



RESTAURANT/RETAIL OPPORTUNITIES

City of York | York County

48 E. Market St. York, PA 17401

FOR LEASE

Multiple retail/restaurant opportunities in the newly reopened Yorktowne Hotel, a Tapestry Collection by HILTON in downtown York.



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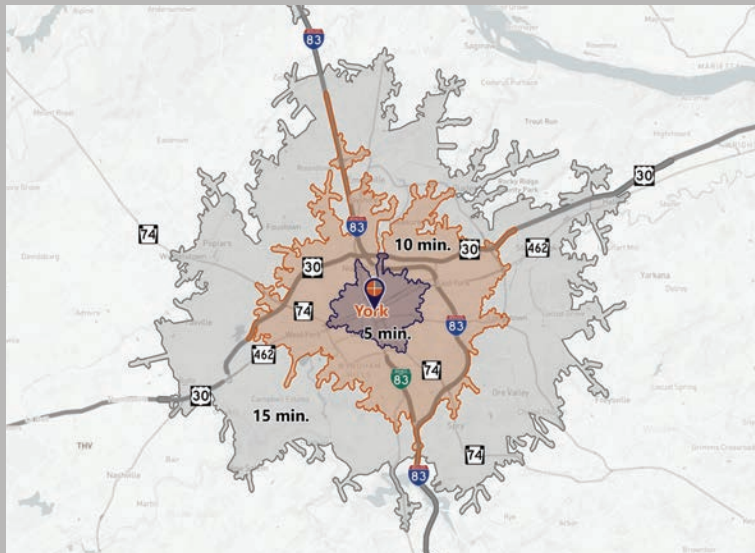
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RESTAURANT/RETAIL OPPORTUNITIES

DEMOGRAPHICS

Variable	The Yorktowne Hotel 48 E. Market St. York, PA			
	Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population		34,411	89,777	165,565
Population Density (Pop per Sq. Mile)		9,109.1	3,278.6	1,820.0
Total Daytime Population		38,345	113,424	190,064
Total Households		13,460	35,240	64,384
Per Capita Income		\$19,711	\$28,941	\$34,723
Average Household Income		\$50,171	\$73,061	\$88,708
Average Disposable Income		\$40,256	\$57,129	\$68,661
Total (SIC01-99) Businesses		1,621	4,470	6,778
Total (SIC01-99) Employees		19,665	65,549	102,090
Meals at Restaurants/Other		\$28,177,596	\$103,568,251	\$225,196,928
Lunch at Full Service Restaurants		\$3,454,288	\$13,313,476	\$29,769,792
Dinner at Full Service Restaurants		\$8,274,748	\$31,334,309	\$69,539,295
Retail Goods		\$172,885,314	\$664,727,400	\$1,473,272,206

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Join the newly reopened Yorktowne Hotel, a Tapestry Collection by Hilton in downtown York! Multiple retail/restaurant opportunities exist in the first floor along the Market St. frontage, flanking each side of the turnstile main entrance to the lobby. The premier restaurant space is available from 3,322 SF (including 908 SF Kitchen) up to 4,863 SF, with approx. 90-feet of storefront glass frontage along Market St. affording tremendous exposure to both vehicular and pedestrian traffic. The corner retail space consists of 768 SF with approx. 75-feet of storefront glass along Market St. and Duke St. Both spaces have direct access to the main hotel lobby, with interior storefront entrances into the lobby. There are also beautifully-appointed shared restrooms in the lobby adjacent to the spaces.

The Yorktowne Hotel features 123 rooms, including 27 extended-stay suites, a ballroom able to handle a capacity up to 400 people, and a rooftop lounge with stunning views of the York City skyline. It's location affords tremendous walk-ability, with easy access to all of downtown York's amenities including The Appell Center for the Performing Arts, Central Market, WellSpan Park, York County History Center, and much more.

PROPERTY DETAILS

- Total Building Size:..... 187,309 SF
- Restaurant Space SF:.....3,322 SF to 4,863 SF
- Retail Space SF:.....768 SF
- Lease Rate:..... \$18.00 to \$21.00/SF/NNN
- Lease Terms:.....Negotiable
- NNN Costs:..... TBD
- Zoning:Central Business District with HARB Overlay
- Land/Lot Size: 0.6834 Acres
- Date Available:..... Subject to Lease
- Parking:..... Public Garage/Street
- Year Built/Renovated:1925/2016-2022
- Roof Type: Rubber with Roof Top Bar
- Roof Age:.....Brand New, 2023
- Construction:.....Masonry, Steel, Wood
- Loading Dock:.... Dock-Height Platform w/Ramp
- Heating:.....FWA
- Cooling:.....CAC
- Electric:Met Ed
- Water/Sewer:..... Public
- Elevator:Yes, Passenger
- Sprinklers:.....Yes

