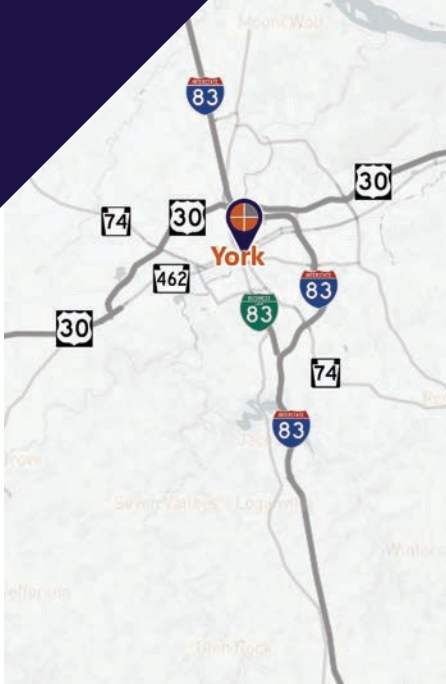


## FOR SALE OR FOR LEASE

Located just steps from  
the new Yorktowne  
Hotel, a Tapestry  
Collection by  
Hilton.



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

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



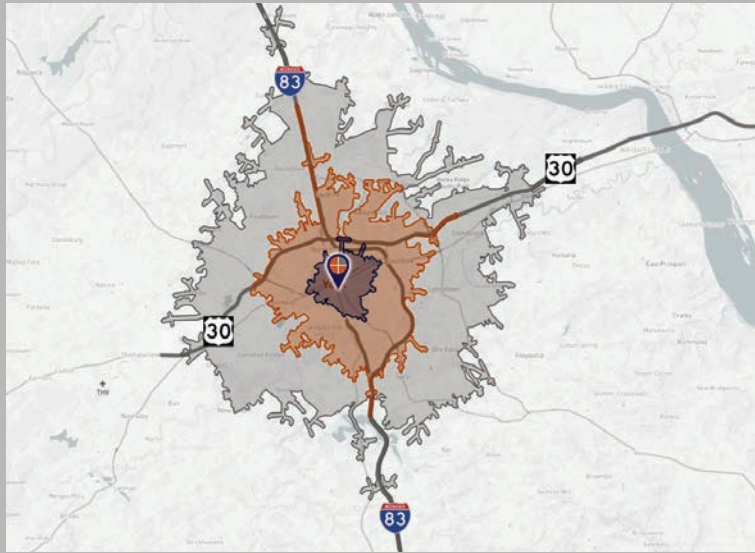


# HISTORIC 3-STORY ROW BUILDING

## DEMOGRAPHICS

Variable	120 East Market St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	36,177	92,006	171,011
Population Density (Pop per Sq. Mile)	8,724.9	3,103.0	1,669.6
Total Daytime Population	38,354	108,830	186,749
Total Households	13,273	35,880	65,702
Per Capita Income	\$16,274	\$25,204	\$30,410
Average Household Income	\$44,156	\$64,827	\$78,213
Average Disposable Income	\$35,766	\$51,097	\$60,924
Aggregate Disposable Income	\$474,727,856	\$1,833,362,528	\$4,002,860,152
Total (SIC01-99) Businesses	1,606	4,442	6,637
Total (SIC01-99) Employees	27,351	74,741	108,781
Total (SIC01-99) Sales (\$000)	\$2,336,891	\$10,491,009	\$16,686,260
Annual Budget Expenditures	\$512,210,956	\$2,012,791,734	\$4,415,036,358
Retail Goods	\$150,177,409	\$599,530,683	\$1,322,397,129

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Just steps from the new Yorktowne Hotel, a Tapestry Collection by Hilton, this historic three-story row building offers an architecturally pleasing brick exterior, elegant interior finishes including high ceilings with crown molding, large windows, and decorative hardwood floors in some areas. Additional features include a large conference room with a catering kitchen, gymnasium with stage, and a former pool with locker rooms.

The space was originally constructed as the JCC, and then became corporate office space for Susquehanna Pfaltzgraff. This building offers amazing presence in a rapidly developing stretch of Market Street.

Available for sale, lease (price subject to delivery condition) or owner will redevelop to suit buyer or tenant's needs.

