

FOR LEASE

209 Carlisle Ave



YORK, PA 17404

PRIME STANDALONE RETAIL BUILDING

STRONG TRAFFIC COUNTS AND WALKABILITY

CORNER VISIBILITY AND SIGNALIZED INTERSECTION



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LEASE INFORMATION

Lease Rate:	\$16.50 SF/yr
CAM:	TBD
Lease Type:	Absolute Net
County:	York
Municipality:	York City
Zoning:	RS2
Building Area:	2,532 SF
Available SF:	2,532 SF
Lot Size:	0.31 AC

PROPERTY OVERVIEW

209 Carlisle Ave features a sought after standalone retail building in the heart of Downtown York. The prime location highlights both strong traffic counts and walkability.

OFFERING SUMMARY

HVAC:	Forced Air	Signage:	Roadside
Parking:	12	Traffic Count:	Traffic Count:
Water:	Public - York City	Tenancy:	Single
Sewer:	Public - York City	Location:	Corner Site, Signalized Intersection

ADDITIONAL COMMENTS

Tenant responsibility to confirm their intended use with York City.



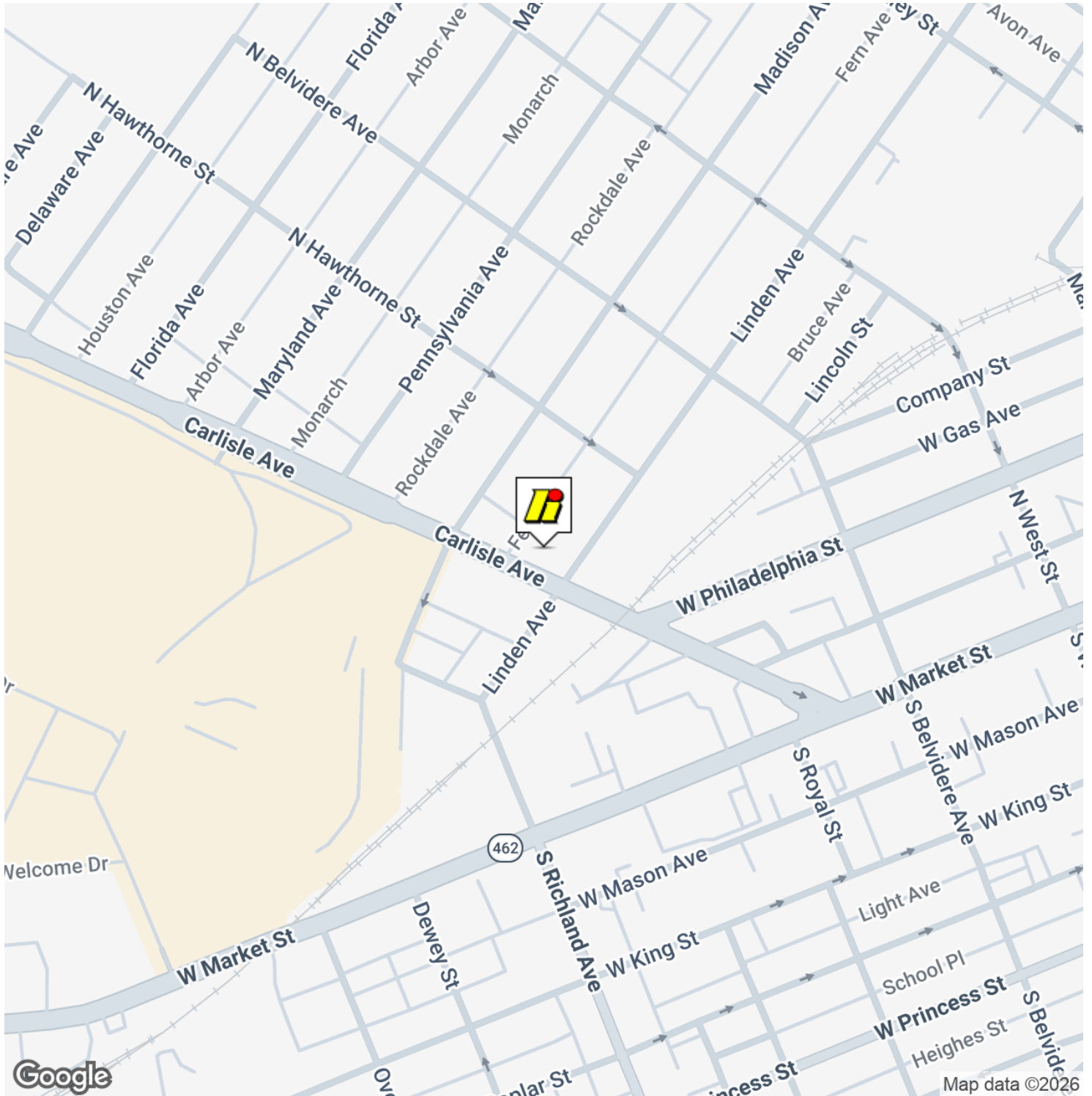
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Google

