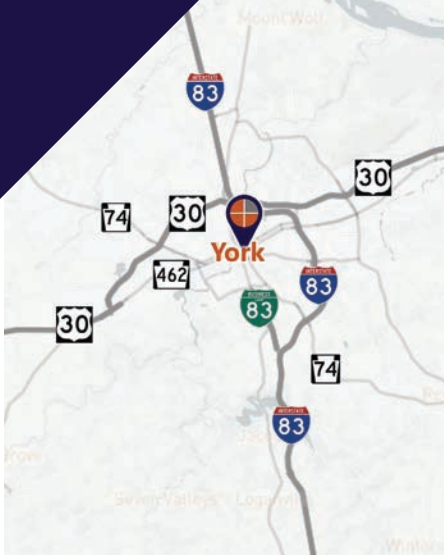


## FOR LEASE

Spacious downtown retail storefront space available located in the Royal Square District of York City.

GLA: 1,533 SF



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

**David Albright**  
Cell: 717.870.3097  
david@truecommercial.com

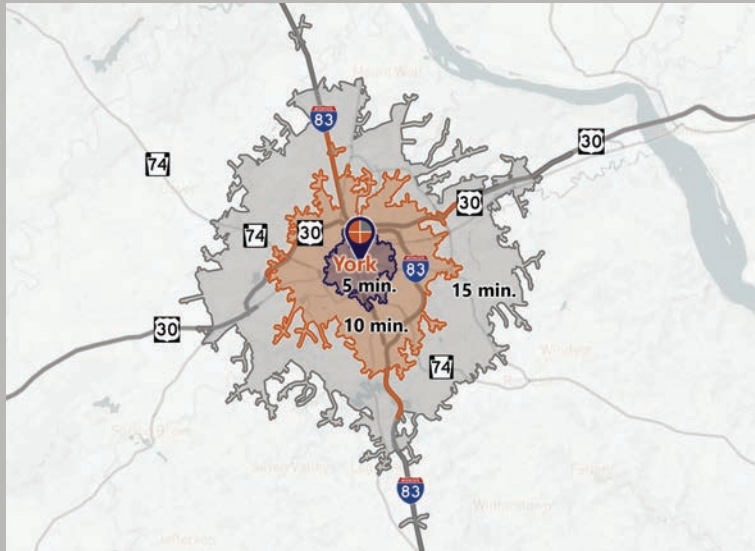
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# SPACIOUS RETAIL STOREFRONT

## DEMOGRAPHICS

Variable	133 S. Duke St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	41,268	92,021	172,126
Population Density (Pop per Sq. Mile)	9,200.3	3,072.3	1,719.0
Total Daytime Population	48,361	108,396	187,562
Total Households	14,484	35,901	66,178
Per Capita Income	\$16,423	\$25,536	\$30,398
Average Household Income	\$45,241	\$65,863	\$78,159
Average Disposable Income	\$36,589	\$51,764	\$60,915
Aggregate Disposable Income	\$529,959,300	\$1,858,387,176	\$4,031,226,659
Total (SIC01-99) Businesses	1,607	4,302	6,639
Total (SIC01-99) Employees	29,926	72,097	108,392
Total (SIC01-99) Sales (\$000)	\$2,160,780	\$9,700,196	\$16,584,395
Annual Budget Expenditures	\$572,455,218	\$2,045,302,470	\$4,443,390,981
Retail Goods	\$167,706,253	\$609,314,933	\$1,330,670,848

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Spacious downtown storefront available for lease in the Royal Square District of York City. Space features open space with high-ceilings, large storefront display windows flanking both sides of the main entrance, and an outdoor enclosed courtyard space. Additional features include wood floors, ample natural light from all sides, and a built-in security/camera system (tenant responsible for service/monitoring fees).

Join other businesses in the Royal Square District, including The Bond Weddings & Events, Royal Square Gardens Event Venue, Collusion Tap Works, Levant Mediterranean Cuisine, Alley's, Hive Artspace Gallery & Studios, Casta Fine Cigars, The Glass Turtle Studio, and many more. The space is one block south of the Yorktowne Hotel Tapestry Collection by Hilton, and a half block east of City Hall.

