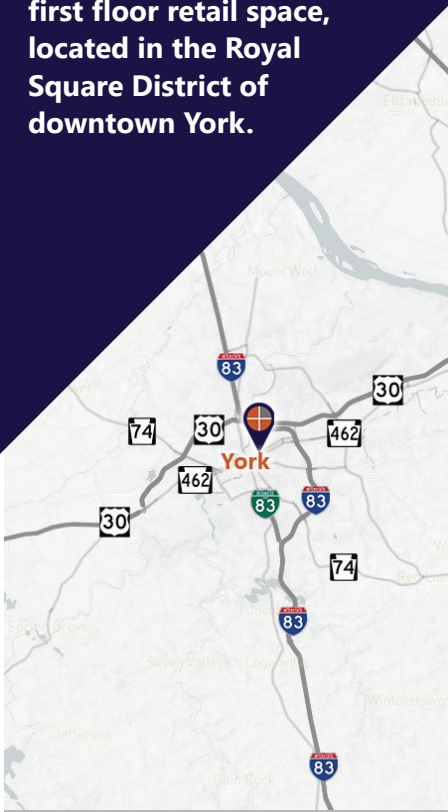


FOR LEASE

894± SF of newly renovated first floor retail space, located in the Royal Square District of downtown York.



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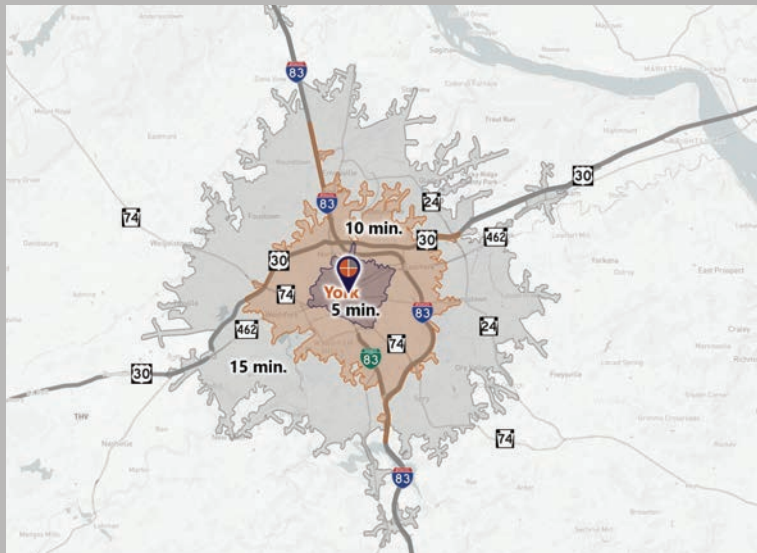


FIRST FLOOR RETAIL SPACE

DEMOGRAPHICS

Variable	46 S. Duke St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	31,550	83,601	151,740
Population Density (Per Sq. Mile)	9,573.6	3,726.8	1,925.0
Total Daytime Population	36,182	103,025	180,459
Total Households	12,497	32,764	60,141
Per Capita Income	\$23,113	\$31,409	\$39,755
Average Household Income	\$58,221	\$79,289	\$100,141
Average Disposable Income	\$47,448	\$62,552	\$76,416
Aggregate Disposable Income	\$592,951,756	\$2,049,460,154	\$4,595,741,904
Total (SIC01-99) Businesses	1,401	3,731	6,057
Total (SIC01-99) Employees	16,663	53,295	90,765
Total (SIC01-99) Sales	\$2,600,264,024	\$10,019,946,895	\$17,466,606,887
Annual Budget Expenditures	\$652,084,683	\$2,306,163,803	\$5,297,582,670
Retail Goods	\$209,235,993	\$751,857,295	\$1,738,883,418

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This property offers a newly renovated retail space on the first floor, spanning approximately 894± SF. It benefits from abundant natural light and is conveniently located in the Royal Square District, just one block from York's Continental Square and close to City Hall. Situated on South Duke Street, the property is only steps away from the main entrance of The Yorktowne Hotel, a Tapestry Collection by Hilton.

