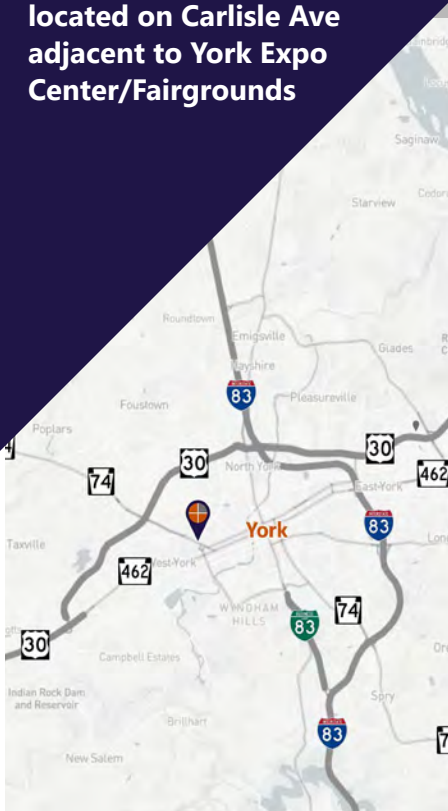


FOR SALE

10,903 SF mixed use property
located on Carlisle Ave
adjacent to York Expo
Center/Fairgrounds



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

David Albright
Cell: 717.870.3097
david@truecommercial.com

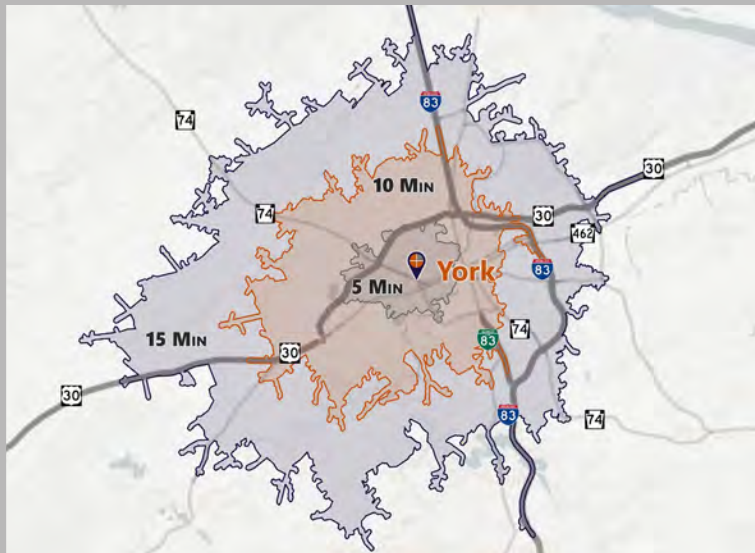
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

MIXED USE BUILDING

DEMOGRAPHICS

Variable	401-411 Carlisle Ave York PA 17404		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	28,193	83,790	159,639
Population Density (Pop per Sq. Mile)	5,328.7	2,561.2	1,648.7
Total Daytime Population	30,321	101,252	181,685
Total Households	11,096	32,951	63,135
Per Capita Income	\$26,663	\$33,469	\$38,123
Average Household Income	\$67,451	\$84,844	\$95,944
Average Disposable Income	\$53,209	\$65,836	\$73,953
Aggregate Disposable Income	\$590,410,002	\$2,169,363,017	\$4,669,022,523
Total (SIC01-99) Businesses	1,031	3,260	5,831
Total (SIC01-99) Employees	12,739	44,501	82,386
Total (SIC01-99) Sales (\$)	\$1,791,051,493	\$6,116,119,951	\$13,209,214,651
Annual Budget Expenditures	\$661,035,313	\$2,443,082,057	\$5,257,571,251
Retail Goods	\$215,380,100	\$797,833,760	\$1,731,879,367

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

The subject property is a two-story, free-standing commercial building comprised of approximately 10,903 SF on 0.55 acres with ample dedicated on-site surface parking. The property features frontage along Carlisle Road near the intersection with Market Street, which serves as the western gateway to the core of York City's primary downtown business district. The property features strong vehicular and pedestrian traffic counts, sits in close proximity to the York Fairgrounds, major retail surrounding the Rt. 74/Rt. 30 interchange are also nearby, including Target, Walmart, Lowes, Giant, Weis, and BJ's.

