

FOR LEASE - RESTAURANT SPACE

Located in the Codo 241 building at the corner of N. George St and North St.

York City | York County

GLA: 1,760 SF



251 North George St. York, PA 17401

Property Highlights

- Lease Rate\$15.00/SF NNN
- Availability..... Immediate
- Traffic Count - N. George St. 11,357 VPD
- Traffic Count - E. North St..... 4,837 VPD
- Operating Expenses\$5.65/SF

Site and Building Highlights

Prime corner location in the Codo building at the corner of North George Street and North Street with floor-to-ceiling glass wrap-around storefront and prime outdoor seating.

Space is currently a fully-equipped restaurant, and includes hood, cooking range, cooking grill, fryer, walk-in and reach in refrigeration, 3-bay sink, two hand sinks and wall-mounted shelving. Also includes three dedicated employee parking spaces. The space includes 300 SF of secure basement storage which can also accommodate additional refrigeration and is served by an elevator.

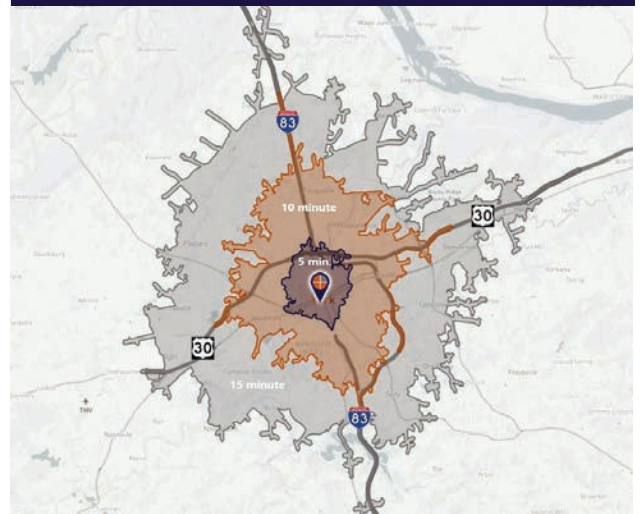
The site serves as the Northern Gateway to Downtown York and is straddled by the Northwest Triangle Redevelopment Project and the Think Loud/United Fiber & Data Campus. The site is also within a block and a half of the York County Judicial Center, Appell Center for the Performing Arts, and Central Market.

Variable

251 North George St.
York, PA 17401

Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	31,111	86,920	160,923
Population Density (Pop per Sq. Mile)	7,641.0	3,047.0	1,796.3
Total Daytime Population	38,658	118,147	194,206
Total Households	11,633	33,085	61,417
Per Capita Income	\$17,186	\$23,836	\$29,426
Average Household Income	\$44,481	\$60,436	\$74,687
Average Disposable Income	\$36,628	\$48,187	\$58,191
Total (SIC01-99) Businesses	1,475	3,863	6,276
Total (SIC01-99) Employees	23,257	71,295	112,884
Total (SIC01-99) Sales	\$2,172,175	\$10,511,103	\$17,881,747
Food Away from Home - Restaurants	\$21,630,534	\$81,573,803	\$185,354,229
Food Away from Home - Breakfast	\$2,583,695	\$9,579,058	\$21,656,053
Food Away from Home - Lunch	\$6,799,581	\$25,703,746	\$58,568,079
Food Away from Home - Dinner	\$10,241,940	\$38,952,110	\$88,830,903

Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

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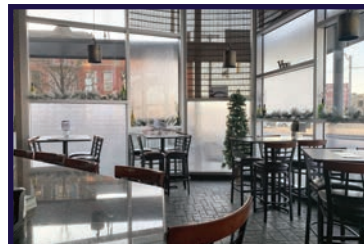
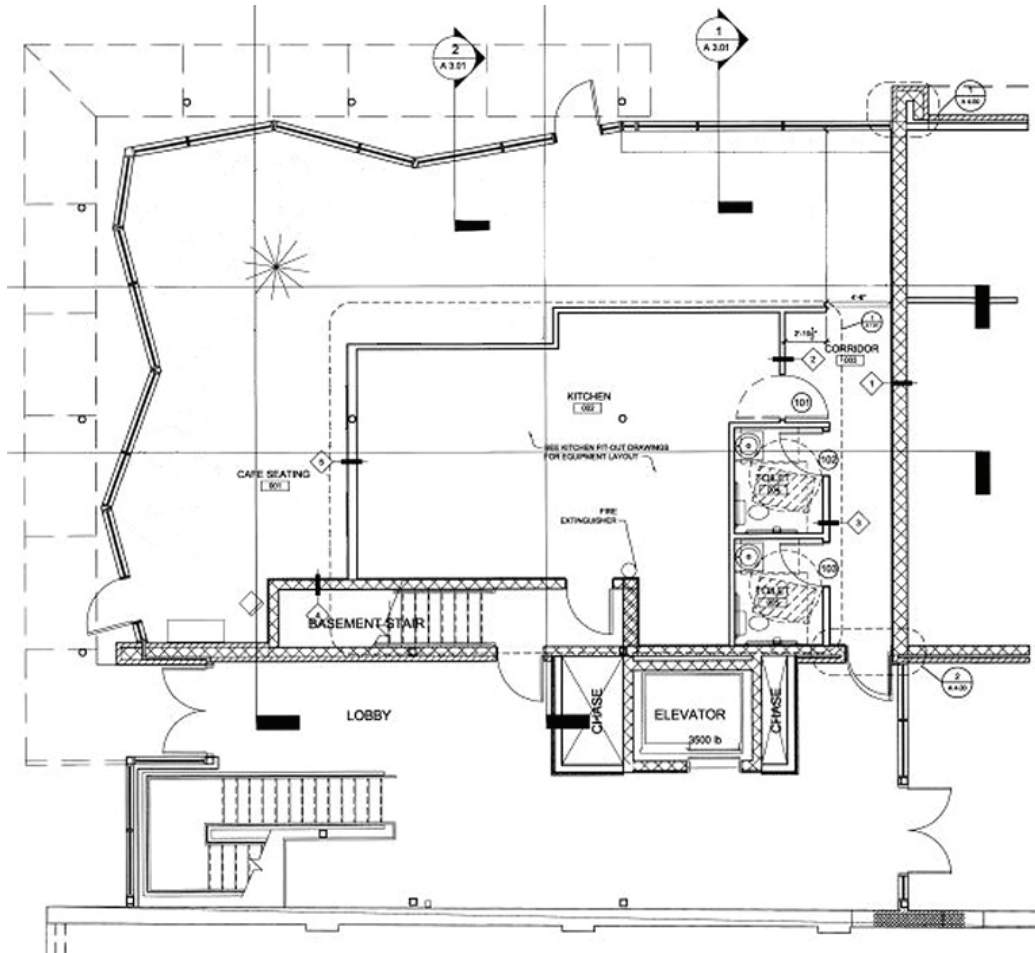
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AERIAL OF NORTHERN GATEWAY TO DOWNTOWN YORK CENTRAL BUSINESS DISTRICT



The property is located at the northern gateway to downtown York's Central Business District, and benefits from strong vehicular traffic entering York from the US-30/I-83 interchange, while also benefitting from the foot traffic generated by the York Revolution and PeoplesBank Park. Further, the property is at the center point between to proposed large-scale development projects, the Northwest Triangle to the west, which is an innovation district development with up to 250,000 SF of new construction focused on robotics and technology, and Think Loud Development and United Fiber & Data's campus to the east, with a mixture of redevelopment of existing buildings as well as new construction on over 15 acres including bringing high-speed fiber and a regional data center to York City. This presents an opportunity to be positioned between two of the largest economic drivers and daytime employment-generating projects in the region.

FLOOR PLAN & INTERIOR PHOTOS



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