TRUE Commercial Real Estate LLC

# New Retail Space(s) in Mixed-Use Redevelopment Property

## For Lease

**New retail storefront space(s) in the newly redeveloped Peel Press Building in downtown York.**

**York City | York County** — **9 E. Philadelphia St. York, PA 17401**






**CONSTRUCTION UNDERWAY**

**JOIN THESE NEW TENANTS**

MANNA

WORX 24 HOUR INFRARED FITNESS STUDIO




**CONCEPTUAL RENDERING**


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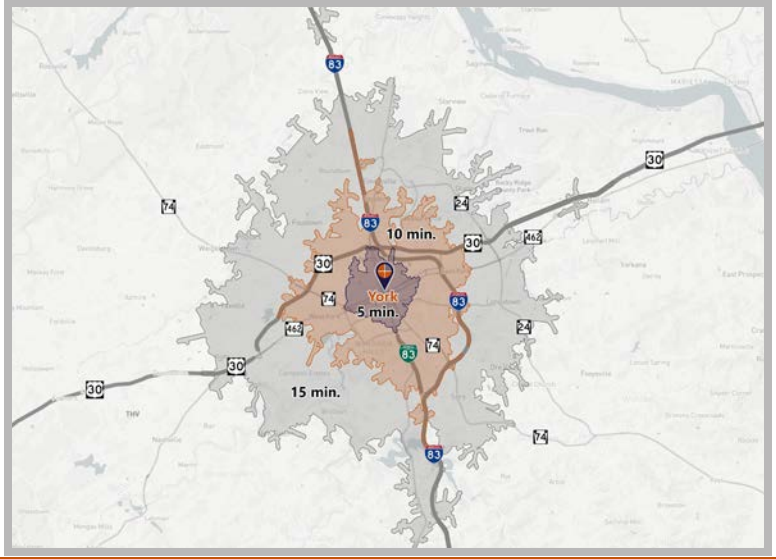

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# New Retail Storefront Spaces

## DEMOGRAPHICS

| Variable | 9 E. Philadelphia St. York, PA | | |
|---|---|---|---|
| **Travel Distance from Site** | **5 minutes** | **10 minutes** | **15 minutes** |
| Total Population | 33,711 | 82,613 | 157,991 |
| Population Density (Per Sq. Mile) | 9,819.4 | 3,562.8 | 1,932.4 |
| Total Daytime Population | 37,213 | 101,746 | 184,881 |
| Total Households | 13,237 | 32,200 | 61,883 |
| Per Capita Income | $23,301 | $31,446 | $38,465 |
| Average Household Income | $59,263 | $79,953 | $97,748 |
| Average Disposable Income | $46,697 | $62,247 | $75,175 |
| Aggregate Disposable Income | $618,130,699 | $2,004,366,556 | $4,652,061,491 |
| Total (SIC01-99) Businesses | 1,428 | 3,559 | 6,134 |
| Total (SIC01-99) Employees | 17,854 | 51,854 | 93,654 |
| Total (SIC01-99) Sales | $1,554,035,304 | $6,544,182,035 | $13,892,495,567 |
| Annual Budget Expenditures | $694,066,814 | $2,254,077,813 | $5,248,149,955 |
| Retail Goods | $220,794,836 | $735,391,401 | $1,722,916,579 |

## Travel Distance from Site




## PROPERTY & MARKET OVERVIEW

We are pleased to present this exciting opportunity to lease new retail storefront space in the redeveloped Peel Press Building in downtown York! Located at the prime intersection of N. George St. and E. Philadelphia St., this project is situated in the heart of downtown York's restaurant and entertainment district. It is surrounded by the Appell Center for the Performing Arts, Central Market, the 330,000+ SF York County Judicial Center, and Restaurant Row. This location benefits from significant pedestrian traffic, a robust daytime business population, and a dense residential area nearby. Additionally, there are three (3) public parking garages within one block of the project.

The redevelopment has two (2) new retail storefronts available, along with 22 new market-rate apartments. The storefronts will feature high ceilings, new HVAC and electrical systems, open layouts, and large shared bathrooms in the rear common area. An on-site fitness center will be available for all tenants to use. The first floor will retain the historic manufacturing structure, which will be transformed into modern industrial-chic retail space, while three new stories of apartments will be built with a contemporary exterior above the original structure.

This project is well-suited for traditional retail, restaurants and breweries, entertainment venues, personal services, business services, fitness facilities, healthcare providers, and office users.

