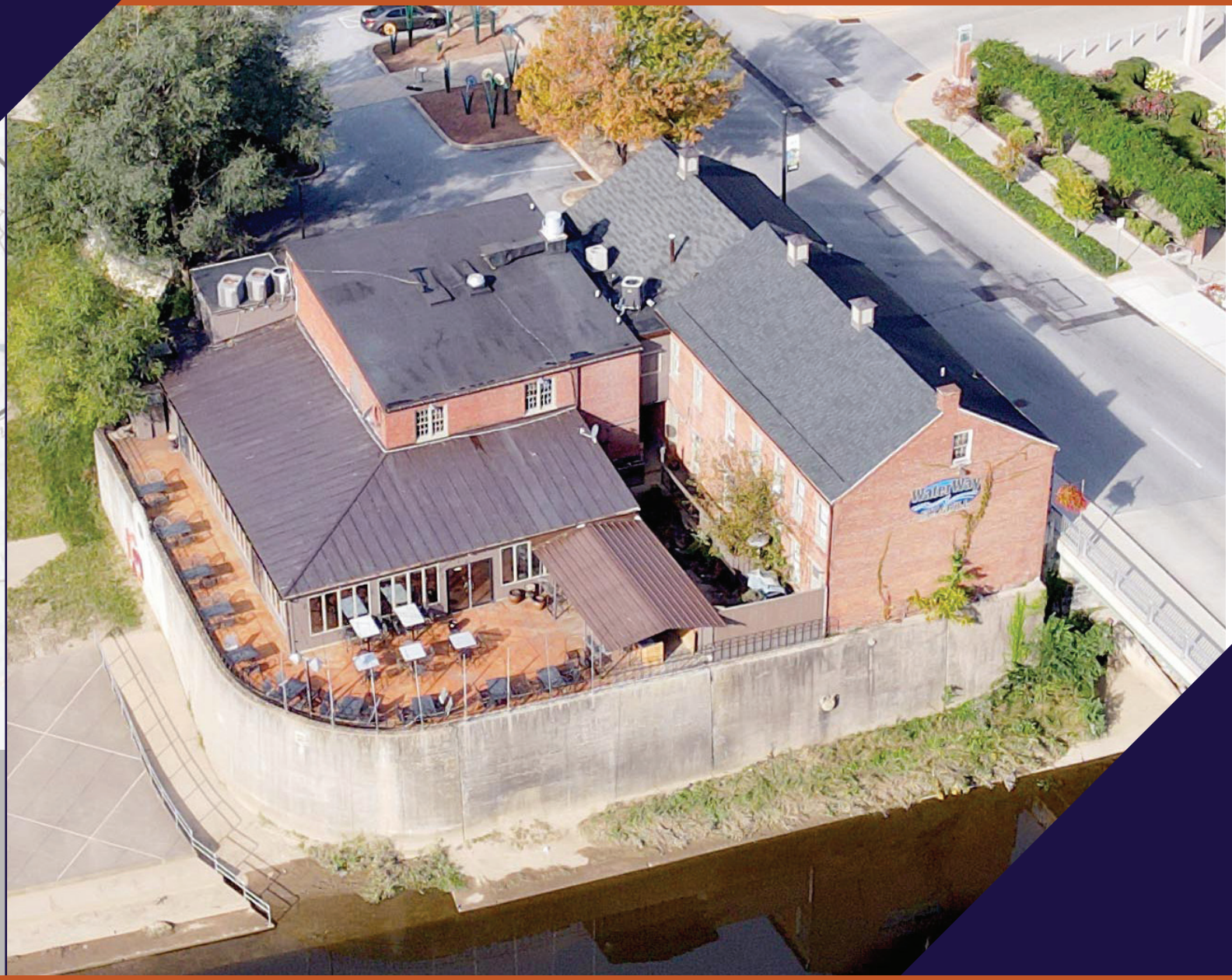
Restaurant/Bar with Liquor License

York City | York County — **220 W. Philadelphia St. York, PA 17401**

For Sale or For Lease

10,000 +/- SF turn-key restaurant/bar with "R" liquor license in the WeCo District of York City.





