

# FOR SALE - REDEVELOPMENT OPPORTUNITY

Mixed Use Conversion - Retail / Office & Apartments - Near Continental Square in York

York City | York County

GLA: 16,835 SF



11 E. Market St. York, PA 17401

## Property Highlights

- Sale Price .....\$299,000
- Zoning .....Central Business District

## Building and Site Information

16,835 SF office building prime for redevelopment just off York's Continental Square. Building is ideal for redeveloped first floor retail/office space with apartments above.

Recent updates include a new roof and \$75,000 in elevator upgrades (both summer of 2019). A second elevator exists (not in current operation) in the rear of the building as well.

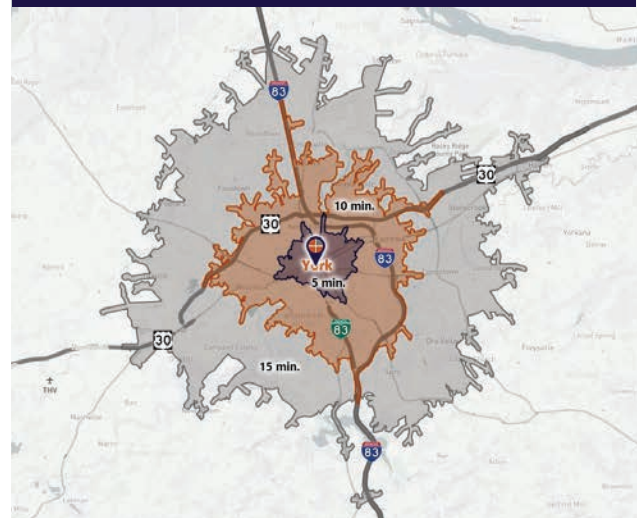
The building is three doors off Continental Square, affording maximum walkability to all of Downtown York's retail, restaurants and entertainment, as well as three public parking garages within a one-block radius.

## Traffic Count

W. Market St. (one way) .....8,262 VPD

Variable		11 East Market St. York, PA 17401		
Travel Distance from Site		5 min.	10 min.	15 min.
Total Population		31,211	82,209	157,451
Population Density (Pop per Sq. Mile)		10,208.7	3,467.5	1,887.8
Total Daytime Population		36,717	110,620	191,987
Total Households		11,504	31,445	60,149
Per Capita Income		\$15,910	\$23,259	\$28,924
Average Household Income		\$42,462	\$60,717	\$74,636
Median Household Income		\$29,730	\$44,173	\$55,007
Average Disposable Income		\$34,606	\$47,874	\$57,771
Aggregate Disposable Income		\$398,104,131	\$1,505,390,598	\$3,474,840,043
Total (SIC01-99) Businesses		1,381	3,709	6,230
Total (SIC01-99) Employees		22,298	64,414	106,570
Total (SIC01-99) Sales (\$000)		\$1,850,069	\$9,058,976	\$16,487,326
Annual Budget Expenditures		\$428,051,267	\$1,657,525,255	\$3,862,268,132
Retail Goods		\$124,329,729	\$487,643,899	\$1,140,967,461

## Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

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ben@TRUECommercial.com

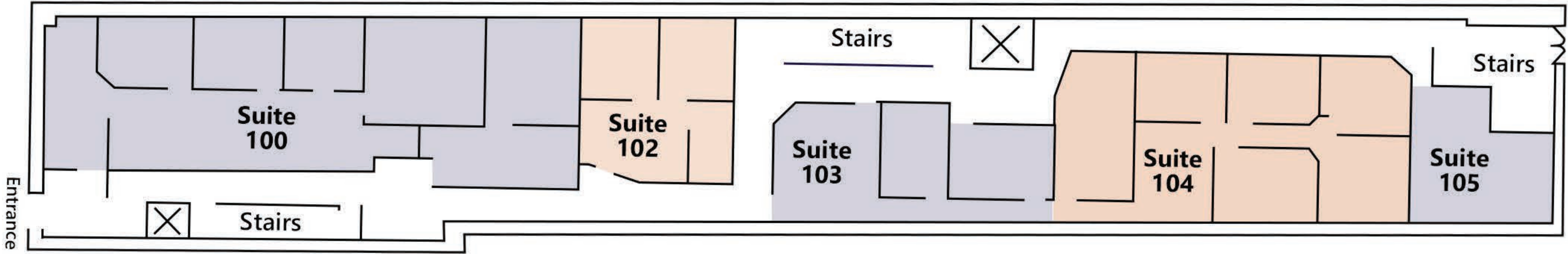
**TRUE**  
Commercial Real Estate LLC

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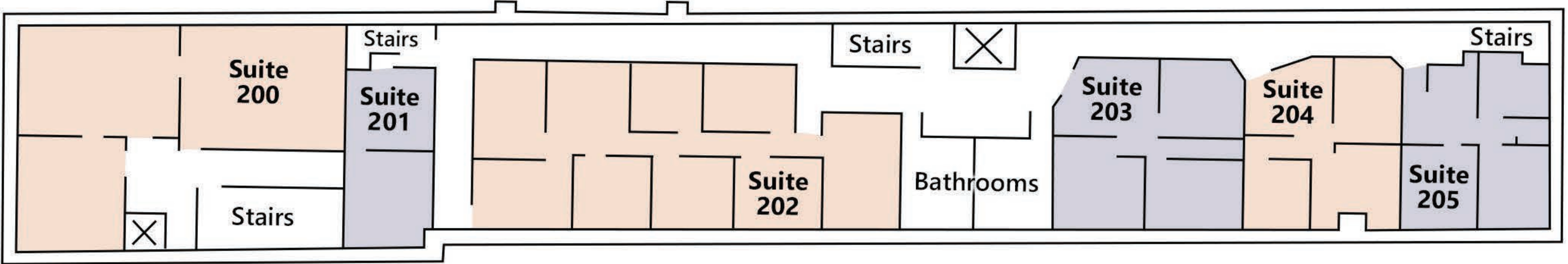
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# FLOOR PLANS

