

FOR LEASE - OFFICE / FLEX SPACE

Located in the Federal Opportunity Zone

York City | York County

GLA: 14,270 SF



240 Arch St. York, PA 17403

Property Highlights

- Zoning Employment Center District
- Traffic Count - Arch St. / Loucks Mill Rd..... 10,001 VPD
- Traffic Count - Queen St. 7,630 VPD

Building and Site Information

Flex building in clean shell condition just 1.4 miles (4-min drive) from I-83/Rt. 30 interchange available for lease.

Building features wide open space ready to be customized to suit tenants needs. Ideal for office, flex space, or light manufacturing such as brewery or distillery including the potential for a hospitality component. Includes ample on-site parking, plans to update the façade (see enclosed renderings), and the opportunity for outdoor seating or plaza/terrace space.

The building is situated behind PeoplesBank Park, and is part of 240 Arch, a planned campus-style urban redevelopment project that includes existing United Fiber & Data, Think Loud Studios, Think Loud Development, YRK Creative, and a mixed-use redevelopment of the balance of the 10+ acre site to include office, medical, entertainment, hospitality, & potential residential uses.

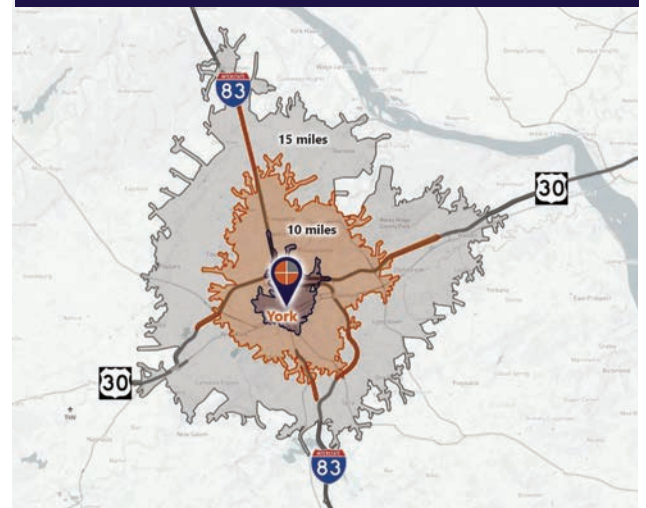
Property Owned
& Developed by:



Located in the Federal Opportunity Zone.

Variable	240 Arch St. York, PA 17403		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	23,953	82,212	165,894
Population Density (Pop per Sq. Mile)	5,814.7	2,722.1	1,661.6
Total Daytime Population	33,116	118,902	200,307
Total Households	9,077	31,107	63,532
Per Capita Income	\$17,398	\$23,098	\$29,489
Average Household Income	\$44,327	\$59,182	\$74,938
Average Disposable Income	\$36,401	\$47,364	\$58,366
Total (SIC01-99) Businesses	1,301	3,877	6,354
Total (SIC01-99) Employees	18,445	72,709	115,173
Total (SIC01-99) Sales	\$2,297,376	\$11,108,911	\$19,499,041
Annual Budget Expenditures	\$351,665,471	\$1,591,826,307	\$4,083,046,847
Retail Goods	\$105,011,460	\$482,168,498	\$1,245,483,638

Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

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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.