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

Marisa Benjamin
Cell: 717.615-1665
marisa@truecommercial.com

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

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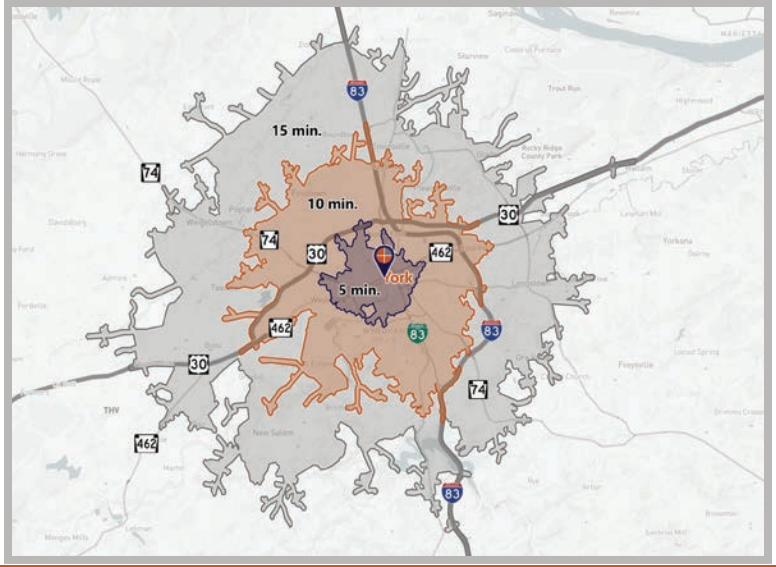
Restaurant/Bar with Liquor License

DEMOGRAPHICS

Variable	220 W. Philadelphia St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	37,928	90,107	162,936
Population Density (Pop per Sq. Mile)	9,578.3	2,930.9	1,705.4
Total Daytime Population	37,738	100,774	178,396
Total Households	13,793	34,856	64,171
Per Capita Income	$16,527	$25,588	$30,993
Average Household Income	$44,806	$66,717	$78,461
Average Disposable Income	$36,683	$52,746	$61,415
Aggregate Disposable Income	$505,965,132	$1,838,505,375	$3,941,059,910
Total (SIC01-99) Businesses	1,474	3,803	6,247
Total (SIC01-99) Employees	18,308	57,753	97,774
Meals at Restaurants/Other	$25,700,319	$93,210,584	$198,817,371
Lunch at Full Service Restaurants	$3,165,060	$12,086,478	$26,379,538
Dinner at Full Service Restaurants	$7,540,559	$28,327,462	$61,261,123

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Turn-key restaurant/bar available with "R" liquor license (not required) in the WeCo District of York City. The two-story property includes all existing furniture, fixtures, and equipment, and is comprised of two full-service bars, a full kitchen, outdoor patio with covered bar, private event space with limited service bar, and multiple dining areas. There is also ample back of the house storage and office space included.

The location is situated on Philadelphia Street at the Corodus Creek Boat Basin, a major component of the Corodus Creek Beautification Project. It is also situated across the street from the Susquehanna Commerce Center, a 7-acre, 205,000 SF urban office campus, and within a short walk of all downtown amenities including Central Market, The Appell Center for Performing Arts, PeoplesBank Park, and much more.

Lease rate includes a $100,000 tenant improvement allowance (for qualified tenants).

PROPERTY DETAILS

- Total Size: 10,000 +/- SF
- Sale Price: $1,295,000
- Lease Rate: $7,000/Month/NNN w/license
- Lease Rate: $3,500/Month/NNN no license
- NNN Rate: TBD
- Lease Terms: Negotiable
- Zoning: Central Business District with HARB Overlay
- Date Available: Settlement/Lease
- Parking: Public (surface lot & street)
- Roof Type: Rubber, Metal, Shingle
- Construction: Brick, Wood Frame
- Heating: Gas FWA
- Cooling: CAC
- Electric: Met Ed
- Water: Public
- Sewer: Public
- Land/Lot Size: 0.2332 Acres

TRAFFIC COUNTS

- W. Philadelphia St./Rt. 462: 11,723 VPD
- W. Market St./Rt. 462: 10,281 VPD

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Established Regional Map

The WeCo district of Downtown York, just west across the Codorus Creek. It is a diverse business district with restaurants, shopping, community activities, and local businesses. This area has experienced major growth in recent years.