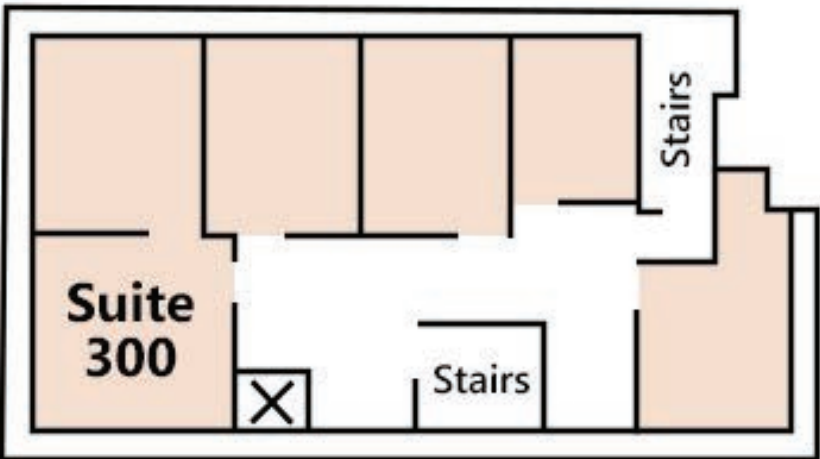
## First Floor



## Second Floor



## Third Floor

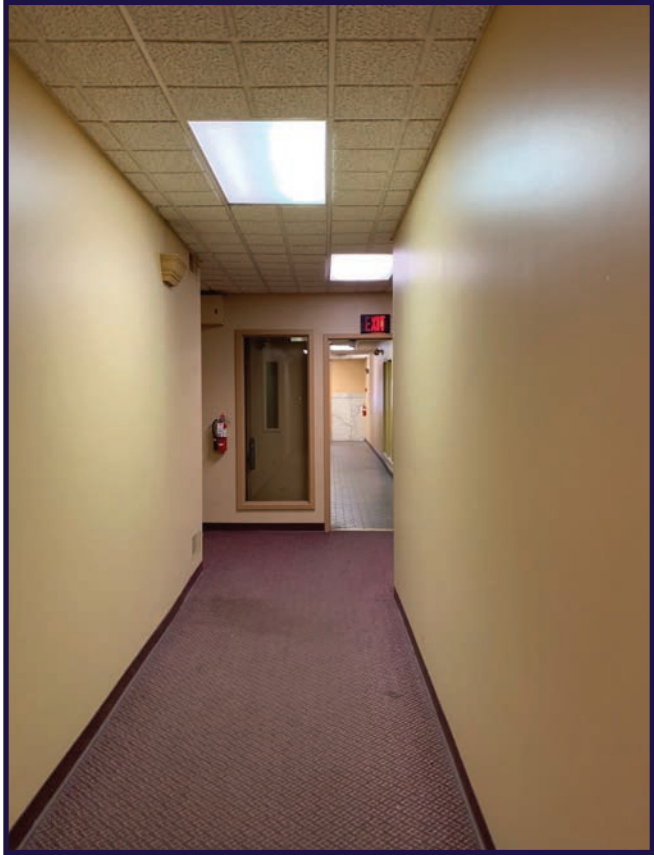


First Floor		
Suite	Sq. Ft.	Status
100	1,796	Available
102	570	Available
103	610	Available
104	1,350	Leased
105	300	Available

Second Floor		
Suite	Sq. Ft.	Status
200	942	Available
201	150	Leased
202	1,445	Leased
203	675	Available
204	600	Available
205	530	Available