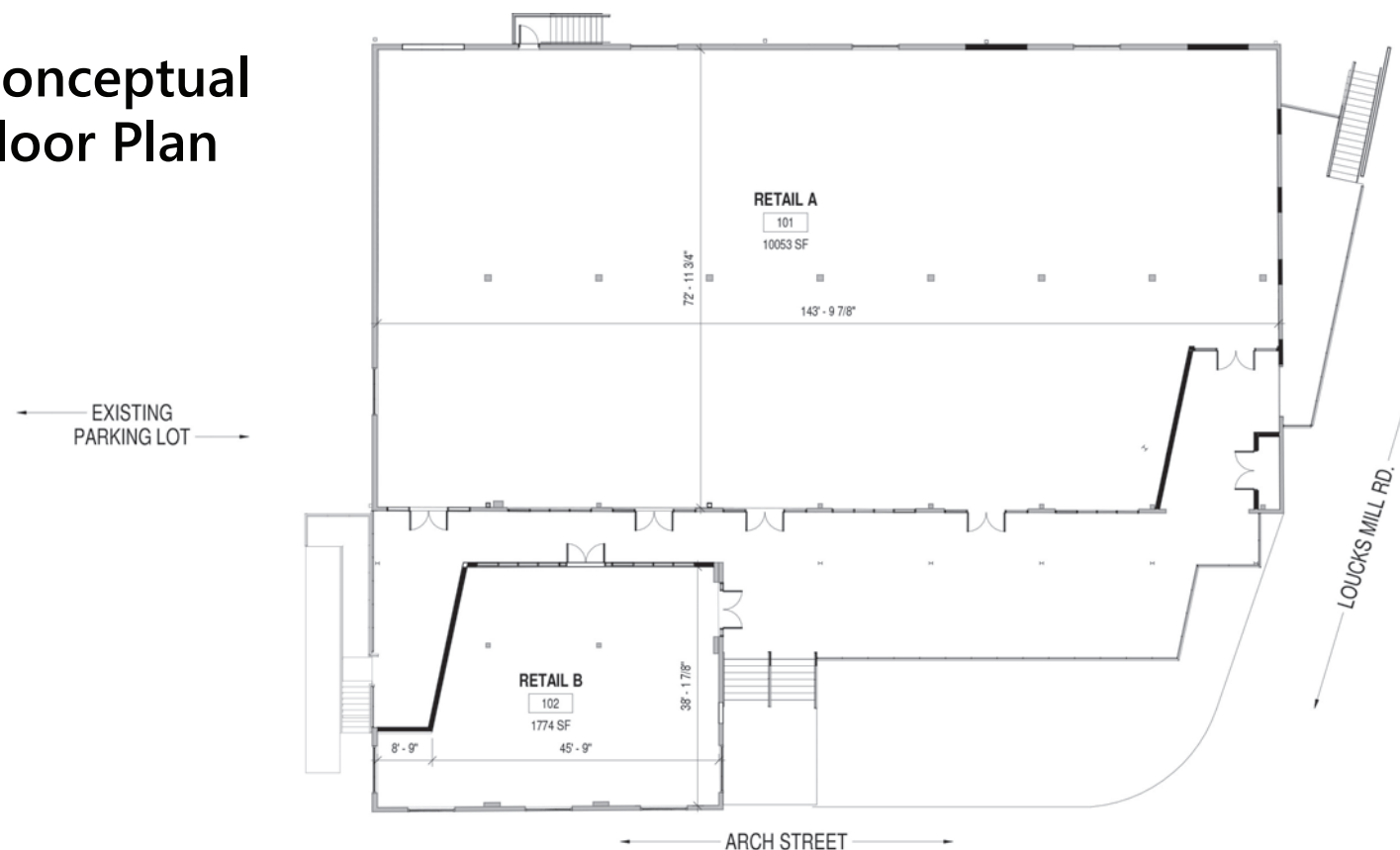
FLOOR PLANS - EXISTING & CONCEPTUAL

AERIAL MAP - TRAVEL DISTANCE

Existing
Floor Plan



Conceptual
Floor Plan



CONCEPTUAL PHOTO RENDERINGS



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YORK DOWNTOWN 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