## PROPERTY DETAILS

- Total Building Size:.....19,733 SF
- Sale Price:.....\$295,000
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable  
*Subject to Delivery Condition*
- Zoning:.....Central Business District
- Land/Lot Size:.....0.25 Acres
- Date Available:.....Immediately
- Year Built:.....1900

## TRAFFIC COUNTS

- East Market Street:.....9,346 VPD



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# DOWNTOWN YORK AREA 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

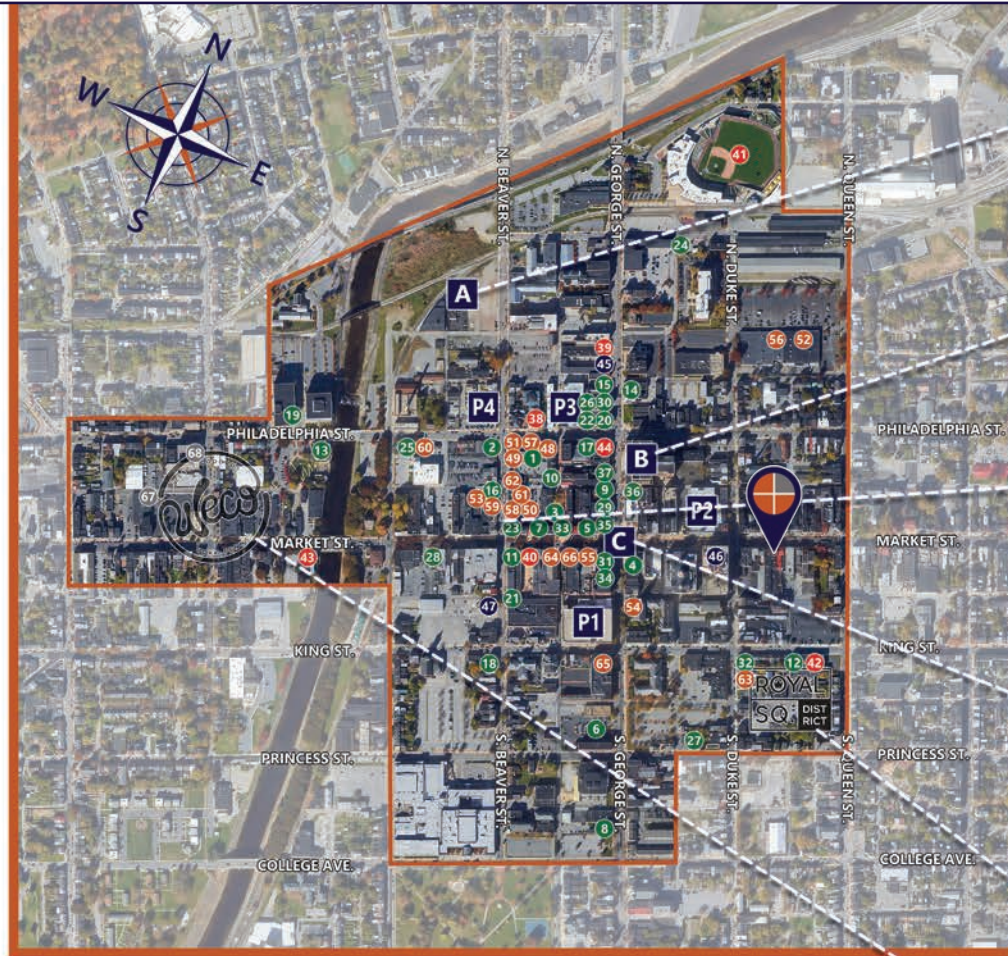
45. Red Roof Inn
46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
47. Grace Manor Bed & Breakfast

### 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.



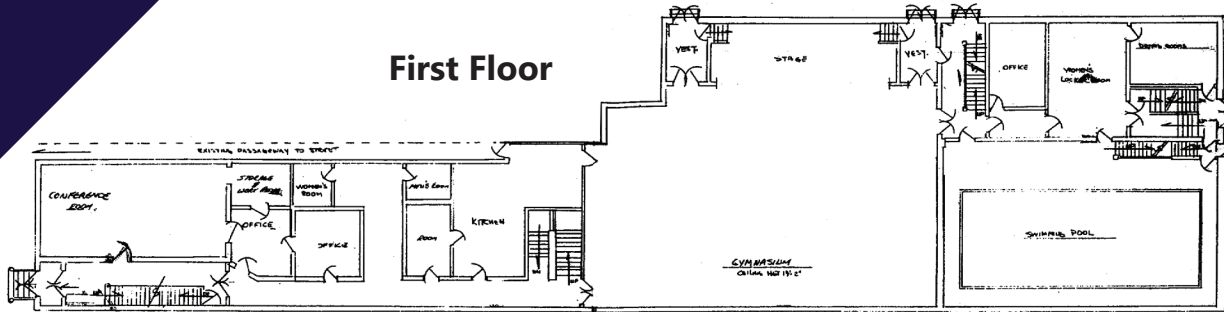
Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, and activities.

