

FOR LEASE

1,918 SF of new retail space available in this high-profile mixed-use redevelopment Fox Apartments.



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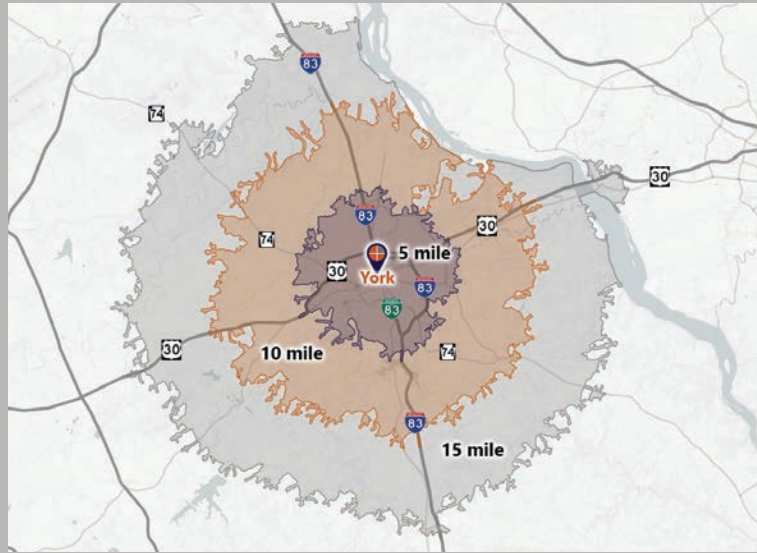
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

NEWLY REDEVELOPED RETAIL SPACE

DEMOGRAPHICS

Variable	204 N. George St. York, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	128,441	255,986	337,643
Population Density (Per Sq. Mile)	2,500.1	1,207.9	721.1
Total Daytime Population	158,036	258,429	319,803
Total Households	50,965	100,126	132,462
Per Capita Income	\$34,756	\$37,494	\$38,056
Average Household Income	\$87,592	\$95,359	\$96,554
Average Disposable Income	\$67,707	\$73,484	\$74,449
Aggregate Disposable Income	\$3,450,682,913	\$7,357,619,956	\$9,861,606,712
Total (SIC01-99) Businesses	5,492	8,217	10,252
Total (SIC01-99) Employees	87,989	123,482	144,801
Total (SIC01-99) Sales	\$12,087,293,883	\$19,786,986,615	\$23,381,669,344
Annual Budget Expenditures	\$3,871,453,108	\$8,256,434,691	\$11,058,390,556
Retail Goods	\$1,207,898,352	\$2,600,306,890	\$3,501,738,887

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Be a part of downtown York's newest mixed-use redevelopment project, the former Fox Bakery Building on N. George St. next to the Lofts on George and Valencia Ballroom. This 38,000 SF redevelopment project is a joint venture between Kinsley Properties and RSDC, Inc. to bring an additional 43 new market-rate apartments to the City of York, along with approx. 1,918 SF of new first-floor retail space that can be divided into two separate units. The space will be delivered in new warm-lit shell condition and offers maximum frontage along N. George St. with two separate storefront bays and tremendous signage opportunities.

The location allows occupants to take advantage of the strong vehicle and foot traffic from both daytime employment as well as evening and weekend traffic to entertainment destinations such as WellSpan Park, The Valencia Ballroom, The Appell Center, and Central Market, along with York's "Restaurant Row". The property is also surrounded by substantial density of many of downtown York's flagship apartment and condo projects, including the Lofts on George, Codo241, Pullman Apartments, Codo28, and Keystone Colorworks, as well as the proposed development of the northwest Triangle which is planned to include approx. 123 new ground-up apartments in Phase 1 with a total of nearly 400 +/- at project completion.

PROPERTY DETAILS

- Total Building Size:.....40,716 SF
- Available Retail Space:.....1,918 SF
- Lease Rate:.....Subject to Delivery Condition
plus electric, gas, water, sewer, trash, phone, internet, CATV, interior maintenance, janitorial, parking & liability insurance
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:.....0.33 Acres
- Parking:.....On-Site (Negotiable) / Public Garage / On Street
- Roof Type:.....Rubber
- Construction:.....Build-to-Suit (2024)
- Heating:.....FWA
- Cooling:.....Central Air
- Electric:.....Met-Ed
- Water/Sewer:.....Public
- Sprinklers:.....Yes

TRAFFIC COUNTS

- N. George St./BUS I-83:.....8,234 VPD
- W. Philadelphia St./Route 462:.....9,044 VPD

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DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

- Central Market
- White Rose Bar & Grill
- Roost Uncommon Kitchen
- Marcello's Pizza
- JB Lovedrafts
- McDonald's
- Harmony Cafe
- Pizza Boli's York
- Mesa Moreira
- Mudhook Brewing Co.
- Archetype Pizza
- Collusion Tap Works
- Prince St. Cafe
- Gift Horse Brewing Co.
- The Left Bank
- Essan Thai Restaurant
- Cupcakes & More
- The Green Bean Roasting Co.
- Skillet2Plate Soul Bistro
- The Handsome Cab
- World Grills
- Sarah's Snacks
- Holy Hound Taproom
- Liquid Hero Brewery
- First Capital Dispensing Co.
- Tutoni's Restaurant
- Granfaloon's Tavern
- Chinatown Express
- Subway
- Rockfish Public House
- LettUsKnow
- Aviano's Corner Trattoria
- Fig & Barrel
- Hami's Indian Fusion
- Iron Horse York
- Revival Social Club
- Stage Deli