TRAFFIC COUNTS

- E. Market St./Route 462: 11,580 VPD
- S. Duke St.: 2,461 VPD
- S. George St./BUS I-83: 11,314 VPD

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ABOUT THE YORKTOWNE HOTEL



HOTEL HISTORY

The Yorktowne Hotel has been a cornerstone of downtown York since 1925, and embodied a sense of progressiveness and momentum that characterized a City on the move during its opening. Two years after the grand opening of the hotel, an addition was constructed adding hotel rooms and expanding the ballroom. The Yorktowne Hotel featured the elegance of a grand hotel. The 11-story building was designed in Renaissance revival that reflects the vivacious spirit of the 1920s with 20-foot-high ceilings and ornate decor.



THE DAVIDSON LOBBY

Welcome to the Yorktowne's Entry Plaza – one of the most distinctive destinations in downtown York. Whether you're joining us for business or pleasure, spend time in the sophisticated and well-appointed entry plaza. This great room evokes the past, but those with more contemporary sensibilities will be pleased!



DAVIDSON LOBBY BAR

Tucked inside The Yorktowne Hotel, experience the intimate The Davidson Lobby Bar. Whether it's a working lunch or a celebratory nighttime cocktail with family & friends, escape the tediousness of your day and indulge yourself. We look forward to serving you!

THE GRAHAM ROOFTOP LOUNGE

Enjoy sunset cocktails and outdoor dining while relaxing on the Graham Rooftop Lounge with small bites, bar service & the most stunning view of our beautiful city!



EXTENDED STAY

Finding the right hotel in York to suit your needs can be difficult, especially for extended stays. We have 123 rooms including 27 extended stay suites! For our extended stay guests, The Yorktowne Hotel marries historic charm with luxurious amenities, including Hilton Serenity beds, stunning panoramic views of downtown York, in-room dining and more.

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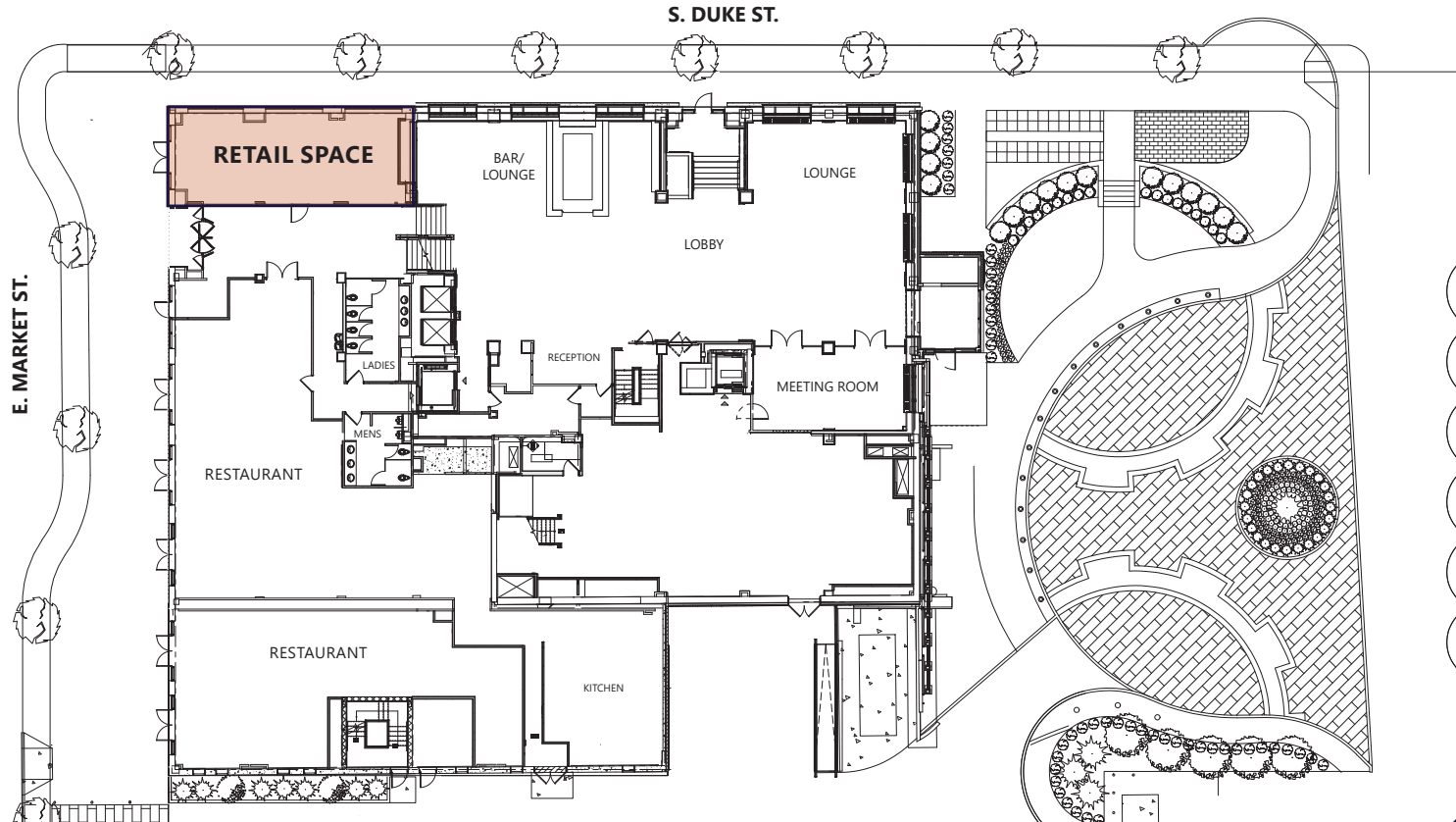
RETAIL SPACE | THE YORKTOWNE HOTEL



