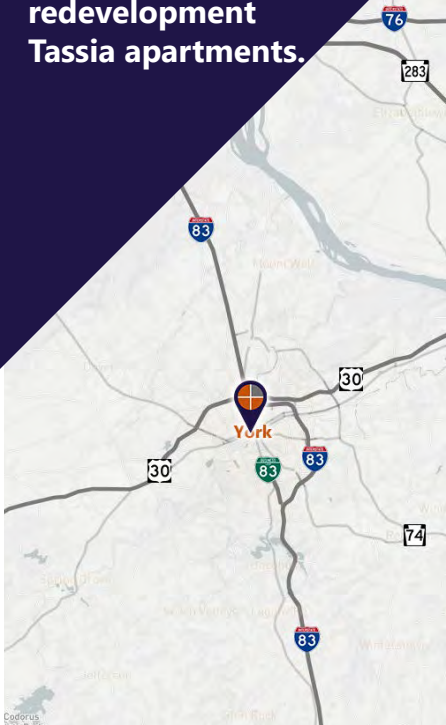


FOR LEASE

990 SF of new retail space is available in this high-profile mixed-use redevelopment Tassia apartments.



David Albright
Cell: 717.870.3097
david@truecommercial.com

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

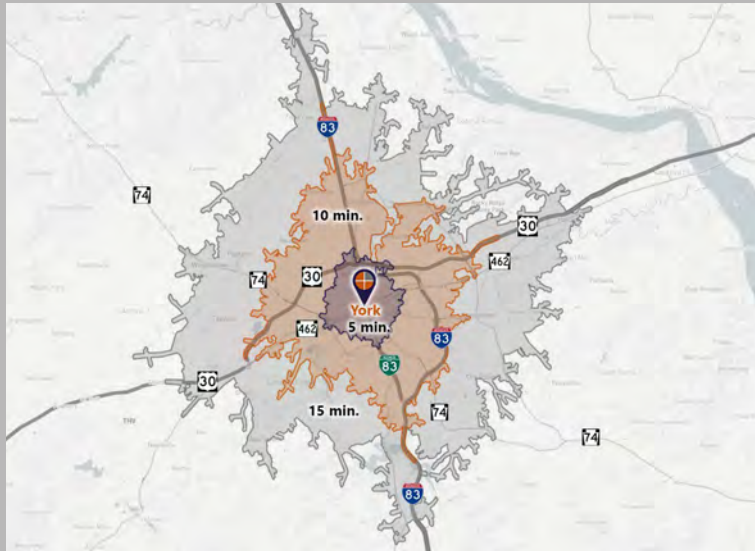
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

STOREFRONT FOR LEASE IN MIXED-USE REDEVELOPMENT

DEMOGRAPHICS

Variable	156 N. George St. York, PA 17401			
	Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population		40,743	100,053	179,397
Population Density (Pop per Sq. Mile)		7,796.5	2,781.3	1,687.6
Total Daytime Population		44,843	124,891	202,358
Total Households		15,856	39,346	69,715
Per Capita Income		\$19,633	\$30,114	\$35,127
Average Household Income		\$50,606	\$75,934	\$89,864
Average Disposable Income		\$40,713	\$59,221	\$69,548
Total (SIC01-99) Businesses		1,785	4,765	7,016
Total (SIC01-99) Employees		22,871	71,199	105,813
Consumed Beer at Bar/Club Last 30 Days		1,436	3,694	6,604
Consumed Beer at Restaurant Last 30 Days		2,490	7,073	13,545
Beer & Ale Away from Home		\$1,029,906	\$3,763,633	\$7,745,583
Alcoholic Beverages Away from Home		\$2,280,971	\$8,419,631	\$17,475,038

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Be a part of downtown York's newest mixed-use redevelopment project, the historic Tassia Building on N. George St. next to the Valencia Ballroom. This 35,000 SF redevelopment project is a joint venture between Kinsley Properties and RSDC, Inc. to bring an additional 20 new affordable one-bedroom apartments to the City of York, along with approx. 990 SF of new first-floor retail space. The space will be delivered in new warm-lit shell condition and offers maximum frontage along N. George St. with tremendous signage opportunities. The location allows occupants to take advantage of the strong vehicle and foot traffic from both daytime employment as well as evening and weekend traffic to entertainment destinations such as WellSpan Park, The Valencia Ballroom, The Appell Center, and Central Market, along with York's "Restaurant Row". The property is also surrounded by substantial density of many of downtown York's flagship apartment and condo projects, including the Lofts on George, Fox Apartments, Codo241, Pullman Apartments, Codo28, and Keystone Colorworks, as well as the development of the Northwest Triangle into Heritage Crossings which is under construction and will include approx. 123 new ground-up apartments in Phase 1 with a total of nearly 400 +/- at project completion.