Third Floor		
Suite	Sq. Ft.	Status
300	1,750	Available

# INTERIOR PHOTOS



# 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 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.

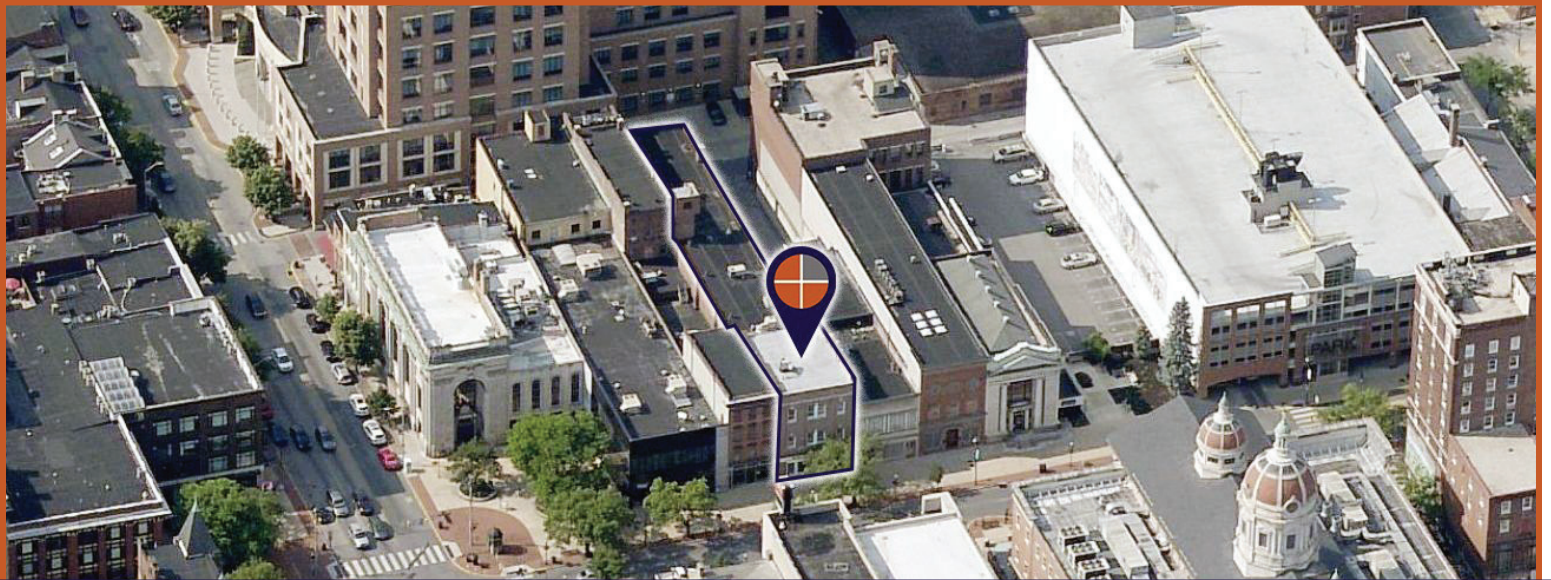
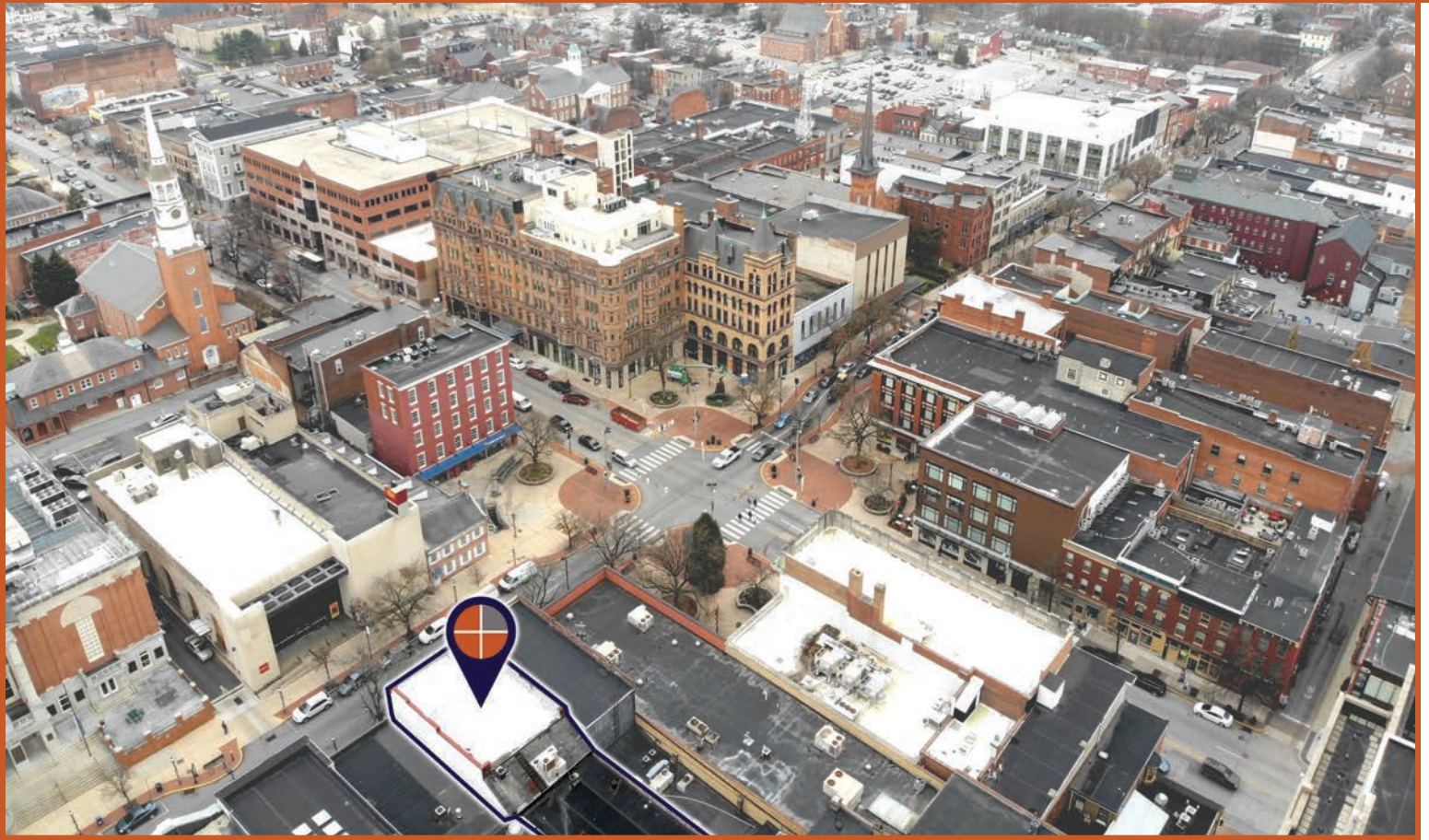


Home to artists' collaboratives, galleries, eclectic retail, a Pop-Up Restaurant Series and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination.



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

# AERIAL PHOTOS



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