SPACE OVERVIEW & HIGHLIGHTS

This 768 SF boutique retail space is a blank canvas waiting for your creative touch.

- Frontage on both Market Street and Duke Street gives you endless possibilities to attract foot traffic.
- Large display windows and a view into the hotel lobby.
- Independent entrance with French doors.
- Interior entrance into the Yorktowne Hotel public spaces.
- Easy access to public restrooms.
- Exterior signage allowed (with appropriate approvals in place).



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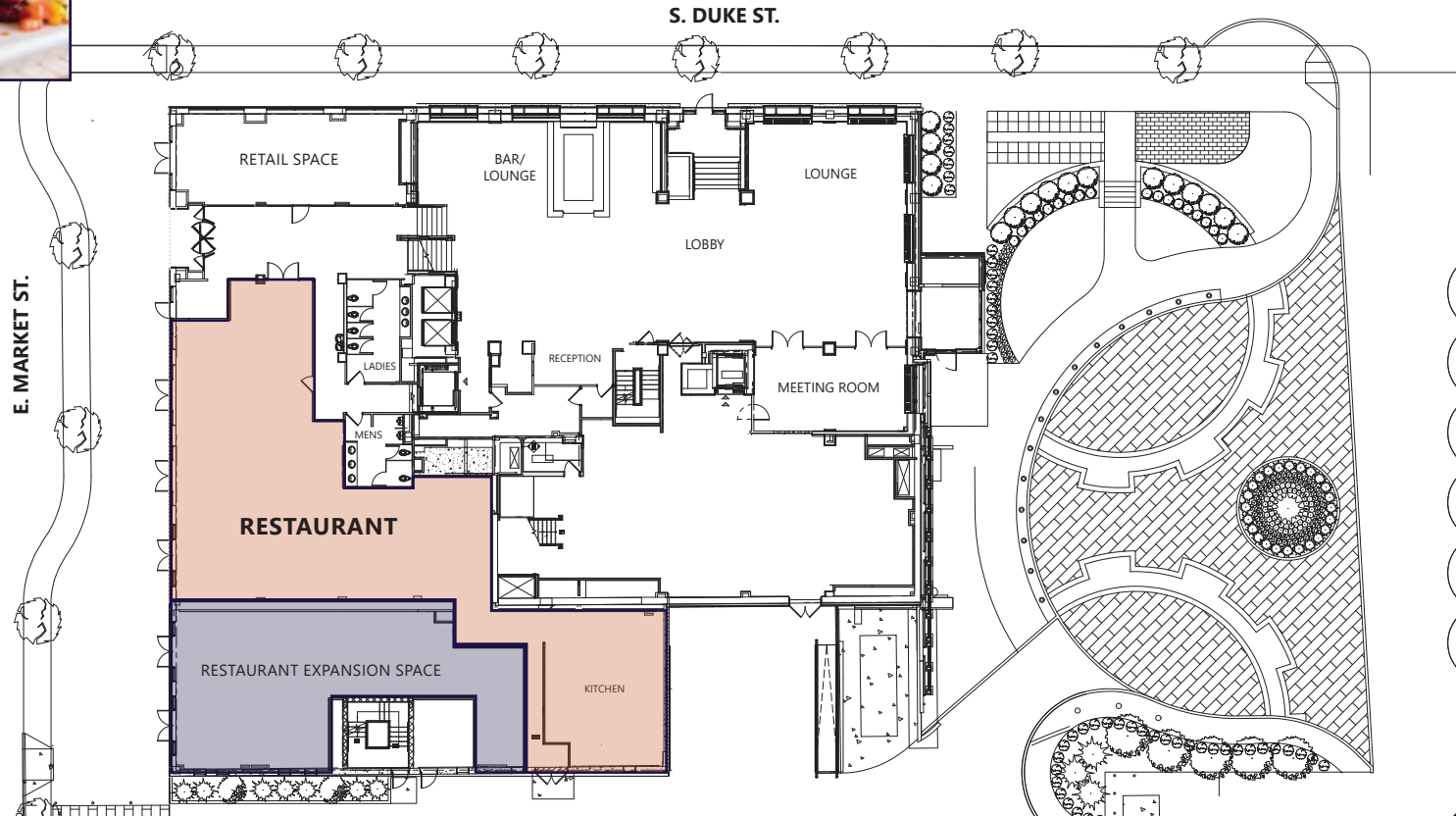
RESTAURANT SPACE | THE YORKTOWNE HOTEL