PROPERTY DETAILS

- Total Building Size:.....23,800 SF
- Retail Office Space:.....990 SF
- Lease Rate:..... \$18/SF
- Lease Type:..... Modified Gross
- Lease Terms:Negotiable
- Zoning: ... Central Business District (HARB Overlay)
- Land/Lot Size: 14,087 SF / .03 acres
- Date Available:..... Immediately
- Parking:.....Public Garage / On- Street
- Year Built:.....2026 (Redeveloped)
- Construction:.....Masonry / Wood
- Column Spacing: 1 Interior Column
- Heating:.....FWA
- Cooling:.....CAC
- Electric:Met-ED
- Water:.....Public
- Sewer:Public
- Gas:Columbia Gas

TRAFFIC COUNTS

- N. George St./Business I-83: 8,811 VPD
- Gay Avenue:553 VPD

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

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. JB Lovedrafts
6. McDonald's
7. Harmony Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
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. Aviano's Corner Trattoria
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. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

SHOPPING

48. House of York
49. Boho Bella
50. The Witchwood Teahouse
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books

FITNESS

68. York YMCA
69. CrossFit York



LEGEND

- | | |
|---|------------------------------------|
| A Northwest Triangle Redevelopment | P1 King St. Garage |
| B York County Judicial Center | P2 Market St. Garage |
| C Continental Square | P3 Philadelphia St. Parking |
| | P4 Central Market Deck |



NORTHWEST TRIANGLE

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new market rate apartments, and over 50,000 SF of office/flex/conference space.



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.



MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. Beaver St., W. Philadelphia St., N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.



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' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.

