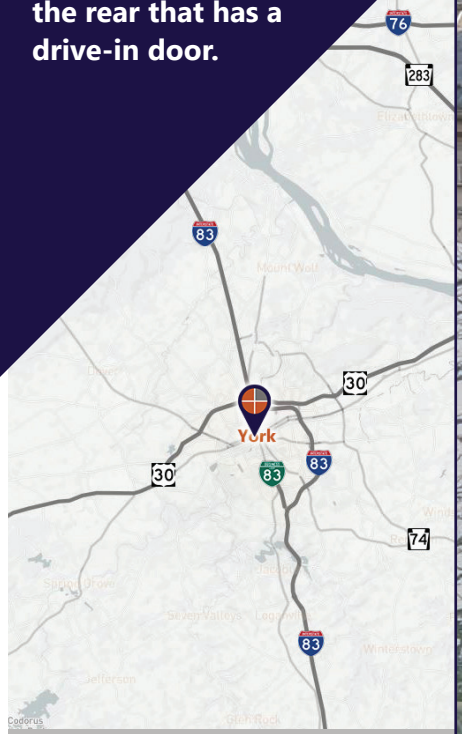
TRUE Commercial Real Estate LLC

Retail Storefront w/Flex Space

York City | York County — **217 S. George St. York, PA 17401**

For Lease

Storefront space in open, shell condition available with flex/warehouse space to the rear that has a drive-in door.



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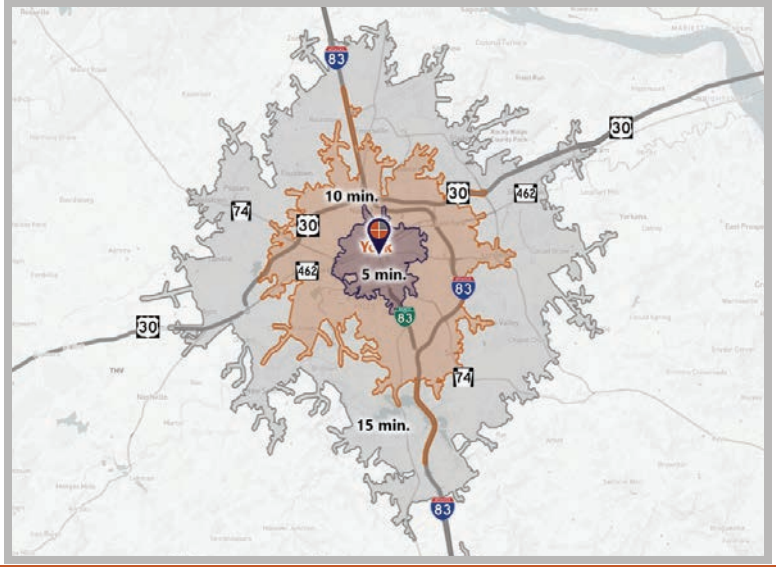
Retail Storefront w/Flex Space

DEMOGRAPHICS

Variable	217 S. George St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	43,296	94,965	175,261
Population Density (Pop per Sq. Mile)	8,752.8	2,952.1	1,710.4
Total Daytime Population	49,974	118,280	196,267
Total Households	15,780	37,422	67,979
Per Capita Income	$19,732	$30,345	$35,091
Average Household Income	$52,713	$76,391	$89,782
Average Disposable Income	$42,179	$59,397	$69,536
Aggregate Disposable Income	$665,591,371	$2,222,738,318	$4,726,968,275
Total (SIC01-99) Businesses	1,762	4,553	6,938
Total (SIC01-99) Employees	24,847	67,133	102,695
Total (SIC01-99) Sales ($000)	$2,317,293	$9,392,578	$15,915,424
Annual Budget Expenditures	$725,891,495	$2,469,439,152	$5,236,442,344
Retail Goods	$212,769,883	$737,289,280	$1,573,505,012

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Great location along South George Street (Business I-83), just two blocks south of Continental Square.