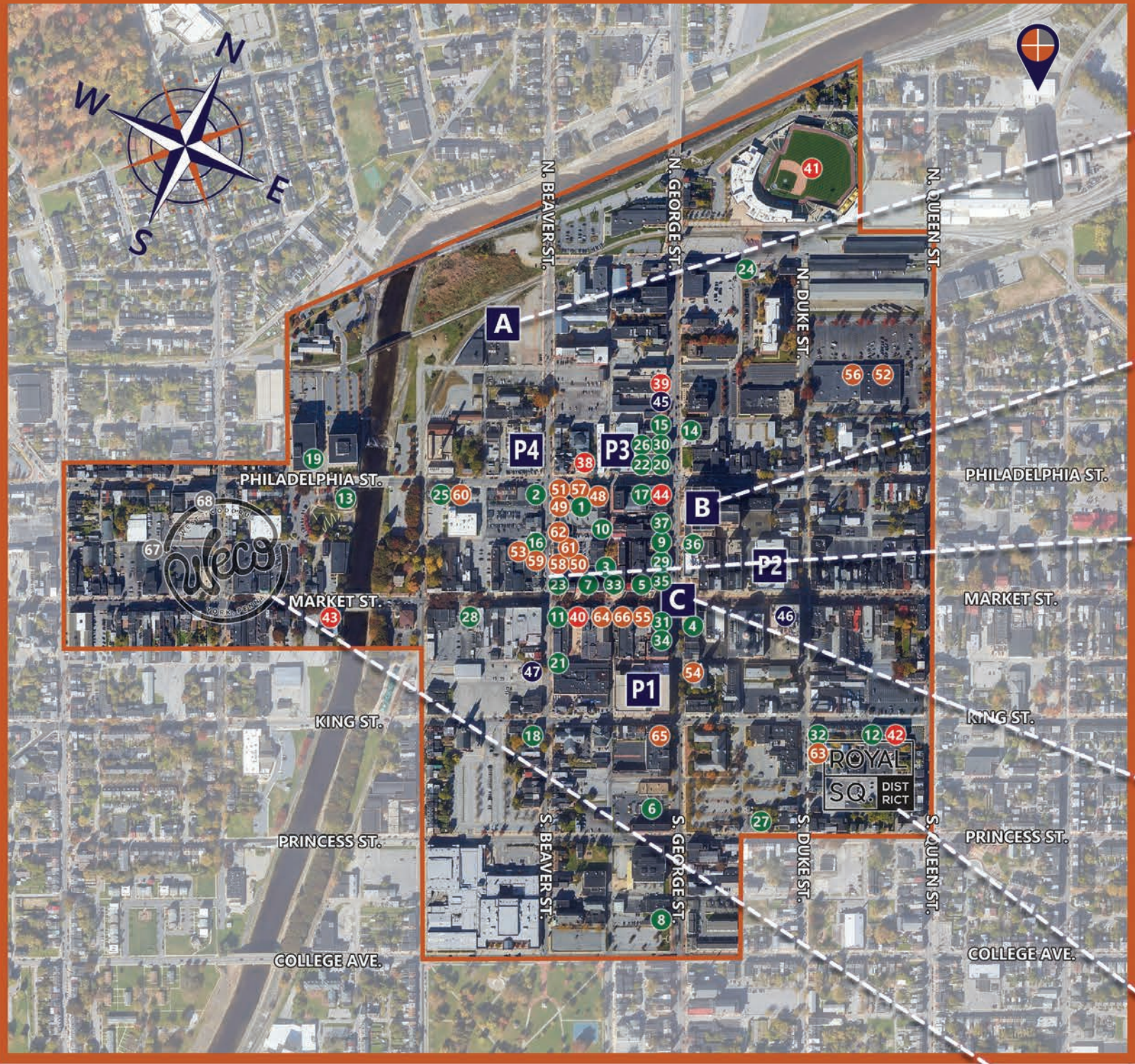
45. Red Roof Inn
46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
47. Grace Manor Bed & Breakfast

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 Café.



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.