Map data ©2026

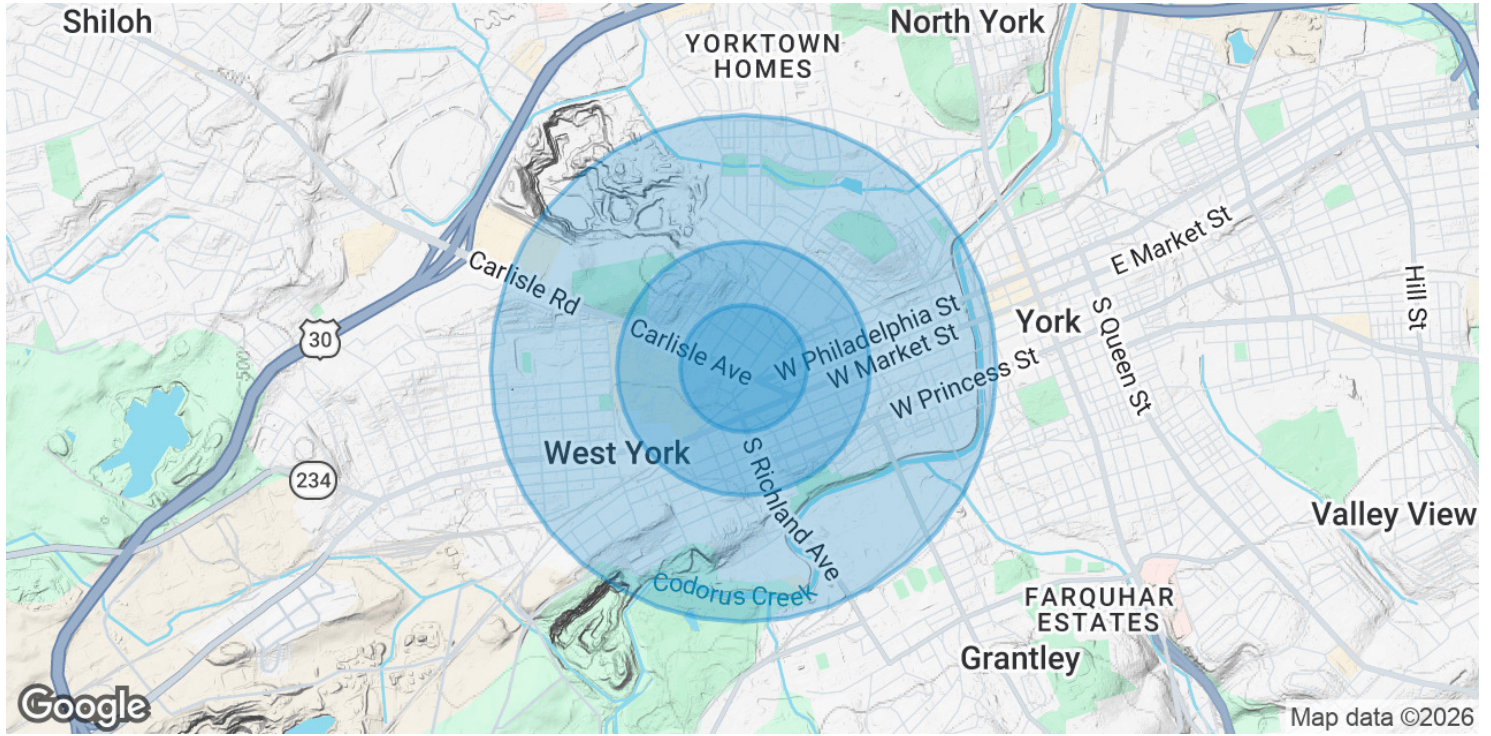
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,549	9,323	23,139
Average Age	30.8	30.6	33.8
Average Age (Male)	30.0	29.4	32.8
Average Age (Female)	32.6	31.1	34.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	874	3,198	8,593
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$67,332	\$64,550	\$65,598
Average House Value	\$114,912	\$102,915	\$109,199

2023 American Community Survey (ACS)

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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