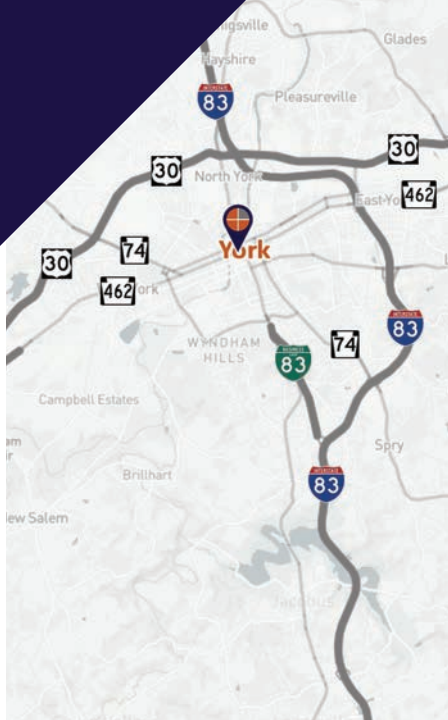


FOR LEASE

Newly redeveloped, 1st floor,
boutique retail space
available in Downtown
York.

GLA: 522 SF



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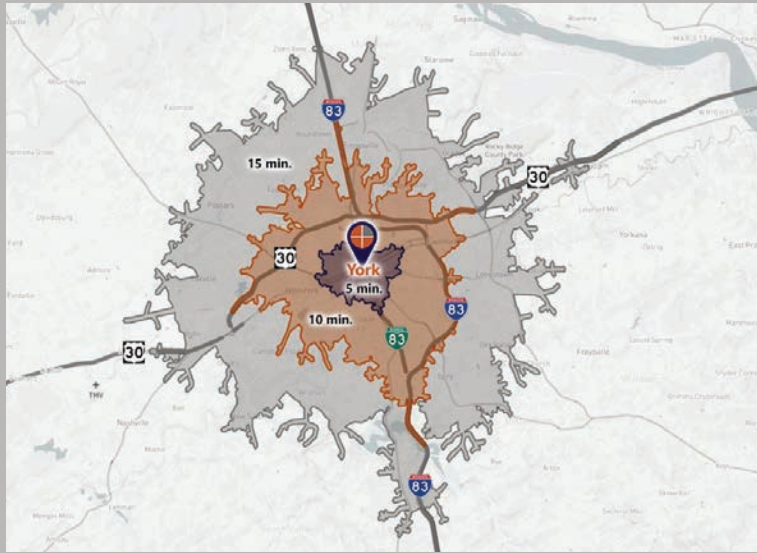


NEW BOUTIQUE RETAIL SPACE

DEMOGRAPHICS

Variable	38 S. Beaver St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	42,382	92,524	171,251
Population Density (Pop per Sq. Mile)	10,248.6	2,931.1	1,715.8
Total Daytime Population	40,964	108,219	184,999
Total Households	15,027	36,193	66,138
Per Capita Income	\$16,270	\$25,899	\$31,166
Average Household Income	\$45,098	\$66,280	\$79,729
Average Disposable Income	\$36,712	\$52,356	\$62,299
Aggregate Disposable Income	\$511,673,136	\$1,894,931,070	\$4,120,358,466
Total (SIC01-99) Businesses	1,551	4,220	6,482
Total (SIC01-99) Employees	20,523	65,606	101,431
Total (SIC01-99) Sales (\$000)	\$1,969,572	\$9,734,314	\$16,124,839
Annual Budget Expenditures	\$592,230,077	\$2,073,993,483	\$4,525,562,325
Retail Goods	\$173,612,287	\$619,405,398	\$1,361,131,758

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Newly redeveloped boutique retail space available for lease in the first block of South Beaver Street. The 522 SF space is under construction and consists of an open floor plan with new ADA restroom and large storefront window. Space will be delivered in finished warm-lit shell condition, and owners will consider customized/build-to-suit finishes for a qualified tenant. Additional build-out costs can be amortized into the lease as additional rent.

The space is surrounded by dense employment and residents, as well as other restaurants and retailers including Old Forge Brewery, Holy Hound Taproom, The Green Bean Café and Roasting Company, Rite Aid, Timeline Arcade, Wellspan, Fresh Pressed Juice Bar, Meta Salon, NaCl Salt Room, Glo Beauty Bar, and Cam's Kicks.

PROPERTY DETAILS

- Gross Leaseable Area:.....522 SF
- Lease Rate:.....\$950/month + utilities
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Date Available:.....Subject to Delivery
(Owner will build to suit for qualified tenant)
- Parking:.....On Street
- Heating:.....Gas FWA
- Cooling:.....Central Air
- Water:.....Public
- Sewer:.....Public