SPACE OVERVIEW & HIGHLIGHTS

Your restaurant will be the most street visible feature of the hotel, with its own hours, entrance, name, sign, etc. AND the best of both worlds: off street patrons, coming and going from any other venue in the city; PLUS the benefit of foot traffic from the hotel.

- Total possible restaurant square footage: 3,322 SF up to 4,863 SF.
- 90 ft. of storefront Market St. frontage and the ability to have outdoor seating.
- Multiple points of entry and exterior signage allowed (with approvals).
- Direct connection to public restrooms and elevator access to the rest of the hotel.
- Shared POS with the Yorktowne operations (ability for guests to bill a meal directly to their room).
- Benefits of affiliation with the Yorktowne Hotel clientele, off-the-street visitors, and Hilton Honors corporate guests.



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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. JB Lovedrafts
6. McDonald's
7. Harmony Cafe
8. Pizza Boli's York
9. Neama's Egyptian Foods
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Sarah's Snacks
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. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

SHOPPING

48. House of York
49. Boho Bella
50. The Witchwood Teahouse
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers

FITNESS

67. York YMCA
68. CrossFit York



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

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new 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. Beaver St., W. Philadelphia St., N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.



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 new businesses, office tenants, and new market-rate apartments.



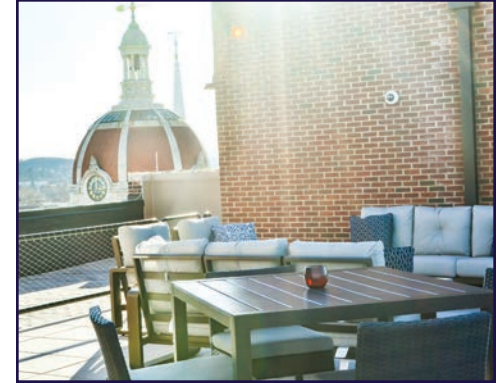
Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.



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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AERIAL DRONE PHOTO & HOTEL PHOTOS

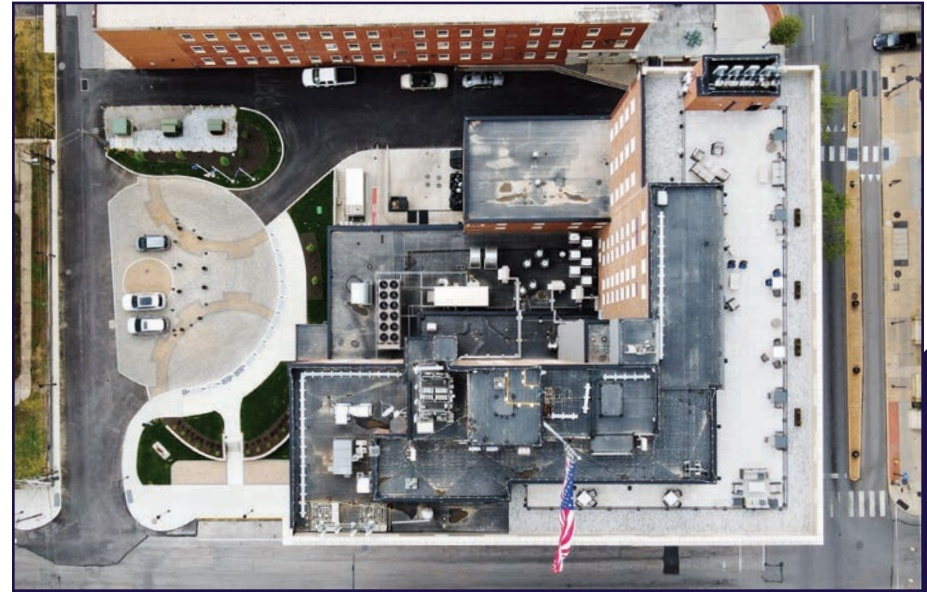


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DRONE PHOTO WITH YORK AREA HIGHLIGHTS



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