

FOR LEASE

First floor retail storefront available in the Royal Square District of Downtown York.

GLA: 1,124 SF



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

Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com



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

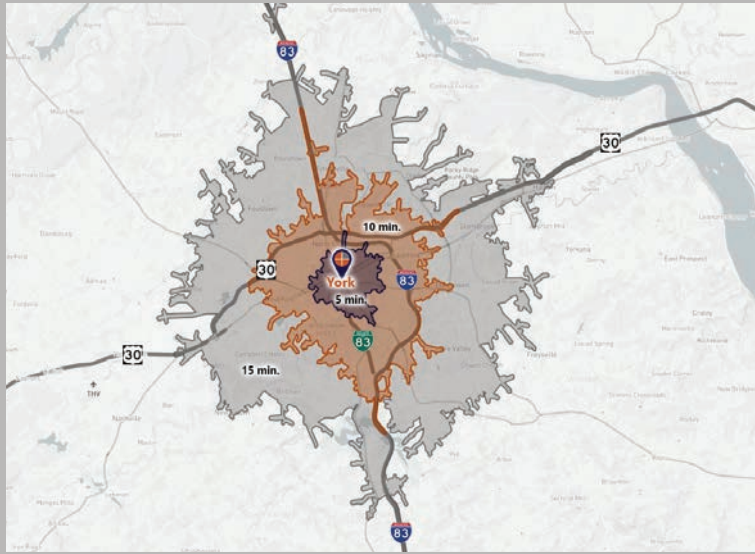


RETAIL STOREFRONT SPACE

DEMOGRAPHICS

Variable	122 East King St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	32,181	83,859	159,885
Population Density (Pop per Sq. Mile)	9,185.9	3,333.1	1,823.3
Total Daytime Population	39,125	112,912	193,203
Total Households	11,815	32,207	61,203
Per Capita Income	\$16,172	\$24,003	\$28,952
Average Household Income	\$43,925	\$62,637	\$74,792
Average Disposable Income	\$35,675	\$49,132	\$57,907
Aggregate Disposable Income	\$421,499,667	\$1,582,384,976	\$3,544,063,915
Total (SIC01-99) Businesses	1,460	3,807	6,301
Total (SIC01-99) Employees	25,655	66,303	106,995
Total (SIC01-99) Sales (\$000)	\$2,034,272	\$9,186,996	\$16,526,232
Annual Budget Expenditures	\$454,678,552	\$1,750,073,665	\$3,936,767,094
Retail Goods	\$132,202,179	\$514,824,195	\$1,162,691,405

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Recently renovated small storefront along King Street in Royal Square. The space consists of 1,124 SF spread between two large open spaces with a restroom in between, and features a rear access to the Courtyard, a shared outdoor space that is anchored by The Cantina York Restaurant & Bar.

Join other Royal Square businesses including The Bond Weddings & Events, Collusion Tap Works, Aviano's Corner Trattoria & Bar, The Parliament Arts Organization, Casta Fine Cigars, The Dark Parlour, and many more.

The building is one block away from the Yorktowne Hotel - a Hilton Tapestry Collection (under construction), and a block from City Hall as well.

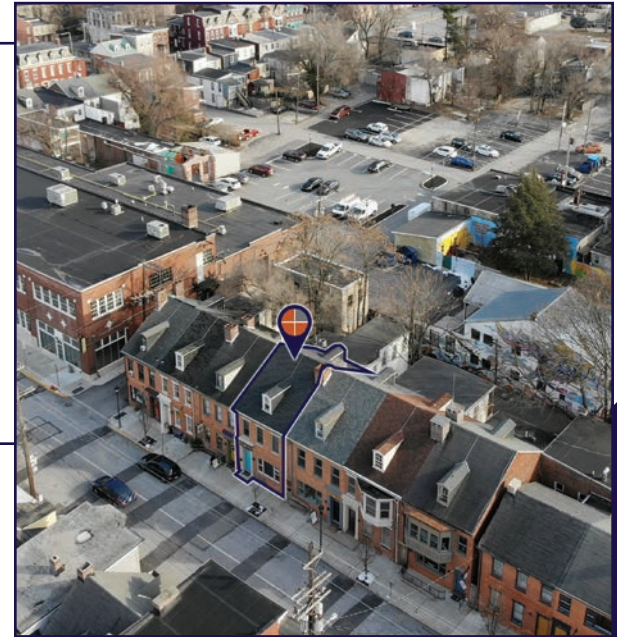


PROPERTY DETAILS

- GLA: 1,124 SF
- Lease Rate:..... \$1,295/mo./Modified Gross
- Lease Terms:Negotiable
- Utilities:.....Tenant Responsible
- Zoning:Central Business District
- Date Available:..... Immediately
- Parking:..... Street