The building envelope is in overall good condition with well-maintained masonry and roofs. The interior first floor has positive features including a generally open layout, ample retail frontage with storefront windows, and multiple points of access. The second floor is comprised of a large three-bedroom apartment with separate access. These features lend the building well to adaptive reuse for first floor commercial with apartment above. It could also appeal to a live/work scenario where an end-user could occupy the first floor for commercial purposes and maintain a personal residence on the upper floors.

PROPERTY DETAILS

- Total Building Size:..... 10,903 SF
- Lot Size:..... 0.55 Acres
- Warehouse Space:..... 6,000 SF +/-
- Office/Retail Space: 2,552 SF +/-
- Sale Price: \$795,000
- Zoning: RS2
- Date Available:..... Settlement
- Parking:..... 12 Plus
- Annual Taxes: \$25,094.77
- Roof Type:Asphalt Shingle/ Rubber
- Construction:.....Masonry
- Heating:.....FWA
- Cooling:.....CAC
- Electric: Met-Ed
- Water/Sewer:.....Public

TRAFFIC COUNTS

- Carlisle Ave:38,302 VPD
- Pennsylvania Ave.:..... 6,952 VPD
- Monarch Ave:..... 1,106 VPD

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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. 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. Granfalloon'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.



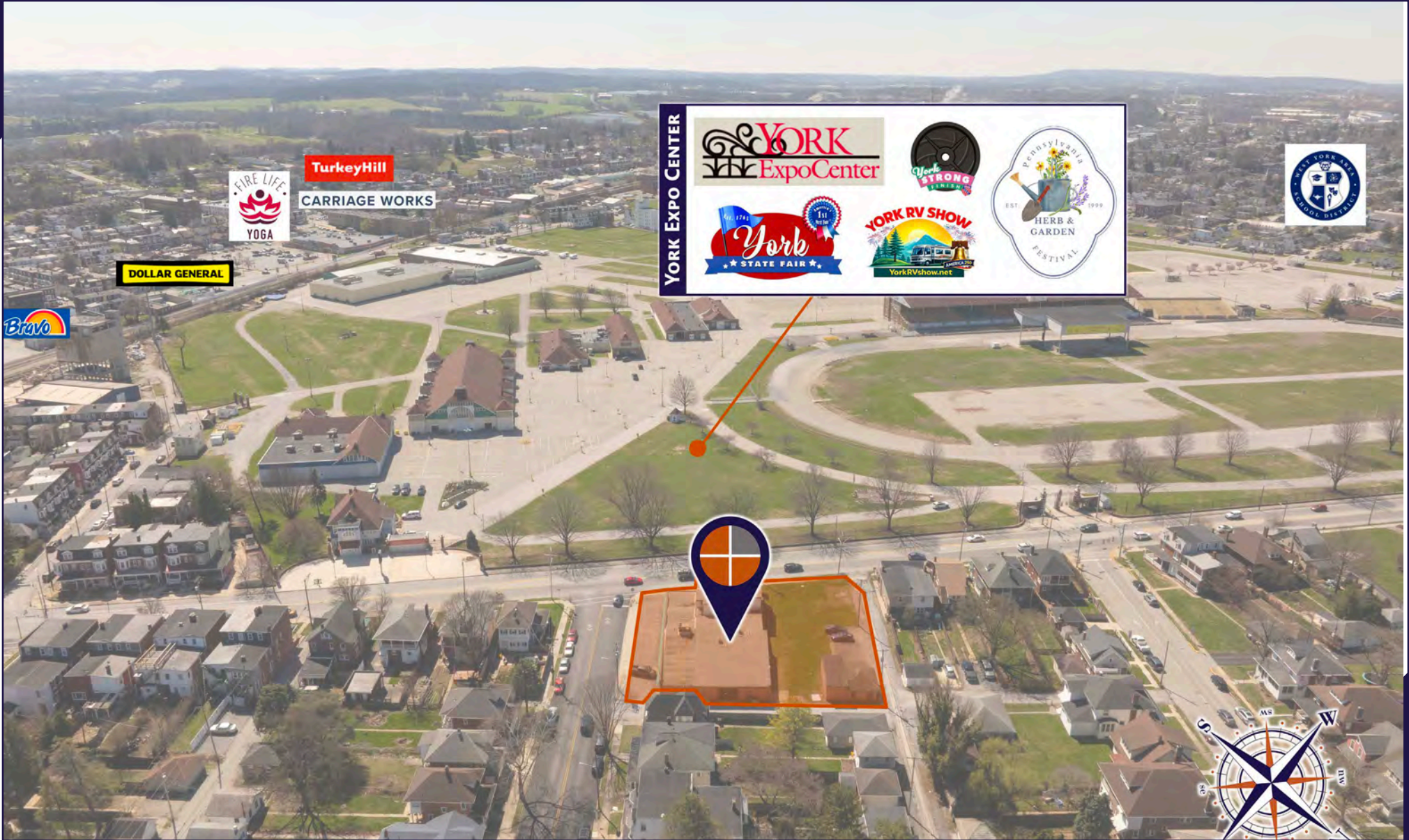
Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.