Available space consists of a 4,154 SF retail storefront along with 1,800 SF of flex/warehouse space with a drive-in door in the rear. Retail space is in open shell format, including ample storefront windows facing South George Street, and a monitor roof in the mid-section of the building providing ample natural light throughout the space.

Space can also be subdivided into two separate suites. Owner is willing to build-to-suit for qualified tenant(s).

PROPERTY DETAILS

- Total Building Size:.....11,905 SF
- Total Available Space:..... 4,154 to 5,954 SF
- Lease Rate:.....Negotiable/Modified Gross Subject to Delivery Conditions
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:.....0.1433 acres
- Date Available:..... Subject to Build-out
- Storefront Space:.....4,154 SF
- Flex/Warehouse Space:..... 1,800 SF
- Parking:.....Public Garage, On-Street
- Roof:..... Flat, Rubber, Pitched Shingle, & Monitor Roof Section
- Construction:.....Wood, Masonry
- Drive-In Doors:.....One
- Heating:.....Gas FWA
- Cooling:.....CAC
- Electric:.....Met-Ed
- Water:.....Public
- Sewer:.....Public
- Year Built:.....1900

TRAFFIC COUNTS

- S. George St./BUS I-83:.....10,441 VPD
- E. Princess St.:.....6,798 VPD

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Downtown York Area Map

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. I-ron-ic Coffee & Art
6. McDonald's
7. York City Pretzel Co.
8. Pizza Boli's York
9. Neama's Egyptian Foods
10. Mudhook Brewing Co.
11. Old Forge Brewing Co.
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. Granfalloons 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

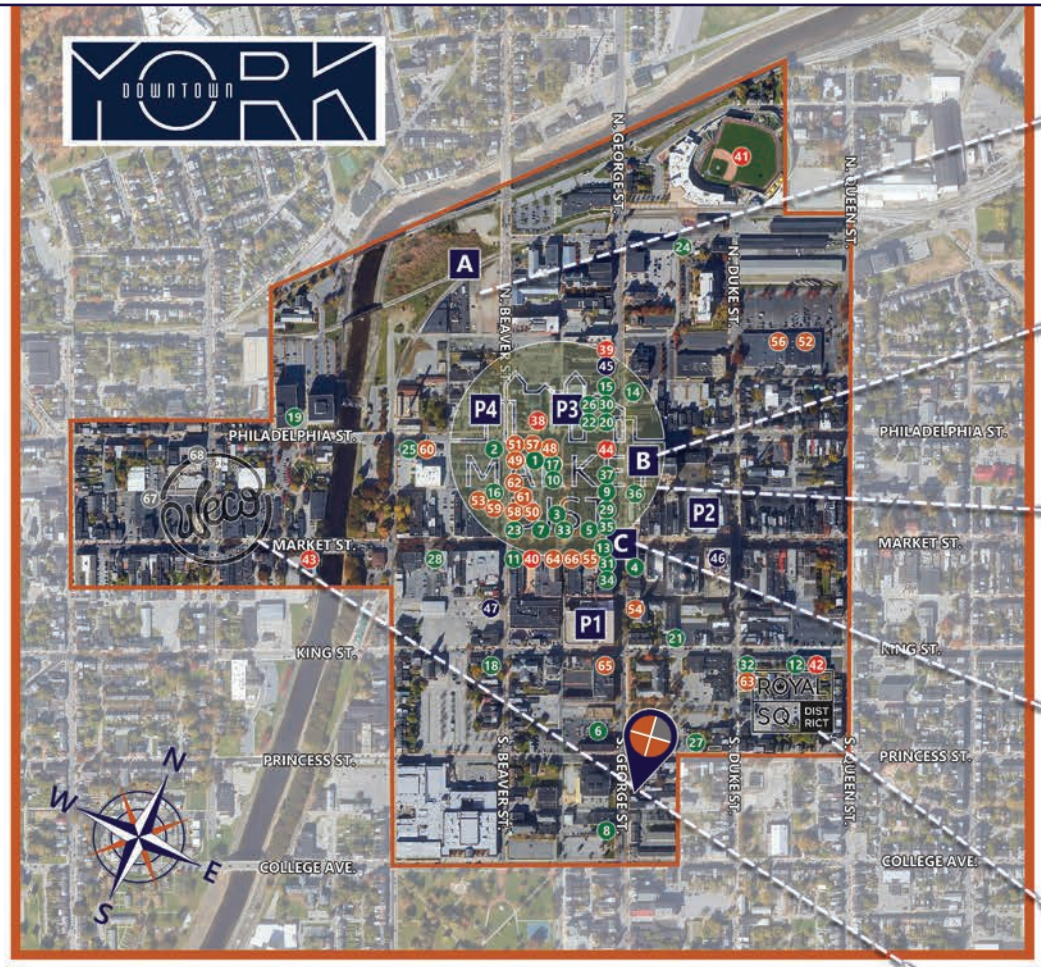
45. Red Roof Inn
46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
47. Grace Manor Bed & Breakfast