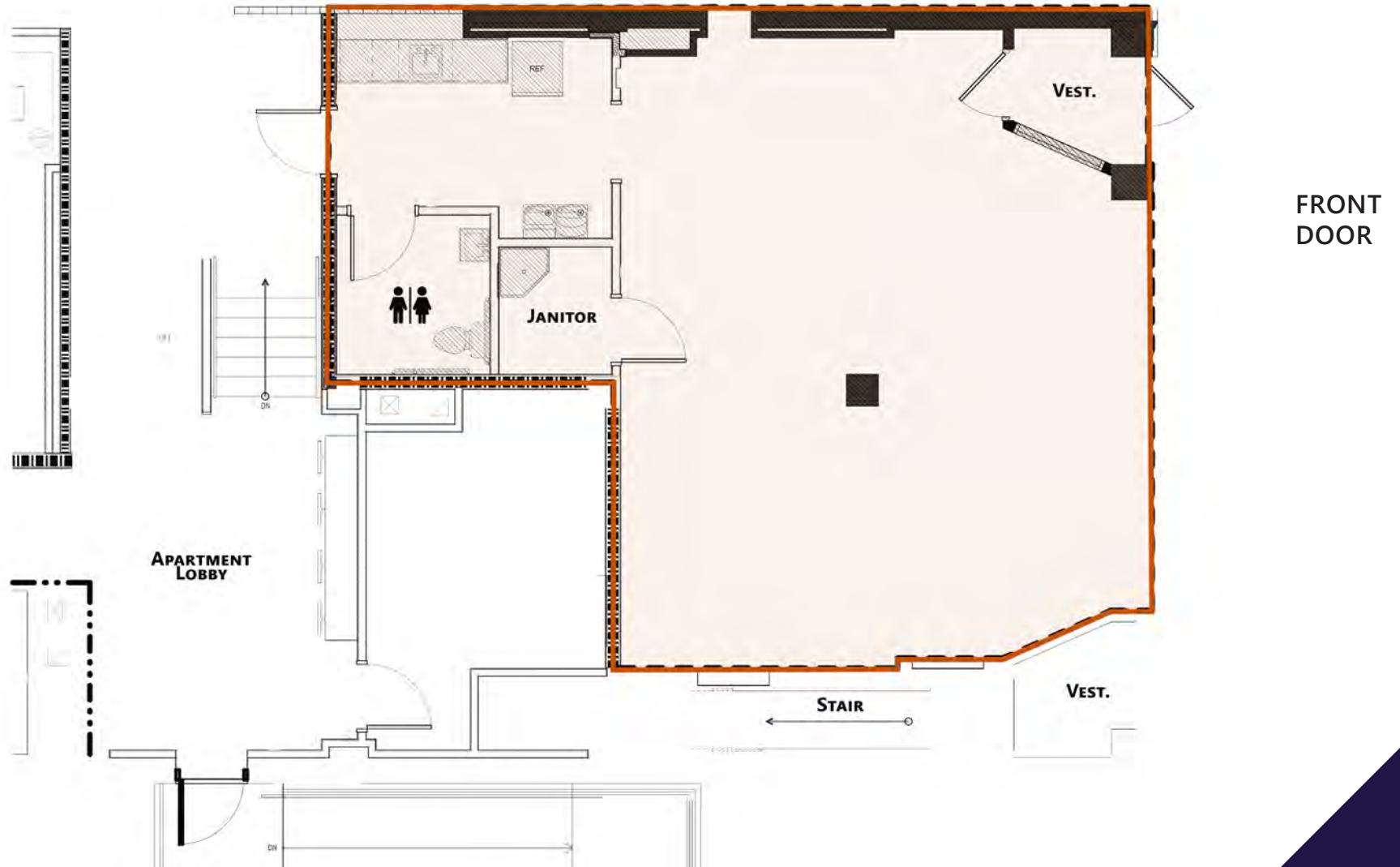


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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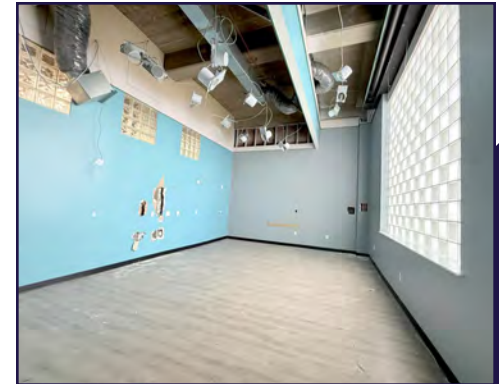
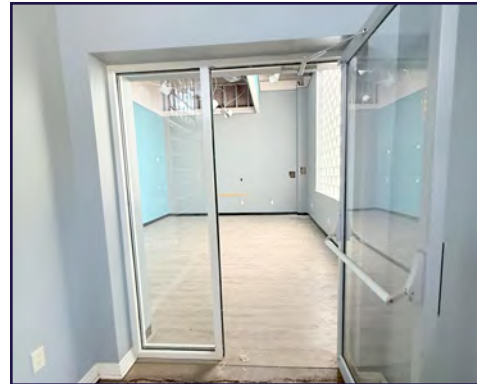
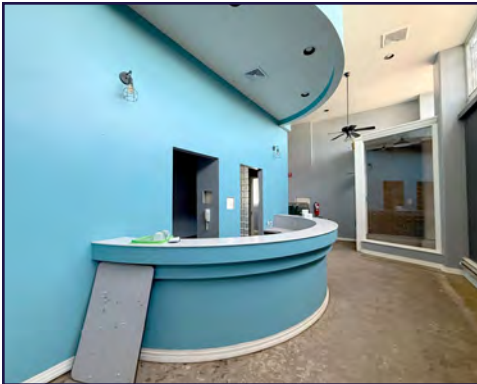
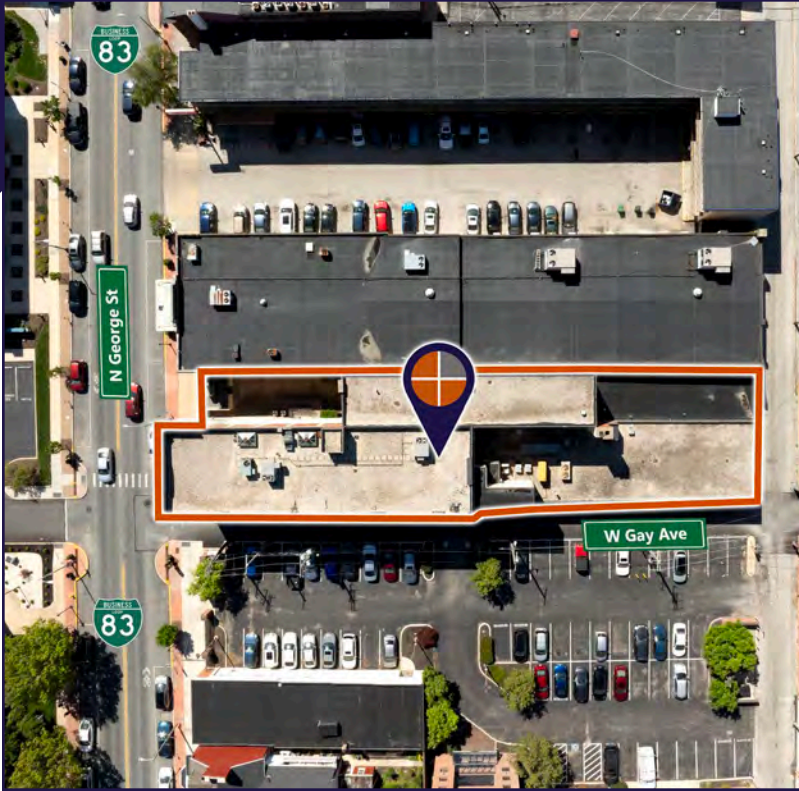


156 N GEORGE ST | EXISTING FLOOR PLAN



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BUILDING & INTERIOR PHOTOS



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