## PROPERTY DETAILS

- Total Building Size: 30,830 SF
- Available Space: Up to 2,747 SF
- Lease Rate: $18.00/SF/Modified Gross
  *Tenant pays utilities & maintenance*
- Lease Terms: Negotiable
- Zoning: Central Business District with HARB Overlay
- Date Available: End of 2026
- Parking: Additional Fee
  *13 Garage Parking Spaces & 3 Covered Spaces*
- Roof Type: Rubber
- Construction: Wood / Steel / Masonry
- Ceiling Height: 14 ft. up to 25 ft.
- Heating: Gas FWA
- Cooling: CAC (Entire Building)
- Electric: Met-Ed
- Water/Sewer: Public
- Sprinklers: Yes
- Year Built/Renovated: 1981/2026
- Land/Lot Size: 0.25 acres

## TRAFFIC COUNTS

- E. Philadelphia St./Rte. 462: 9,159 VPD
- N. George St./BUS I-83: 8,811 VPD



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# DEMOGRAPHIC SUMMARY

*9 E. Philadelphia St. York, PA*

**Drive time of 10 minutes**

## KEY FACTS

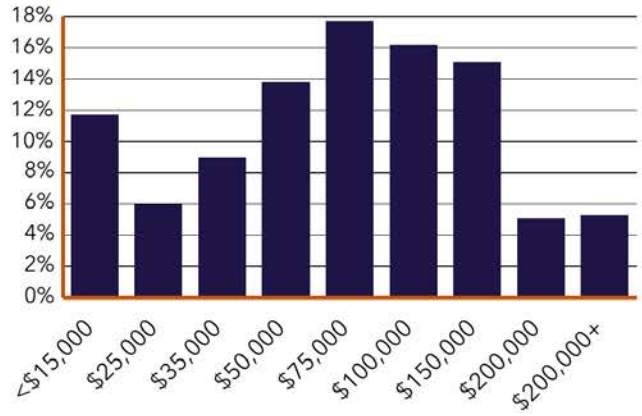
82,613
Population

36.5
Median Age

32,200
Households

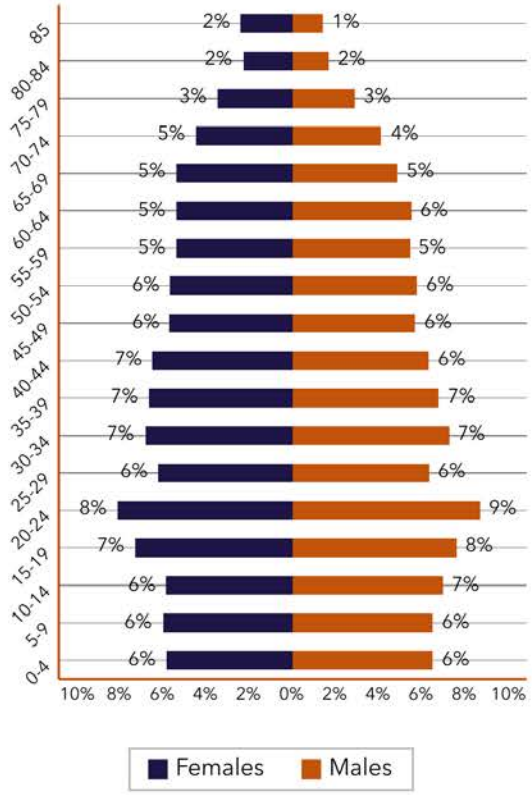
$51,257
Median Disposable Income

## HOUSEHOLD INCOME




Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

## AGE PROFILE




## INCOME

$62,902
Median Household Income

$31,446
Per Capita Income

$95,773
Median Net Worth

## AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT

$1,495
Fast Food Spending

$2,836
Restaurant / Fine Dining Spending

$463
Alcoholic Beverages

## ANNUAL HOUSEHOLD SPENDING

$1,778