WeCo District Businesses	
1	Penn St. Farmers Market
2	Asian Best Restaurant
3	Valley Youth House
4	City Floors of York
5	Gavin Advertising
6	CrossFit York & York Emporium
7	Built to Last Tattooing
8	LifePath York Economy Store
9	York Buy-Sell-Trade
10	Grace Manor Bed & Breakfast
11	Escape Games Live - York
12	Wells Fargo Advisors
13	I-ron-ic Coffee Shop & Art Boutique
14	Cornerstone Barber Shop
15	YMCA of York
16	Foundry Plaza/Codorus Boat Basin
17	Big Brothers/Big Sisters of York
18	Roosevelt Tavern
19	Industrial Plaza of York
20	Marlenny Grocery & Deli

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Property Photos

First Floor Bar & Dining Area

Second Floor Bar & Dining Area

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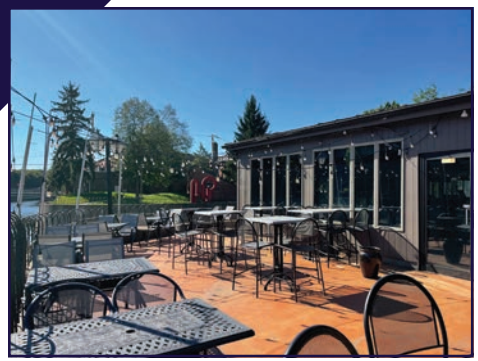
Property Photos

Outdoor Patio Dining & Covered Bar Area



Kitchen and Storage

Second Floor Event Space

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Exterior Property & Aerial Drone Photos

Exterior Property Photos

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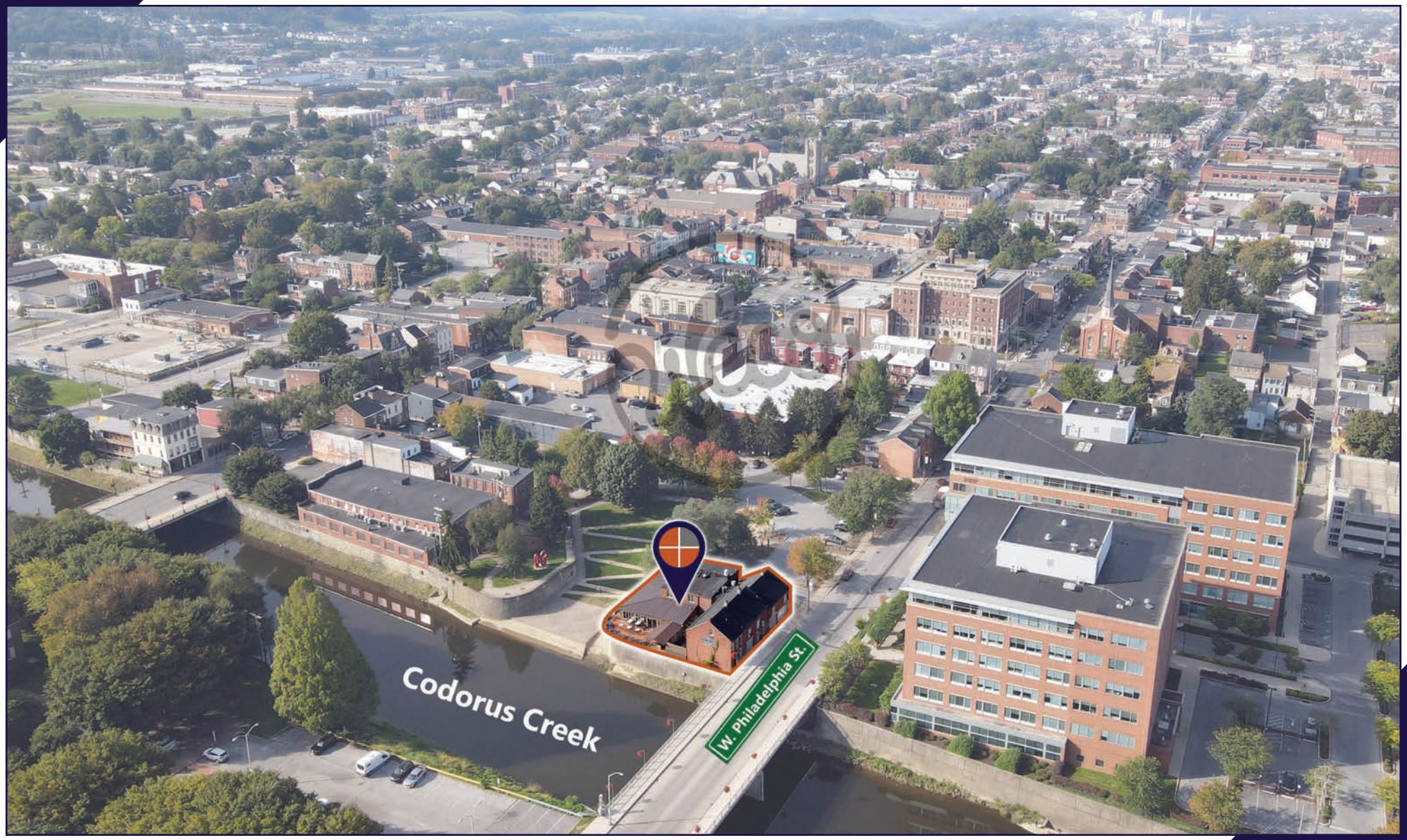
Aerial Drone Photos