## PROPERTY DETAILS

- Available Space:..... 1,533 SF
- Lease Rate:..... \$1,295/mo. + utilities
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:..... 0.05 Acres
- Date Available:..... Immediately
- Year Built:..... 1910

## TRAFFIC COUNTS

- E. Princess St.:..... 10,256 VPD
- S. Queen St./Route 74: ..... 6,822 VPD
- S. George St./I-83 Business: ..... 12,025 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. Liquid Hero Brewery
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. 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
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

- |   |                                    |
|---|------------------------------------|
| <b>A</b> Northwest Triangle Redevelopment | <b>P1</b> King St. Garage          |
| <b>B</b> York County Judicial Center      | <b>P2</b> Market St. Garage        |
| <b>C</b> Continental Square               | <b>P3</b> Philadelphia St. Parking |
|   | <b>P4</b> 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.

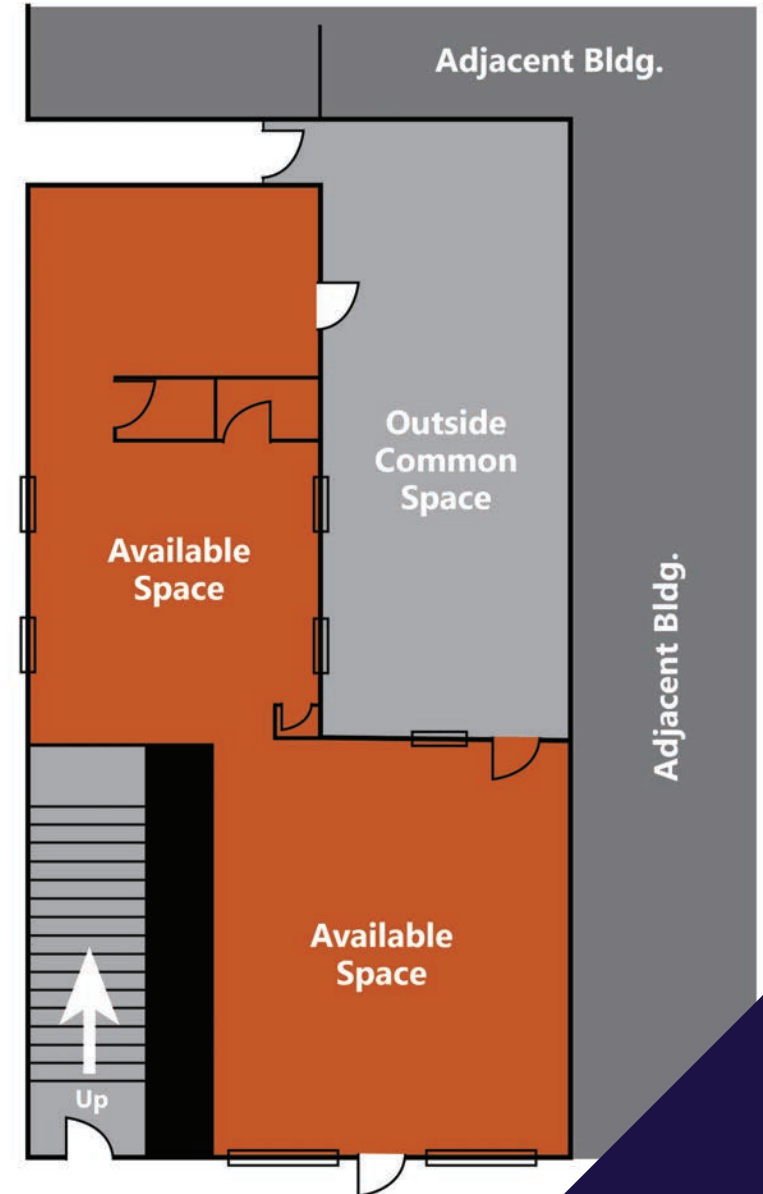
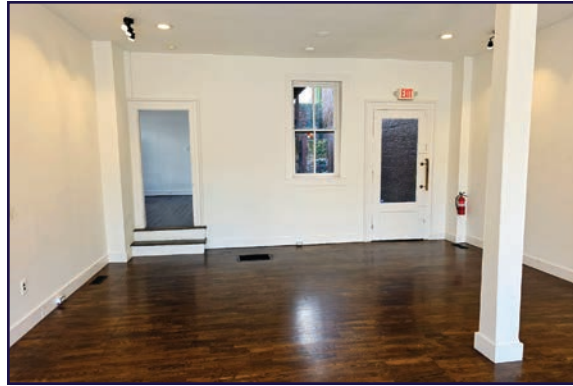


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)



# PROPERTY PHOTOS & FLOOR PLAN



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# AERIAL DRONE PHOTO



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