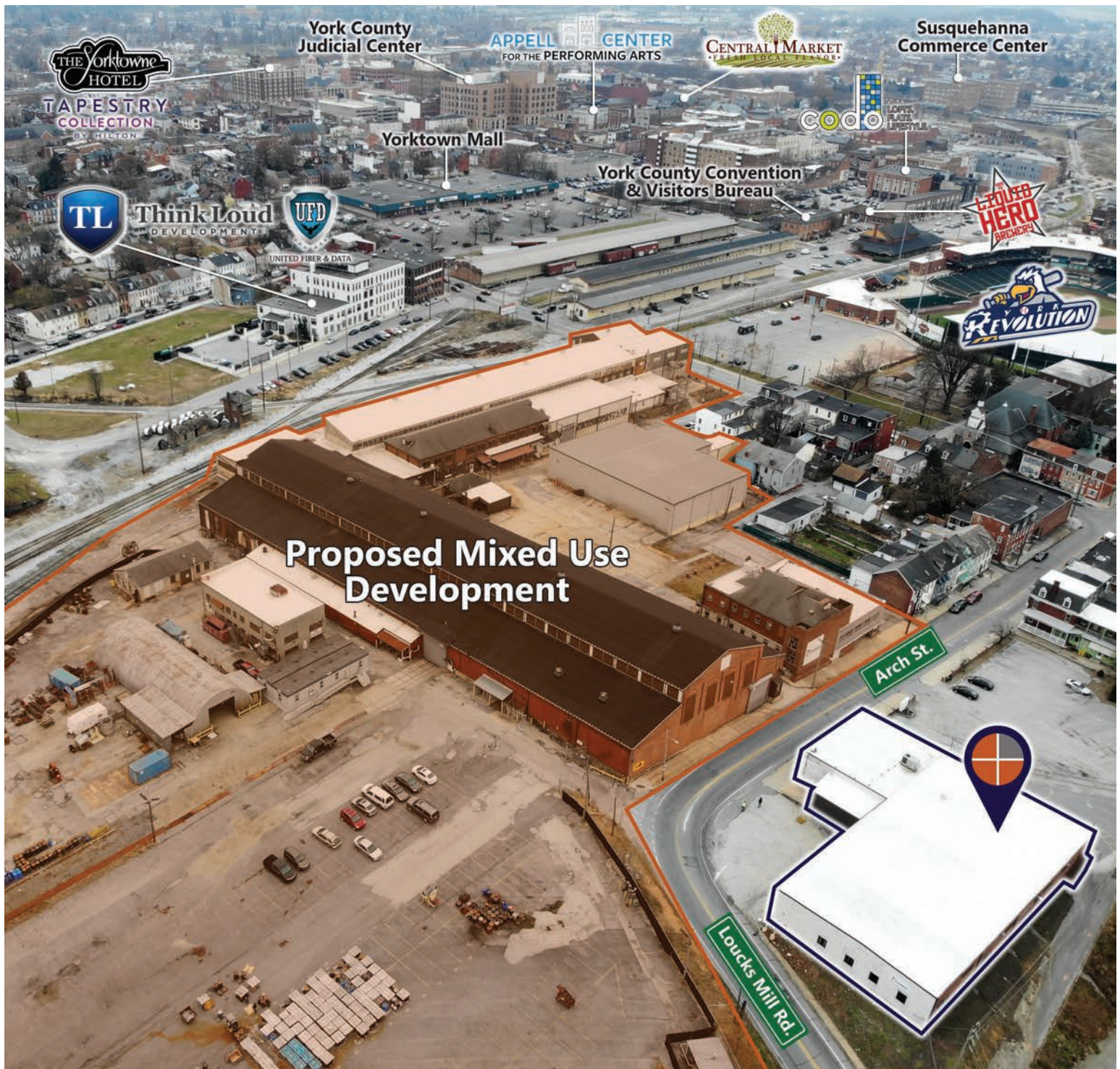


Home to artists' collaboratives, galleries, eclectic retail, a Pop-Up Restaurant Series and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination.



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

AERIAL DRONE PHOTO



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