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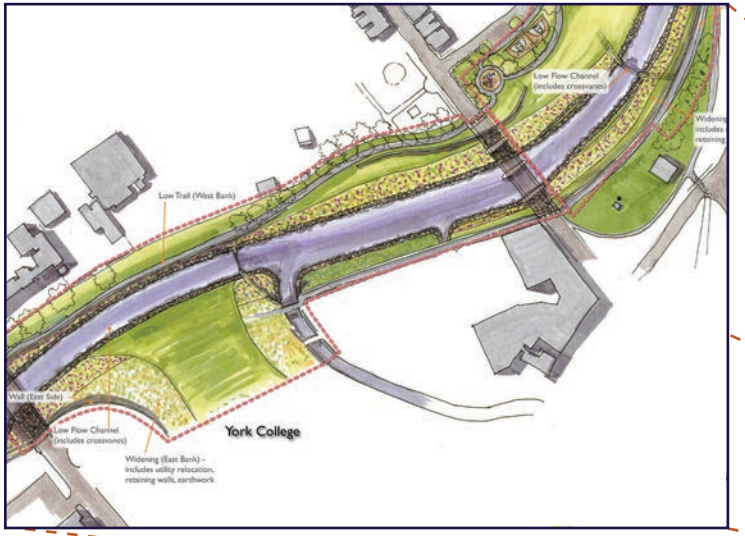
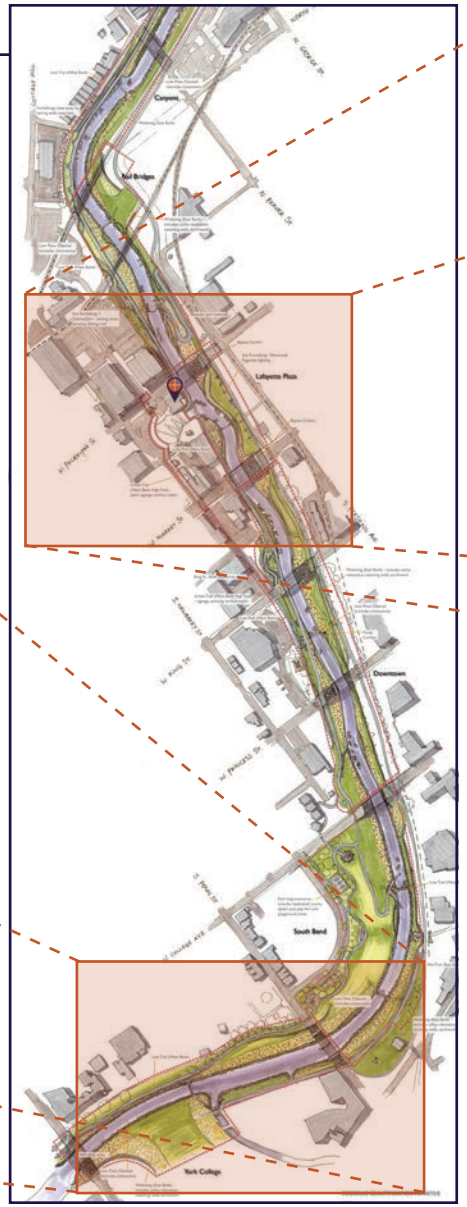
Codorus Creek Beautification Site Plan

ABOUT THE PROJECT

For over a century, people in York have looked at the Codorus Creek as a body of water abounding with opportunity. The York County Economic Alliance's Codorus Creek Beautification Initiative moves these prior design and planning efforts forward by hydraulically modeling and re-envisioning the creek channel in the City of York and Spring Garden Township.

Their concept includes improving public access along both sides of the creek, installing recreational amenities, and enhancing the ecological habitat of the creek through stormwater mitigation, urban flood control, and native plantings – all done without private land acquisition. These improvements will connect neighborhoods, people and services, and will re-imagine the Codorus Creek as a true public space for all.





CODORUS BEAUTIFICATION INTIATIVE

- MOWABLE TURF / GRASS
- UPLAND: GOLDENROD
- BANKS: MOWABLE WILDFLOWERS
- WETLAND: RUSHES, POLYGYNUM

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