First Floor Retail Space

City of York | York County

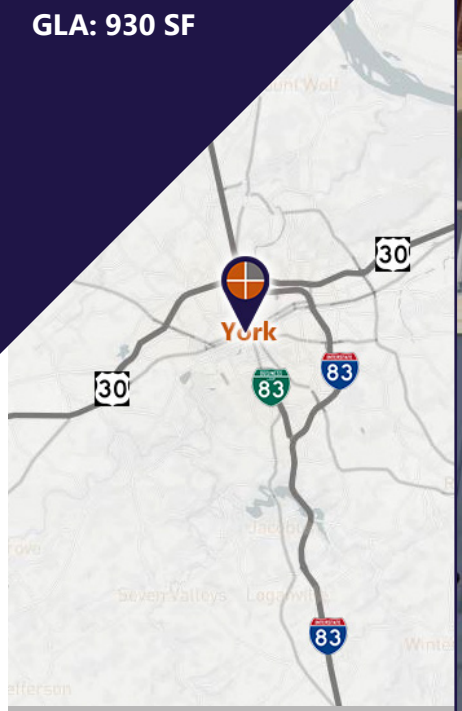
153 S. Beaver St. York, PA 17401

TRUE Commercial Real Estate LLC

For Lease

930+/- SF of first floor retail space, located on S. Beaver Street in York City

GLA: 930 SF





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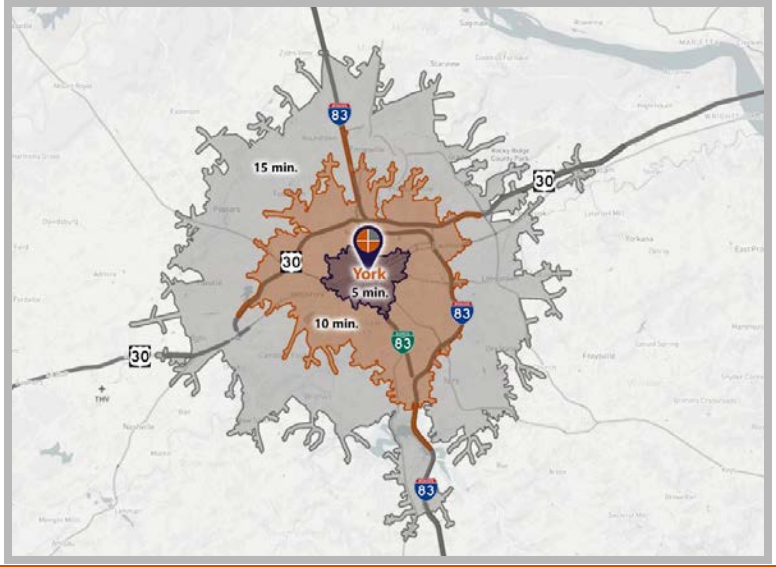
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New Redeveloped Storefront

DEMOGRAPHICS

Variable	153 S. Beaver St. York, PA 17401		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	131,363	263,438	345,915
Population Density (Pop per Sq. Mile)	2,486.2	1,225.9	728.7
Total Daytime Population	155,666	264,069	329,447
Total Households	52,539	103,534	136,461
Per Capita Income	$38,619	$40,417	$40,878
Average Household Income	$95,793	$102,030	$102,945
Average Disposable Income	$73,856	$78,550	$79,334
Aggregate Disposable Income	$3.88 B	$8.13 B	$10.83 B
Total (NAICS) Businesses	5,389	8,055	10,074
Total Employees Civilian 16+	64,657	132,349	174,562
Annual Budget Expenditures	$4.34 B	$9.06 B	$12 B
Retail Goods	$1.37 B	$2.87 B	$3.84 B

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This property offers a recently renovated retail space on the first floor, spanning approximately 930± SF. The space features high-ceilings, ample windows providing tremendous natural light, and a patio space to the rear. It is conveniently located on South Beaver Street catty-corner from William Penn Senior High School. The space is ideal for retail, professional services, and office businesses.