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. Foster's Flowers
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.

ROYAL SQ. DISTRICT

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.

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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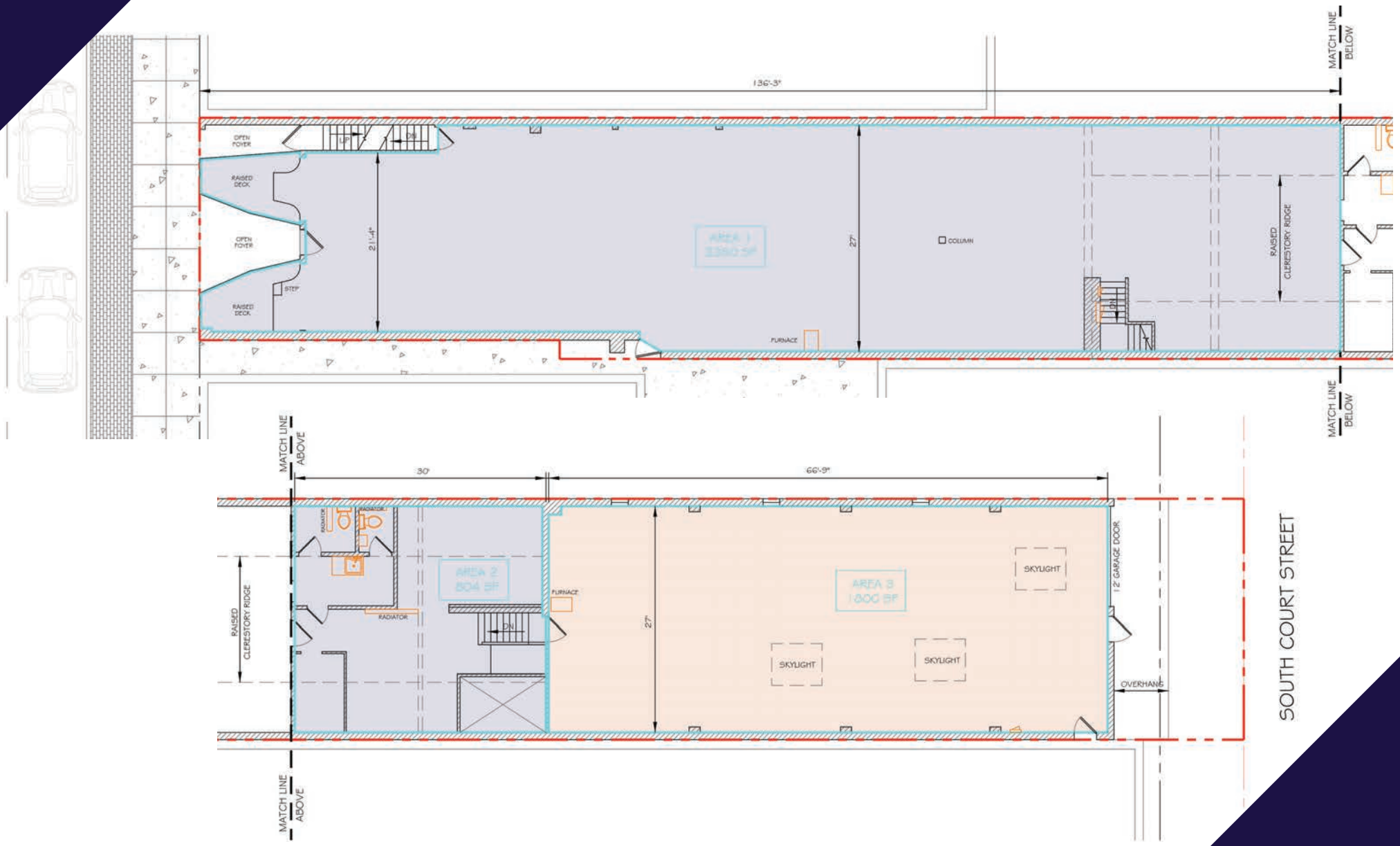
Floor Plan