TRAFFIC COUNTS

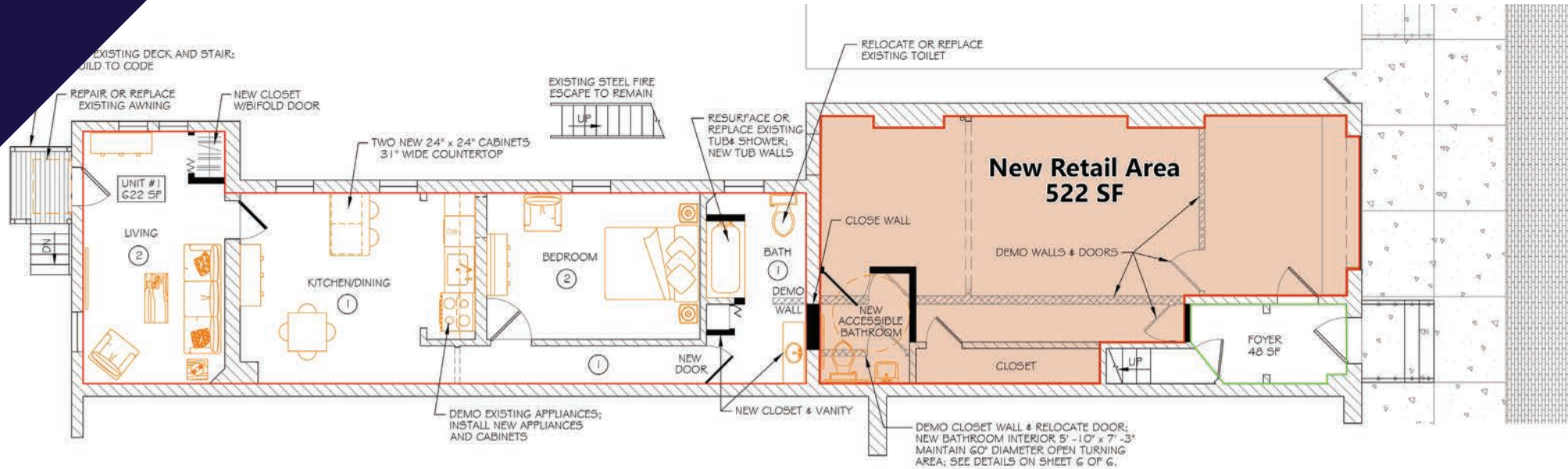
- S. Beaver St.: 2,640 VPD
- W. Market St/Route 462: 10,281 VPD
- S. George St./I-83 Business: 10,270 VPD



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FLOOR PLAN & BUILDING PHOTOS



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The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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

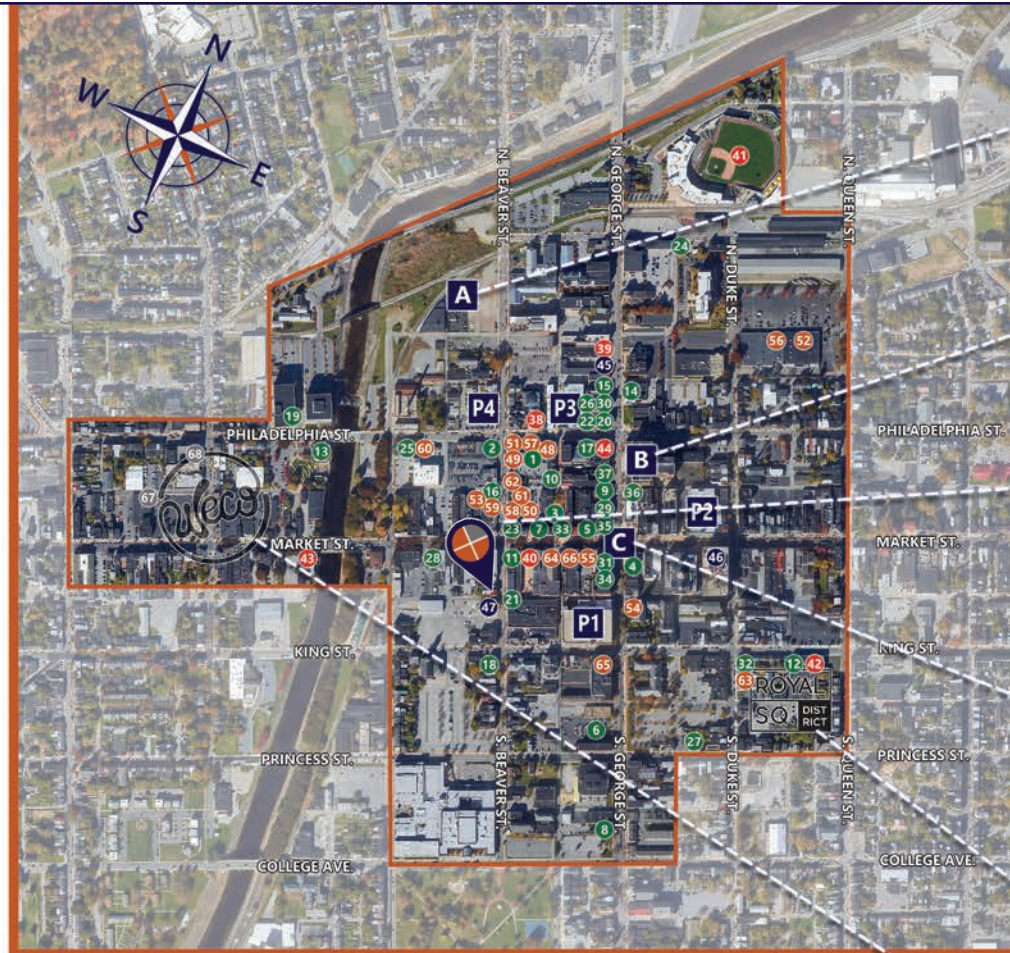
45. Red Roof Inn
46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
47. Grace Manor Bed & Breakfast

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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