Apparel & Services

$5,466
Groceries

$163
Computers & Hardware

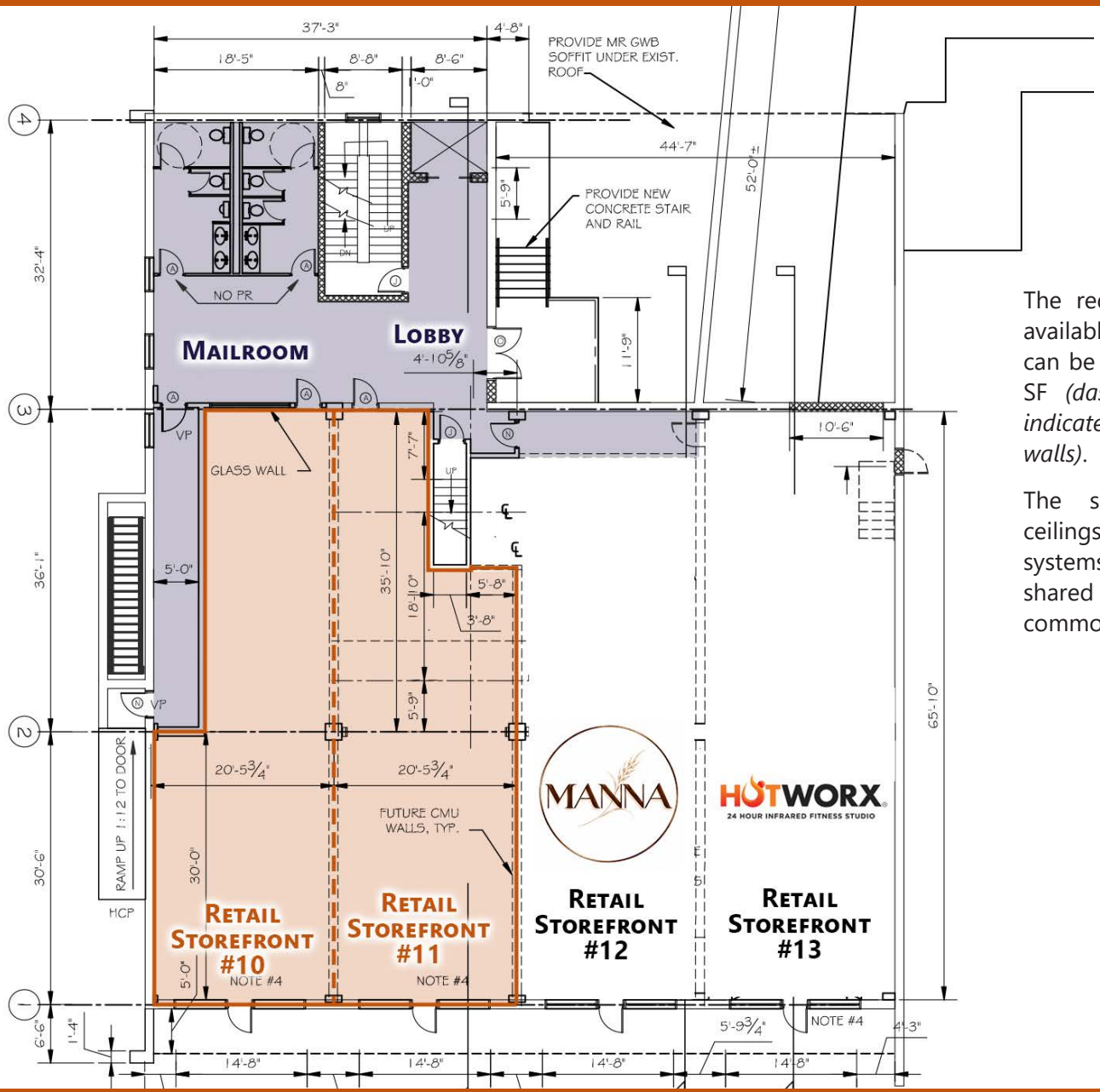
$5,510
Health Care

$2,875
Entertainment / Recreation



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# First Floor Plan | New Retail Storefronts




The redevelopment has two (2) available retail storefronts, which can be combined for up to 2,747 SF *(dashed lines on floor plan indicate future/possible demising walls)*.

The storefronts feature high ceilings, new HVAC and electrical systems, open layouts, and large shared bathrooms in the rear common area.



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# Conceptual Rendering






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# Downtown York 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 | P1 | King St. Garage |
| B | York County Judicial Center | P2 | Market St. Garage |
| C | Continental Square | 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

MARKET DIST

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.

ROYAL SQ. DISTRICT

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.

weco

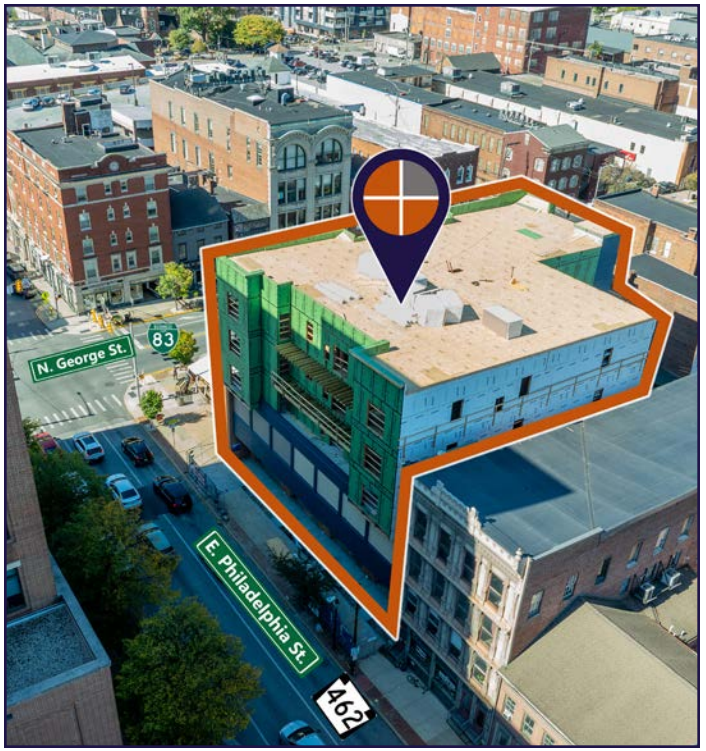
Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.




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# Aerial Drone & Building Photos









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# Aerial Drone Photo






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