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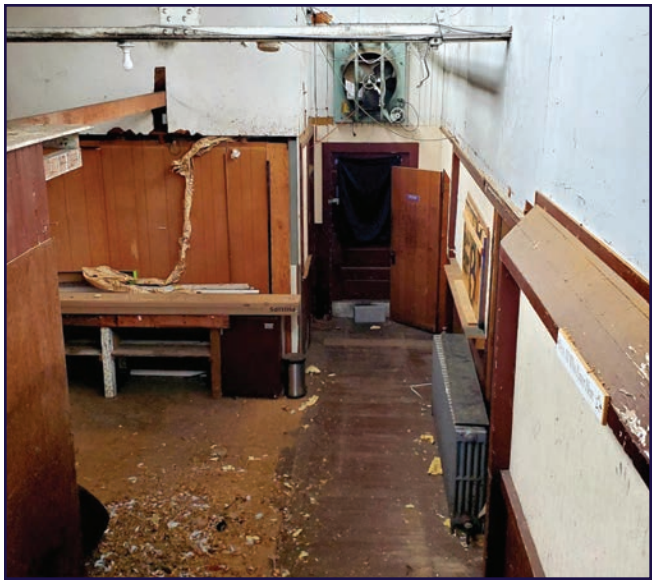
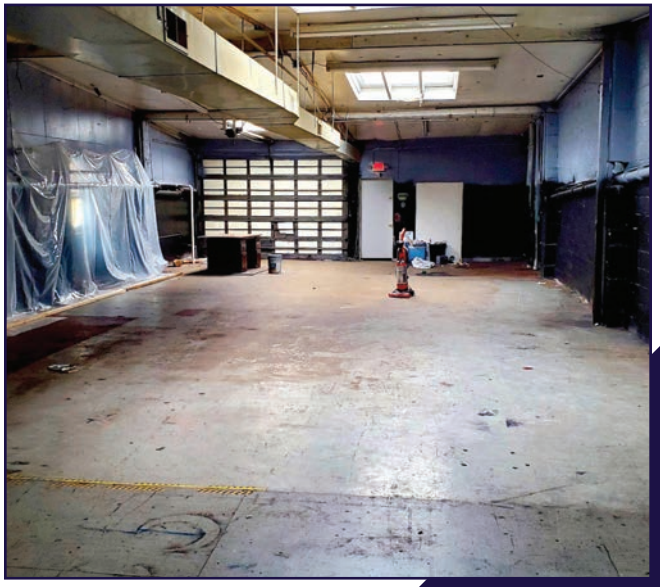
Interior Building Photos