LODGING

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

SHOPPING

- House of York
- Boho Bella
- The Witchwood Teahouse
- Pineapple Home Gallery
- C-town Supermarket
- Sky Optics
- New Hub Store
- Rainbow Shops
- Family Dollar
- Lilybird & Company
- Camera Center of York
- Revolt Style Studio
- Pippi's Pen Shoppe
- Refillism
- Sunrise Soap Co.
- Artemis Vintage
- Rite Aid
- My Girlfriend's Wardrobe
- Charles A. Schaefer Flowers
- Bound Books

FITNESS

- York YMCA
- CrossFit York

ATTRACTIONS

- Marketview Arts
- Valencia Ballroom
- Timeline Arcade
- York Revolution Stadium
- The Bond
- Small Star Art House
- Appell Performing Arts Center



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

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.

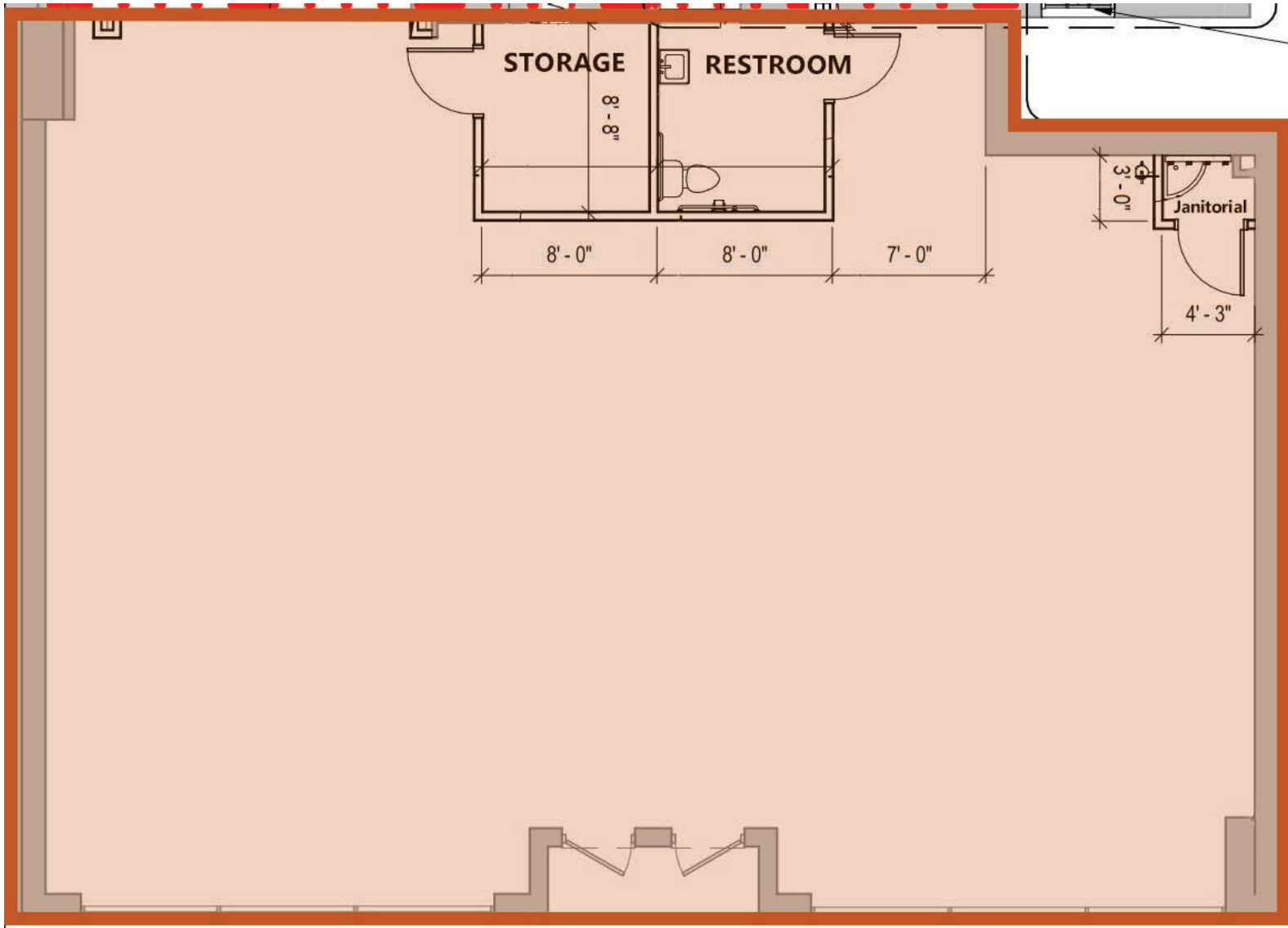


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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FLOOR PLAN | FIRST FLOOR RETAIL SPACE



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CONCEPTUAL RENDERING | YOGA STUDIO



Information on Conceptual Renderings: these renderings are conceptual only. Proposed concept plans depict yoga studio, and/or bakery, for which the building's existing conditions make for an easy conversion utilizing many of the historic design features and finishes.

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CONCEPTUAL RENDERING | BAKERY



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AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO



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