TRAFFIC COUNTS

- East King St.:..... 1,511 VPD
- S. Queen St./Route 74: 7,525 VPD
- S. George St./I-83 Business: 10,265 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. I-ron-ic Coffee & Art
6. McDonald's
7. York City Pretzel Co.
8. Pizza Boli's York
9. DiCarlo's Pizza
10. Mudhook Brewing Co.
11. Old Forge Brewing Co.
12. Collusion Tap Works
13. Waterway Bar & Grill
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Just Cupcakes
18. The Green Bean Roasting Co.
19. Joy's Cafe
20. The Handsome Cab
21. Crystal Ball Brewing Co.
22. Sarah's Snacks
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. Taste Test
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. Elizabeth & West Fashion House
49. Arthur & Daughter
50. Vault Video Games
51. Kaletta's Gift Shop
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Cherie Anne Designs
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Foster's Flowers
62. Sunrise Soap Co.
63. Reduex Vintage Marketplace
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
- 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

Totalling approximately 11 acres, this mixed use redevelopment site features a mix of new market-rate apartments, professional office space, private education, and a proposed 250,000 SF innovation district focused on technology and robotics with additional restaurant, retail, and residential components.



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.



BEAVER STREET

The center point of retail activity in the city, Beaver Street is home to numerous retail boutiques, the main entrance to Central Market, and is flanked by some notable restaurants such as White Rose Bar and Grill, Holy Hound Taproom, Old Forge Brewery, and Green Bean Cafe.



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' collaboratives, galleries, eclectic retail, a Pop-Up Restaurant Series and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination.

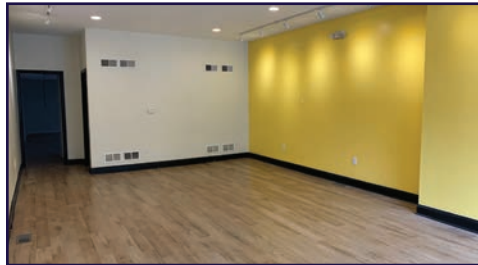
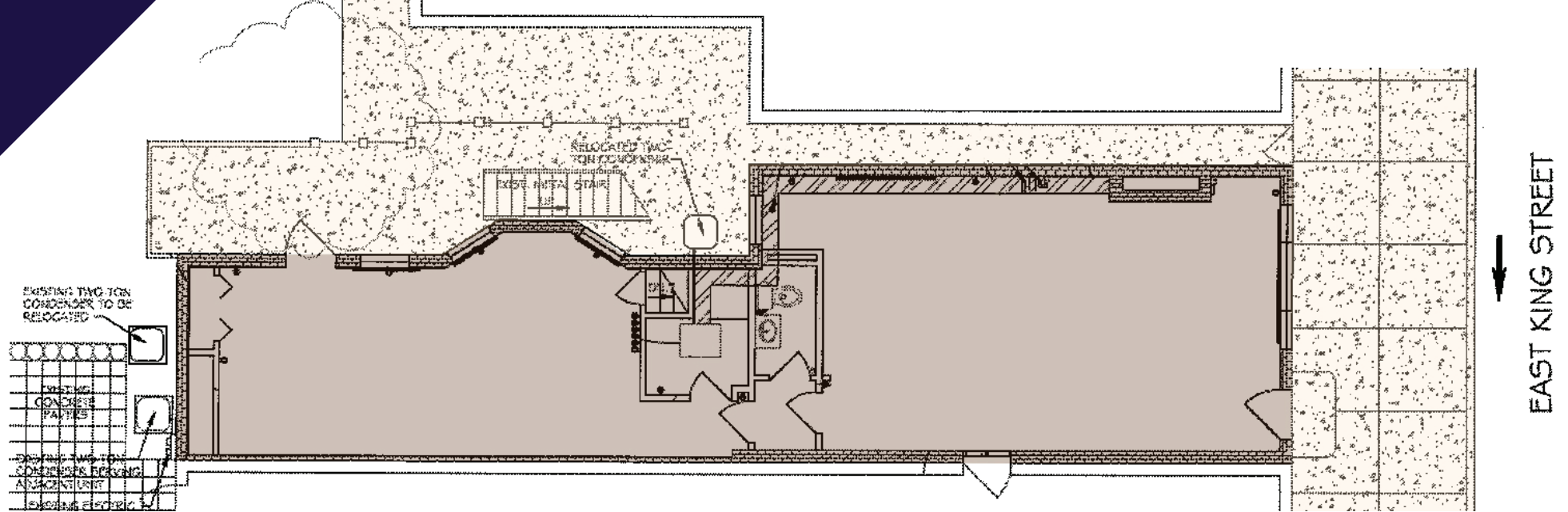


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, and activities.

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FLOOR PLAN, AERIAL & INTERIOR PHOTOS



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