Join other businesses in the Royal Square District, including The Bond Weddings & Events, Royal Square Gardens Event Venue, Collusion Tap Works, World Grills, Levant Mediterranean Cuisine, Alley's, Hive Artspace Gallery & Studios, Casta Fine Cigars, The Glass Turtle Studio, and many more.

PROPERTY DETAILS

- Total Building Size:..... 5,748± SF
- Available Space:894± SF
- Lease Rate: ...\$1,295/month/Modified Gross
plus electric, gas, trash, cable, phone, internet, interior maintenance, janitorial, parking and liability insurance.
- Lease Terms:Negotiable
- Zoning:Central Business District with
HARB Overlay
- Date Available:..... Upon Lease Execution
- Parking:..... On-Street, Paid Parking Lots
- Land/Lot Size: 0.386 acres
- Sprinklers:.....Yes
- Heating:.....FWA
- Cooling:.....CAC
- Electric:Met-Ed
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

- S. Duke St.: 2,461 VPD
- E. King St.: 1,736 VPD
- S. George St./BUS I-83: 12,025 VPD
- E. Market St/PA Route 462:..... 7,749 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. Mesa Moreira
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. Essan Thai Restaurant
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

LODGING

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

SHOPPING

48. Moreira Mercantile
49. Boho Bella
50. House of Plants
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. Apricity Products
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books
68. Noel's Rock Shop


FITNESS

69. York YMCA
70. 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.

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

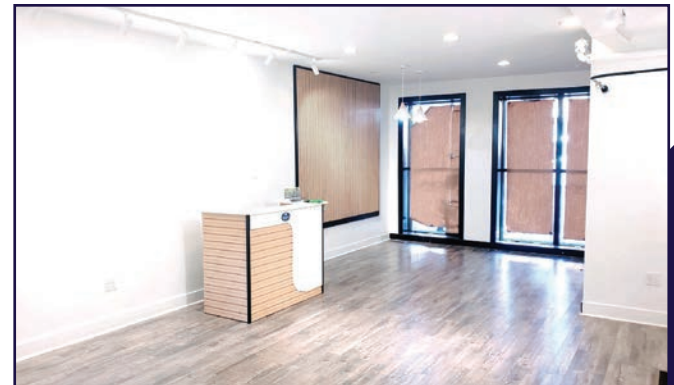
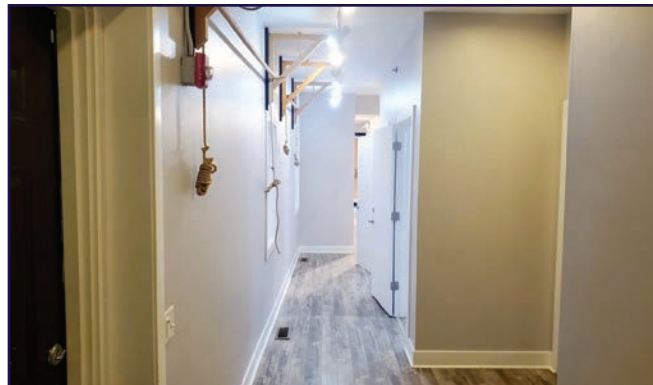
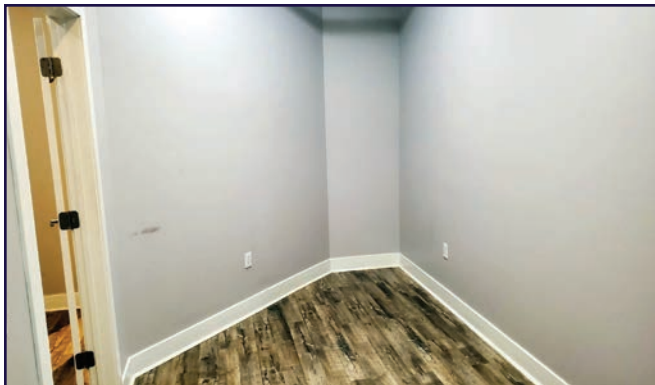


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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BUILDING & INTERIOR PHOTOS



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AERIAL DRONE PHOTO



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