

FOR SALE

Retail on Visible Corner in York City

221 W Philadelphia St, Unit 1WBa | York, PA 17401

Available RSF: 2,778

Zoning: Central Business District

York City

York County

SALE PRICE: \$339,000

LEASE PRICE: \$13.00/SF NNN



PROPERTY HIGHLIGHTS

- ✓ 1st floor retail visibility
- ✓ Open space
- ✓ Ample on-site parking
- ✓ Nearby to many downtown amenities
- ✓ In walking distance to Judicial Center & Central Market

*2025 DEMOGRAPHICS	5 MIN WALK TIME	10 MIN WALK TIME	15 MIN WALK TIME
Population	1,315	5,951	12,928
Households	478	2,491	5,415
Average HHI	\$55,392	\$52,927	\$52,584
Employees	476	2,517	5,683

*2025 DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	20,344	69,806	135,060
Households	8,164	27,050	53,454
Average HHI	\$59,482	\$74,770	\$95,306
Employees	9,688	34,344	69,763

TRAFFIC COUNTS – 221 W PHILADELPHIA ST– 11,717 VPD

*ESRI Forecasts 2025

CONTACT

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PROPERTY INFORMATION

Acreage	7.674 – Entire Complex
Number of Stories	6
Year Built	2002
Roof Construction	Rubber, Flat
Heat Type & Fuel	Gas, Forced Warm Air
Air Conditioning	Central Air Conditioning
Floor Construction	Concrete w/ Carpet
Ceiling Height	8' – 10'
Sprinkler System	Wet
Daily Traffic Count	ADT 10,857
Parking	3.18 / 1,000 Net SF
Elevators	2 Passenger

GENERAL INFORMATION

Parcel ID	67-05-083-03-0045-00-C1WBa
Availability	Immediately
School Tax	\$6,242
County Tax	\$1,048
Municipal Tax	\$3,368
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

LOCATION DESCRIPTION

Located along West Philadelphia Street, only 2 blocks from the Judicial Center, in York's Central Business District. The Susquehanna Commerce Center overlooks the Codorus Creek where the Colonial Courthouse intersection of the Heritage Rail Trail leads to the Mason Dixon border. The complex provides convenient vehicular access to I-83, Rt-30, Rt-74, Market Street, George Street and within walking distance to many of downtown York's busiest attractions.

NOTES

Retail unit available in a 260,000 SF office condominium known as Susquehanna Commerce Center with on-site parking and a parking garage. Other occupants of the complex include Dentsply Sirona's corporate office, Morgan Stanley Wealth Management, Wells Fargo Financial Advisors, Glatfelter Insurance, and Stock & Leader.

EXPENSE RESPONSIBILITY

Condo Expenses	\$4.85/SF (2024 Est)
Operating Exp. (OE)	\$4.07/SF (2024 Est)
Pro Rata (Utilities)	\$3.89/SF (2024 Est)
Electric	Tenant – Pro Rata
Gas	Tenant – Pro Rata
Water	Tenant - Condo
Sewer	Tenant - Condo
Refuse	Tenant - Condo
Janitorial	Tenant
HVAC Maint.	Tenant - Condo
Repairs Int.	Tenant
Repairs Ext.	Tenant - Condo
Roof/Structure	Tenant - Condo
Lawn/Snow	Tenant - Condo
Parking Maint.	Tenant - Condo
Contents/Liability Ins.	Tenant
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE



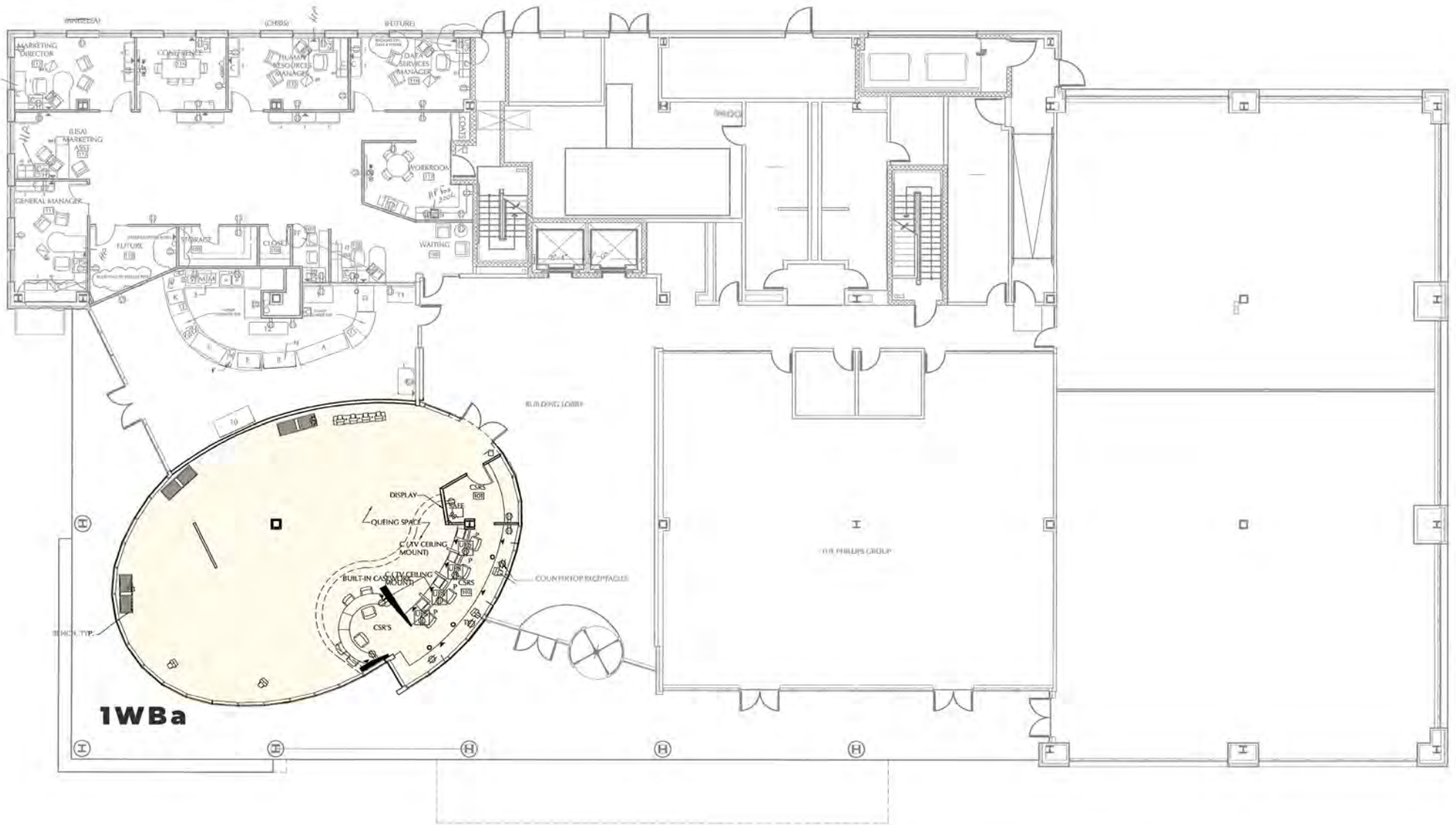
Suite 1WBa

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Floor Plan – First Floor

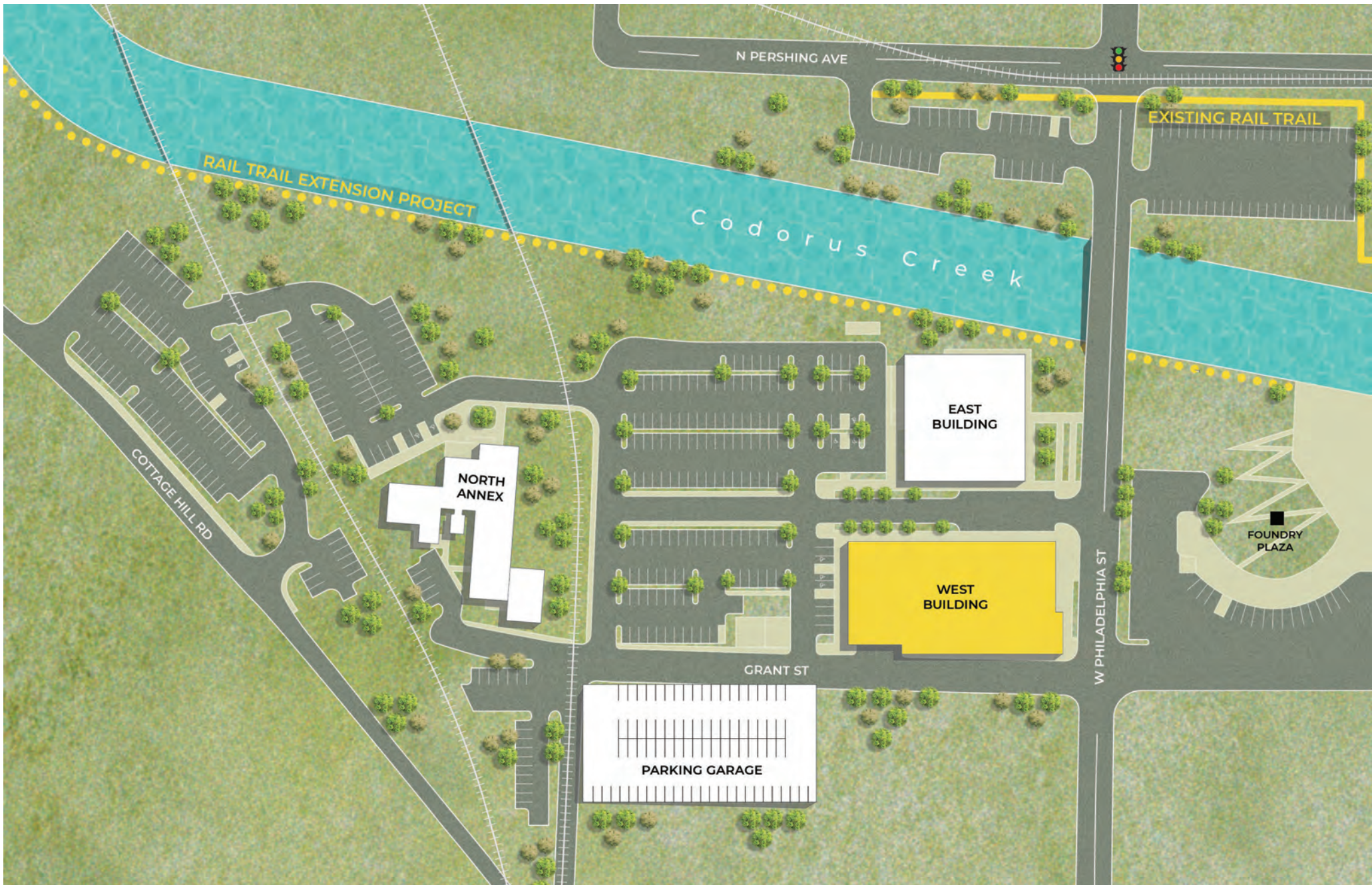
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Site Plan

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