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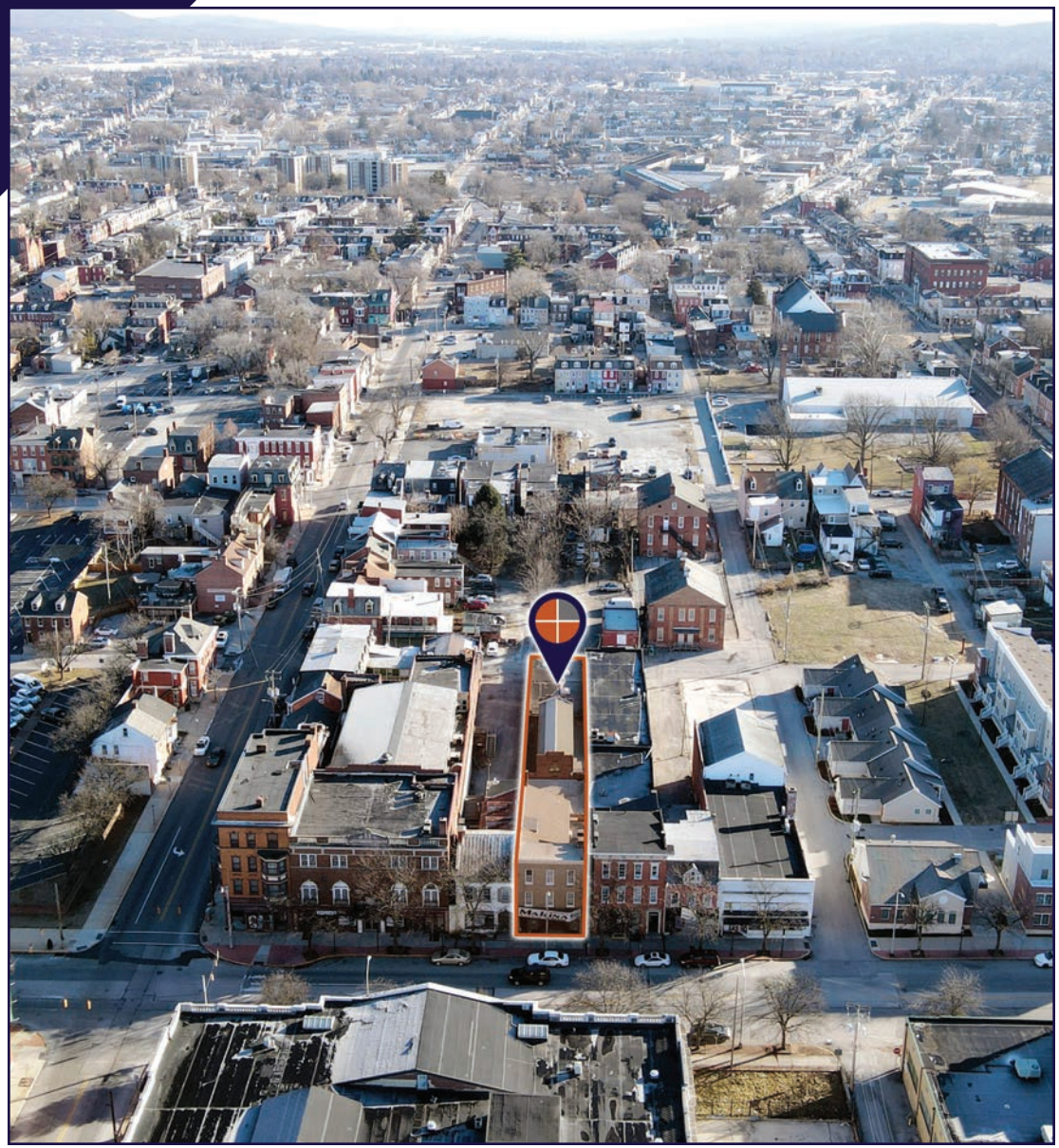
Aerial Drone Photos



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