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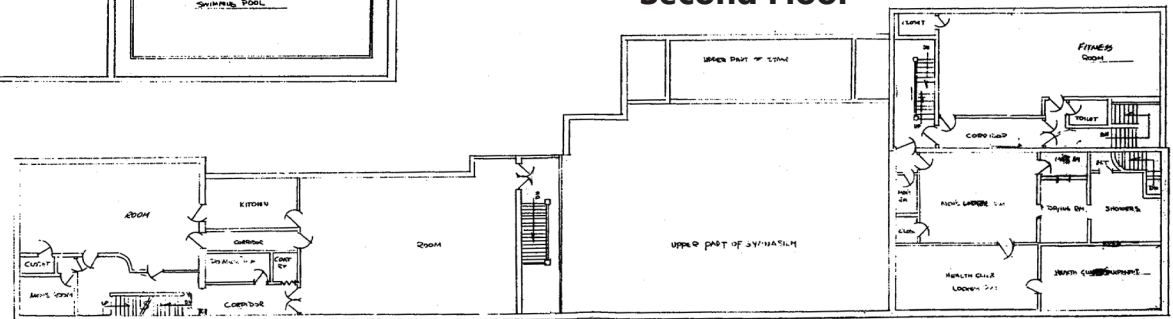


# FLOOR PLANS

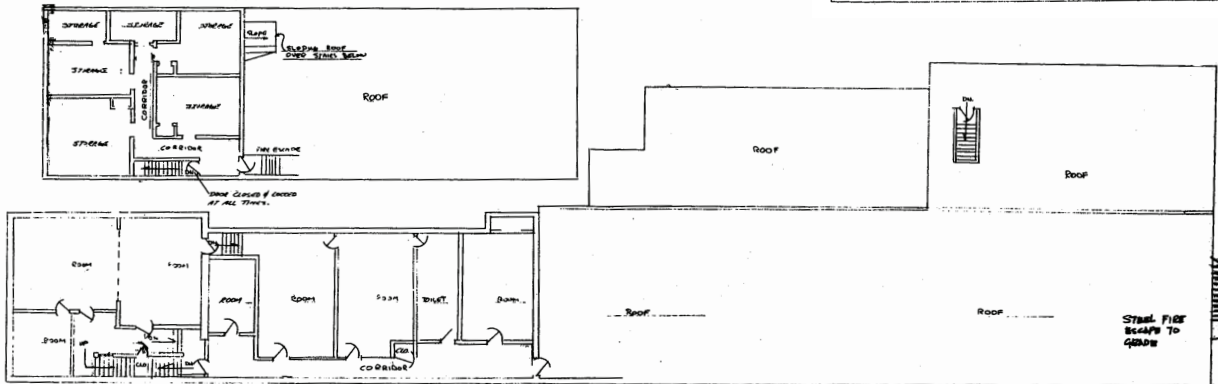
## First Floor



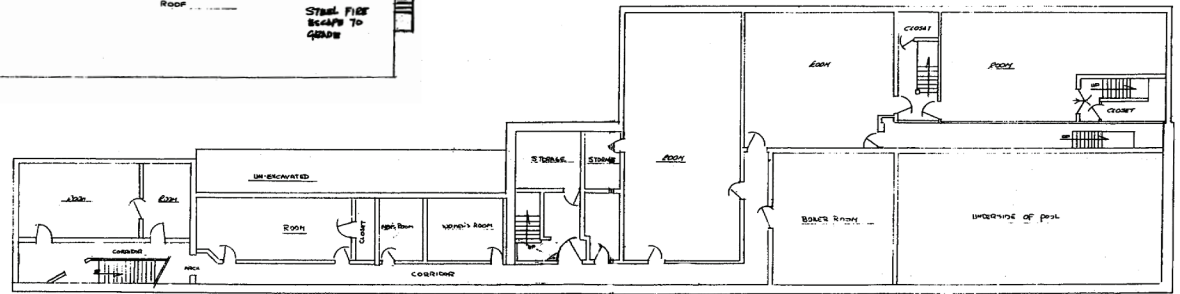
## Second Floor



## Third & Fourth Floor



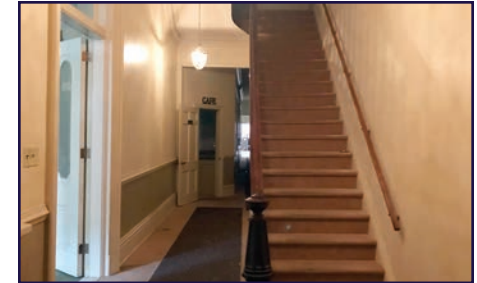
## Basement



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# AERIAL DRONE & BUILDING INTERIOR PHOTOS



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