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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AERIAL MAP | 401-411 CARLISLE AVE



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DEMOGRAPHICS 15 - MIN DRIVE TIME

DEMOGRAPHIC SUMMARY

401 Carlisle Ave, York, Pennsylvania, 17404

Drive time of 15 minutes

KEY FACTS

159,639

Population

40.0

Median Age



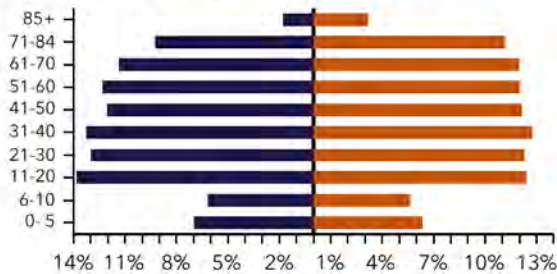
63,135

Households

\$58,740

Median Disposable Income

AGE PYRAMID



● Males ● Females

INCOME



\$74,912
Median Household Income

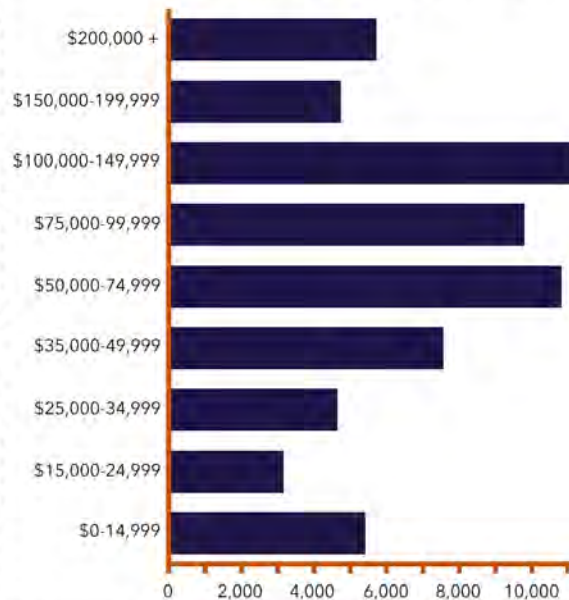


\$38,123
Per Capita Income

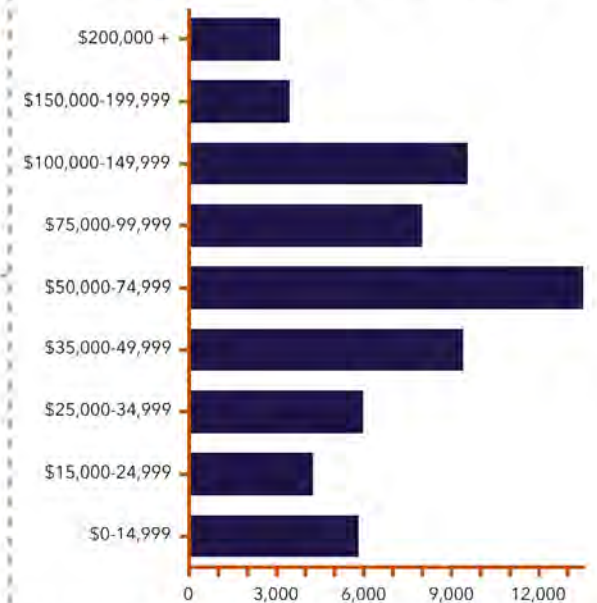


\$205,738
Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



\$2,059
Apparel & Services



\$3,383
Eating Out



\$6,349
Groceries



\$6,673
Health Care

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AERIAL DRONE PHOTO



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BUILDING EXTERIOR PHOTOS



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BUILDING INTERIOR PHOTOS



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BUILDING INTERIOR PHOTOS



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