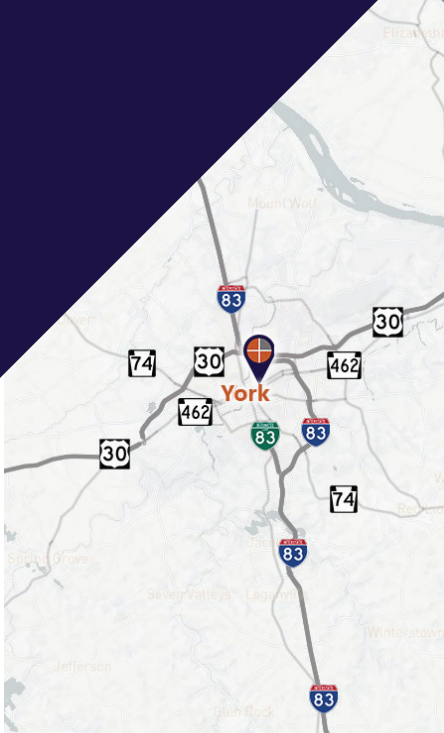


FOR LEASE

1,568 SF free-standing retail building with parking in Downtown York.



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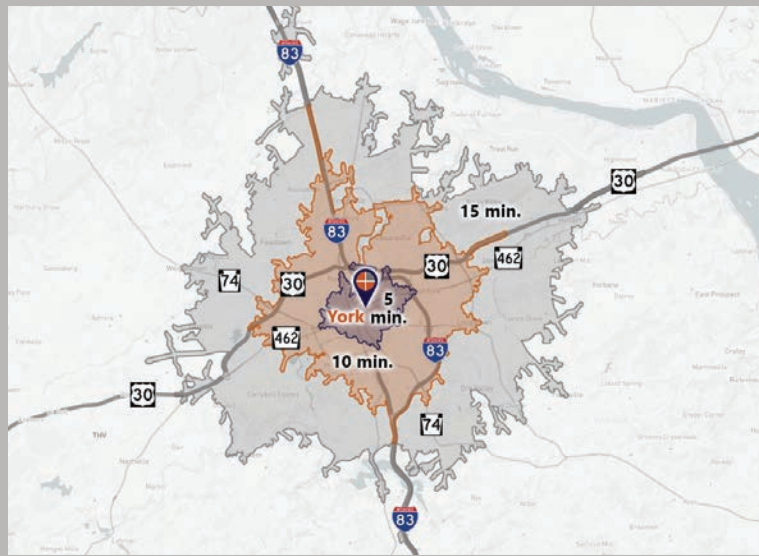
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

FREE-STANDING BUILDING W/PARKING

DEMOGRAPHICS

Variable	100 N. Broad St. York, PA 17403		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	26,203	81,796	150,894
Population Density (Per Sq. Mile)	8,663.3	3,831.6	2,022.9
Total Daytime Population	31,608	99,070	180,953
Total Households	10,586	32,220	59,059
Per Capita Income	\$24,630	\$30,961	\$37,763
Average Household Income	\$61,041	\$78,376	\$95,705
Average Disposable Income	\$47,980	\$61,065	\$73,719
Aggregate Disposable Income	\$507,913,779	\$1,967,527,256	\$4,353,742,582
Total (SIC01-99) Businesses	1,338	3,489	6,053
Total (SIC01-99) Employees	15,216	50,025	93,008
Total (SIC01-99) Sales	\$1,800,083,248	\$6,290,141,949	\$13,764,707,967
Annual Budget Expenditures	\$570,539,318	\$2,211,672,380	\$4,909,105,637
Retail Goods	\$183,291,577	\$720,641,849	\$1,610,196,958

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This high-visibility, free-standing retail building is available for lease at the bustling corner of E. Philadelphia St. and N. Broad St. in Downtown York. The property offers an open floor plan, abundant storefront windows, a new HVAC system, and on-site parking for up to 12 vehicles.

It is situated across from New York Wire Works, an expansive innovative hub for entrepreneurs and artists alike who are looking to reach new heights with their creative visions and goals, featuring The Gallery, The York Merchant, and The York Exchange and Flea, along with many other individual spaces. Other surrounding businesses include: The Brewer's Outlet, York Day Nursery, Little Caesar's Pizza, and Metro by T-Mobile.

PROPERTY DETAILS

- Total Building Size:..... 1,568 SF
- Lease Rate:..... \$3,000/month/NNN
NNN plus all utilities, Real Estate taxes, fire insurance, phones/CATV, exterior maintenance, interior maintenance, janitorial, snow removal, HVAC maintenance, and liability insurance.
- Lease Terms:Negotiable
- Zoning: UN1
- Land/Lot Size: 0.2 acres
- Date Available:..... Immediately
- Parking:..... On-Site Lot, 12 spaces
- Year Built:..... 1969
- Roof Type:Pitched Shingle
- Construction:.....Masonry
- Heating:.....FWA
- Cooling:.....CAC
- Electric:Met-Ed
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

- E. Philadelphia St./Route 462:..... 9,946 VPD
- N. Broad St.:.....539 VPD

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

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. Liquid Hero Brewery (Taproom & Restaurant)
6. McDonald's
7. Catalina's Cafe
8. Pizza Boli's York
9. Alleys
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. Picalonga Sabor Tropical
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. Granfaloon'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
45. York County History Center
46. Royal Square Mural Park
47. Heritage Rail Trail

SHOPPING

48. The Glass Turtle Studio
49. Ewe And Me
50. House of Flowers York
51. DTLR
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Casta Cigars Co.
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Penn Market
62. Sunrise Soap Co.
63. Central Market
64. House of Yoga
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. The Garden of Edy
68. Noel's Rock Shop