Located in the heart of Downtown York, the property is surrounded by established restaurants, shops, professional services, entertainment, and civic destinations, providing convenient access to the activity and amenities of the downtown business district.

PROPERTY DETAILS

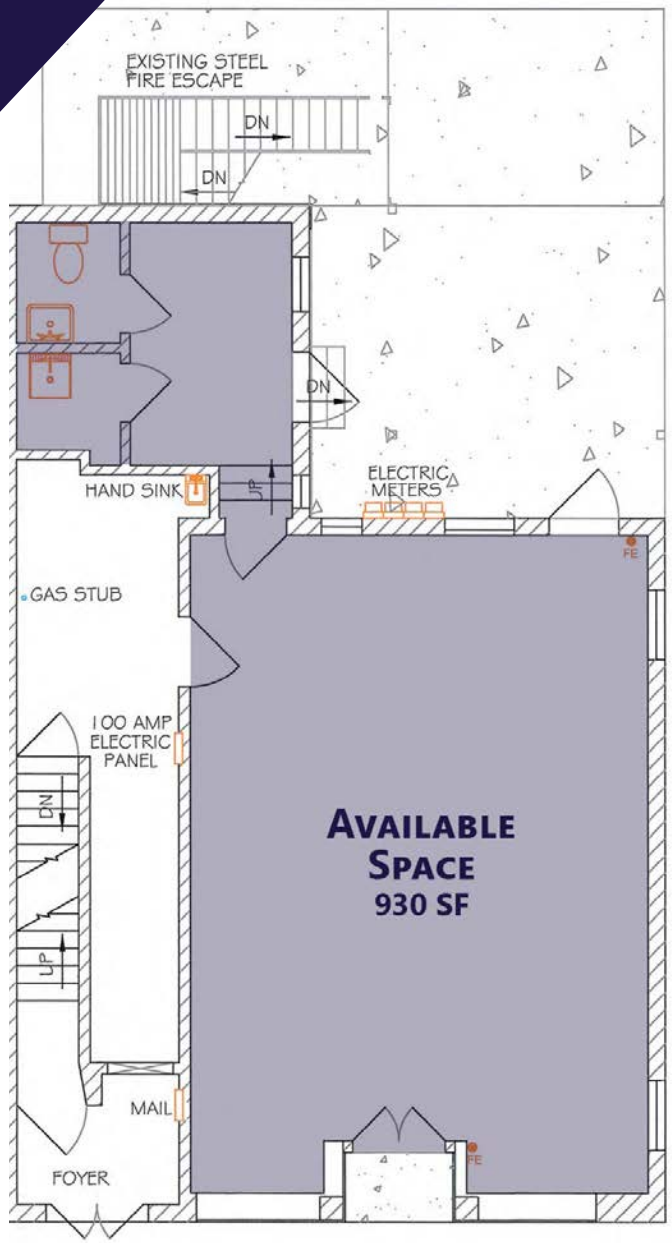
- GLA: ..... 930 SF
- Total Building Size: ..... 4,264 SF
- Lease Rate: $1,495.00/month
  Modified Gross plus electric, gas, water, 30 sewer, refuse, phone/CATV/internet, interior maintenance, janitorial, parking, and liability insurance.
- Lease Terms: ..... Negotiable
- Date Available: ..... Immediately
- Zoning: ..... Central Business District
- Land/Lot Size: ..... 0.0393 Acres
- Parking: ..... On Street
- Lease Terms: ..... Negotiable
- Cooling: ..... CAC
- Electric: ..... Met-Ed
- Water/ Sewer: ..... Public

TRAFFIC COUNTS

- South Beaver St.: ..... 1,936 VPD
- W. Princess St.: ..... 5,867 VPD

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Floor Plan & Interior Photos





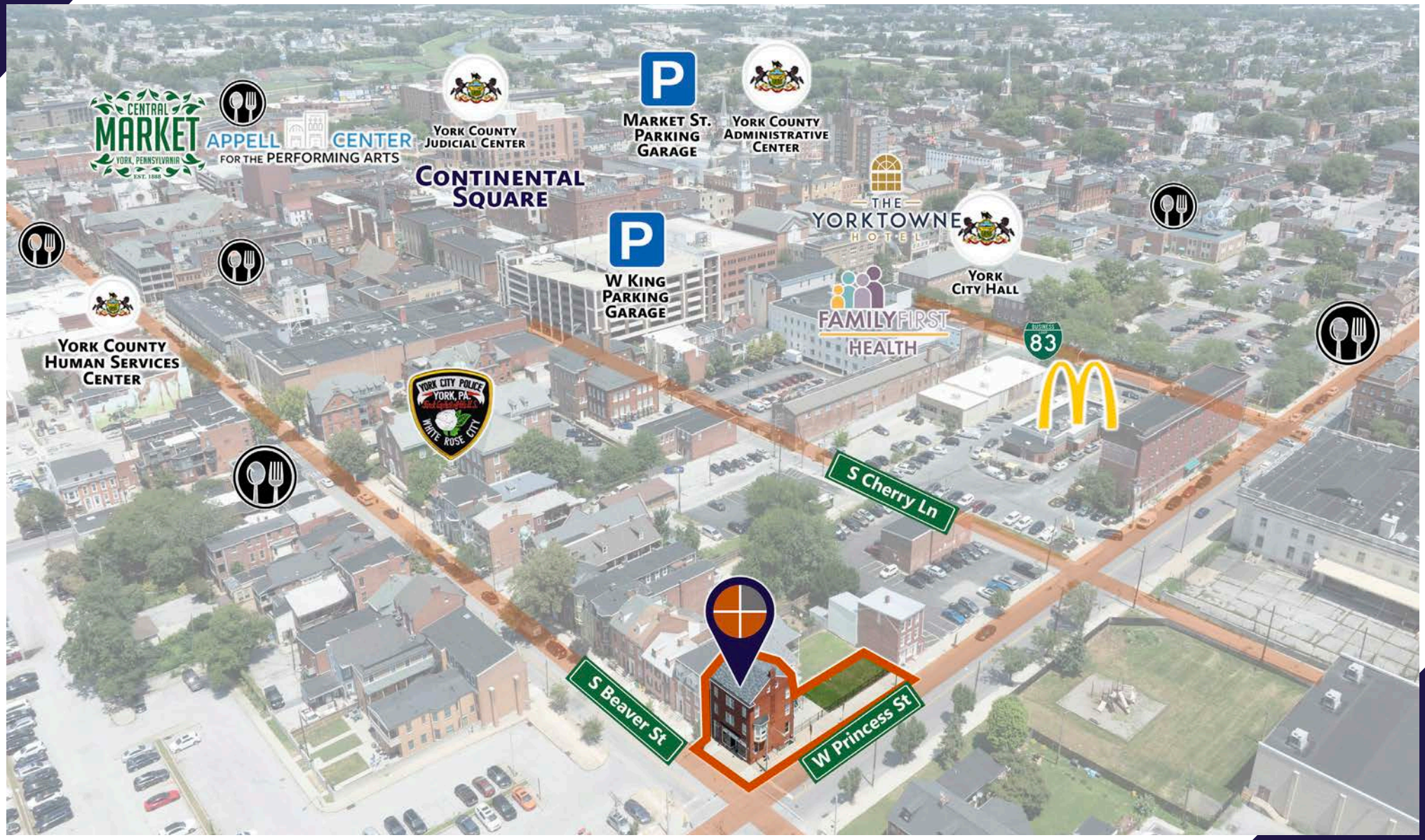






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Aerial Building Photos



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Aerial Building Photos









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Established Regional Competition 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

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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