LODGING

69. Red Roof Inn
70. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
71. Grace Manor Bed & Breakfast

FITNESS

72. York YMCA
73. 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.

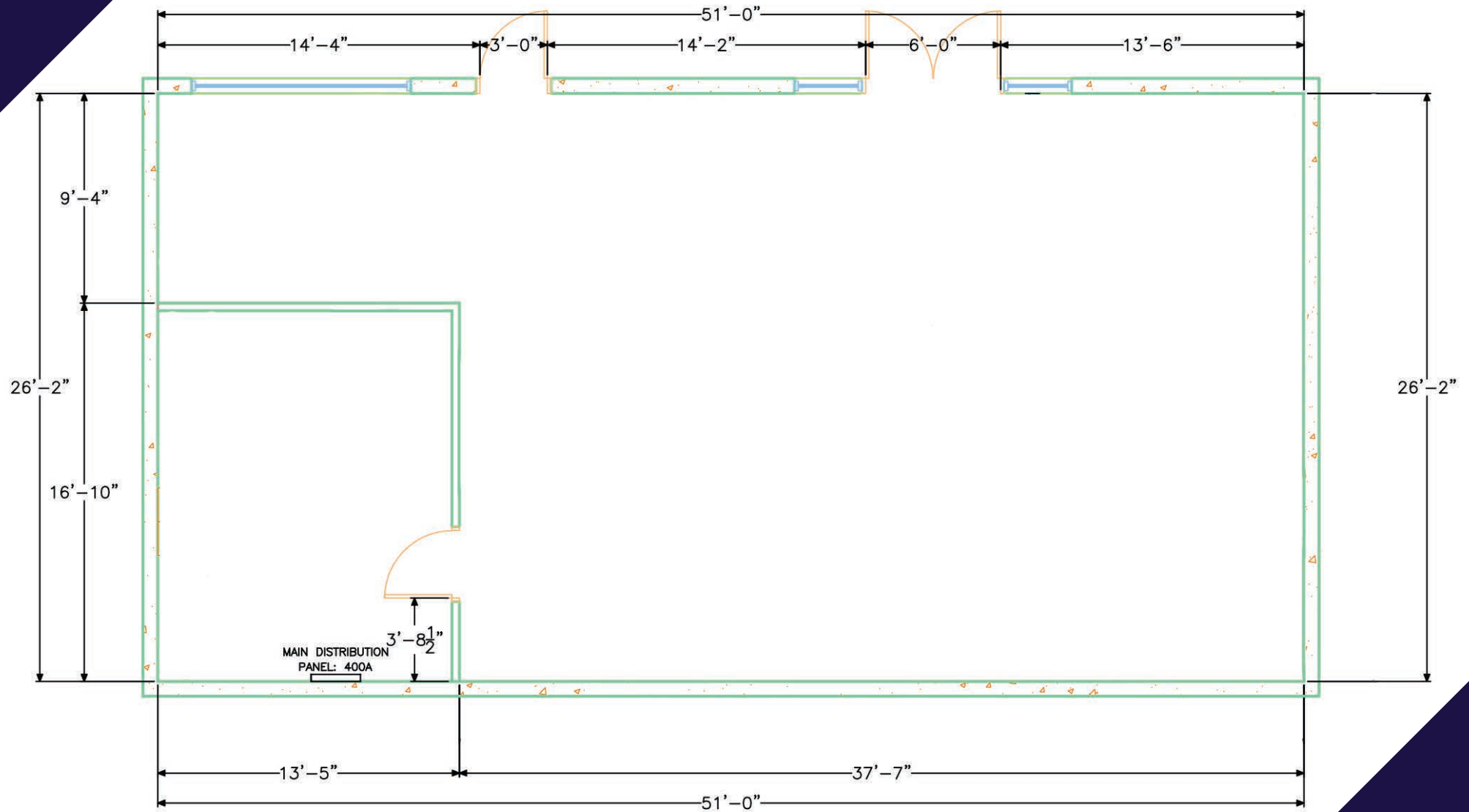


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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FLOOR PLAN

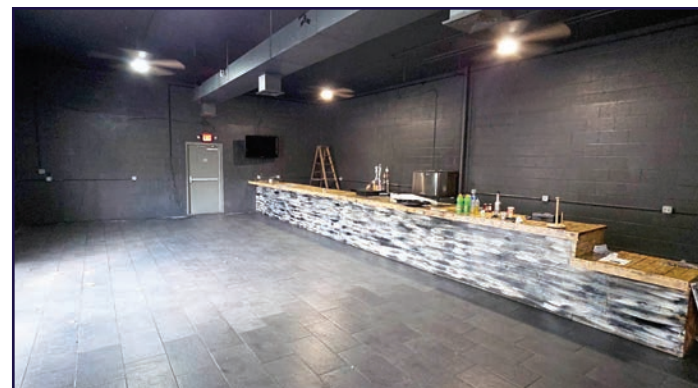
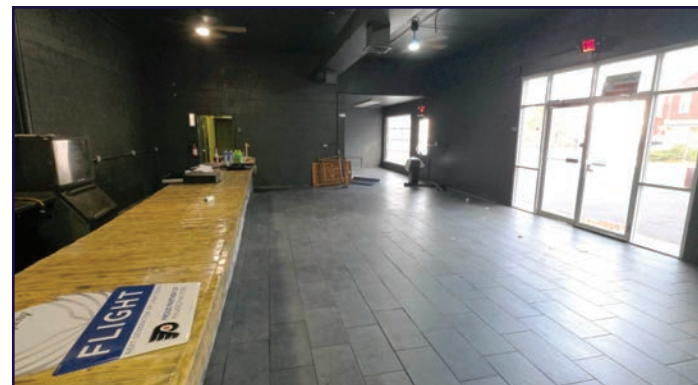


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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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