

FOR SALE/LEASE

**± 8,961 SF PROFESSIONAL OFFICE
CBD CITY OF YORK**



**128-130 North George Street
York, PA**

Matthew M. Czaus



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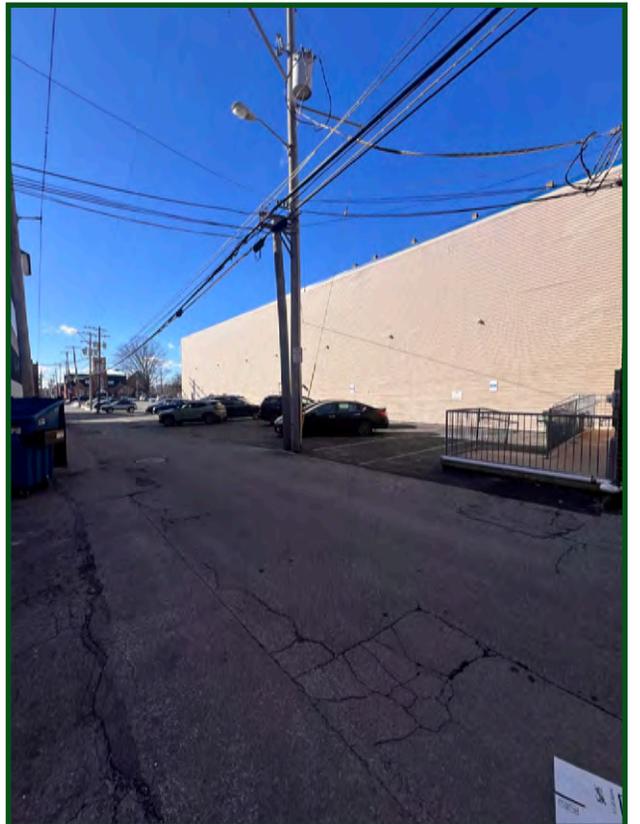
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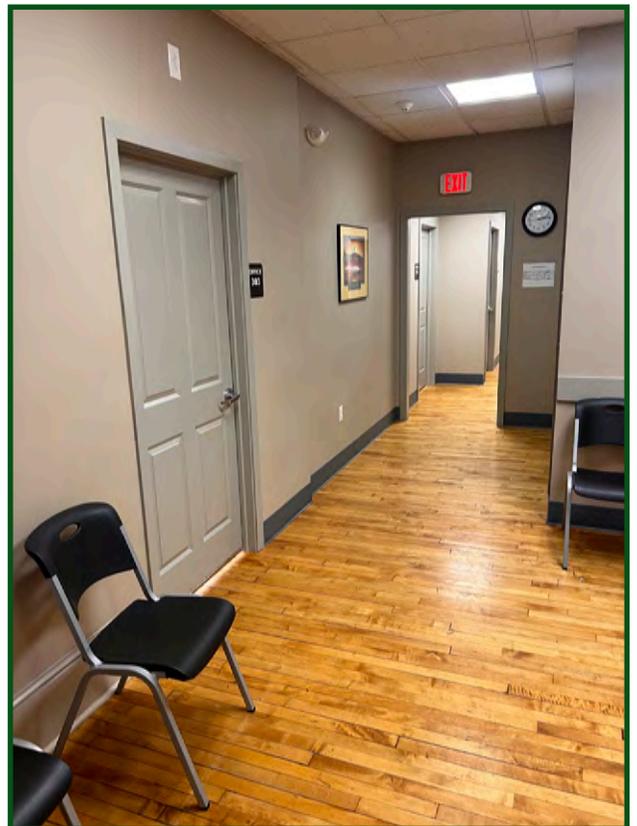
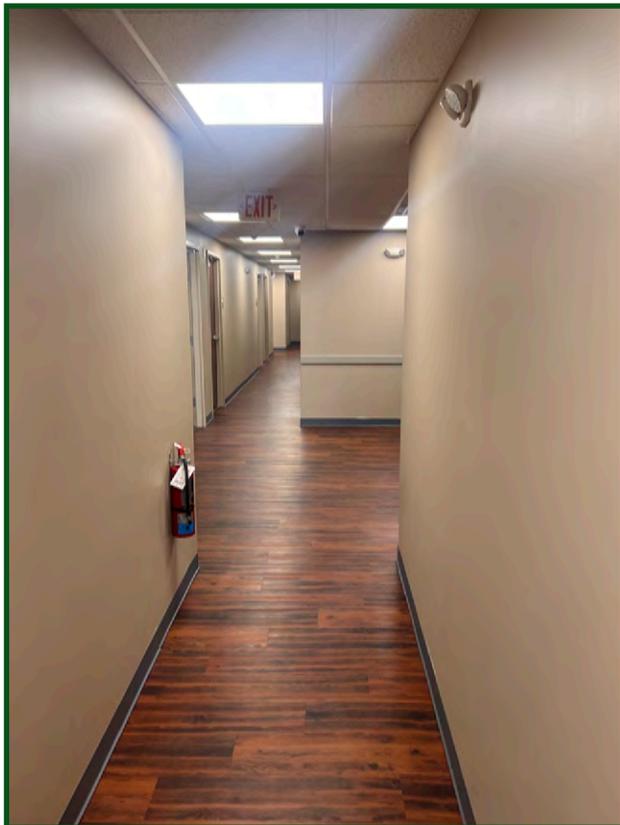
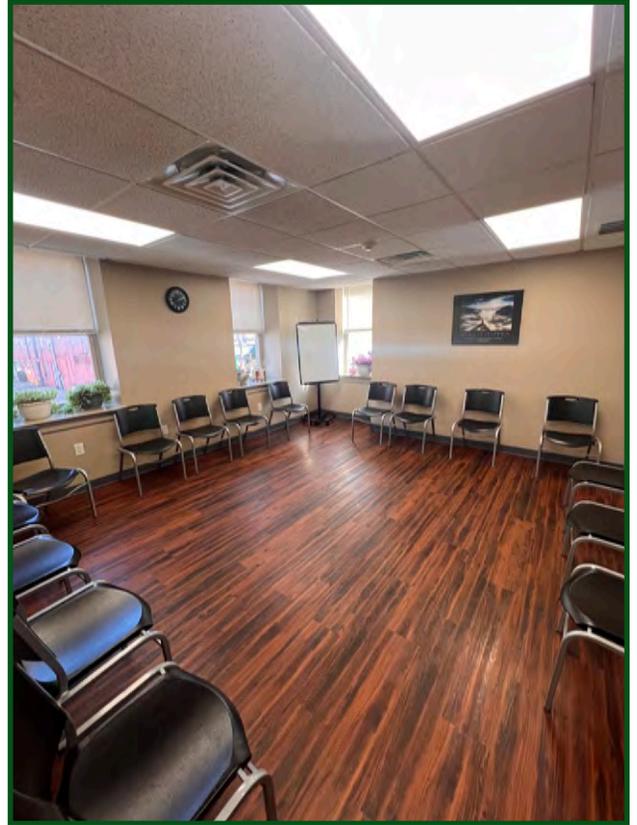
SALIENT INFORMATION

PROPERTY:	128-130 North George Street, York, PA 17401 City of York, York County
SALE PRICE:	\$699,000
LEASE PRICE:	\$89,604 annually (\$7,467 monthly)
SPACE AVAILABLE:	± 8,961 SF, 3-story
TOTAL ACRES:	± 0.1631 Acre
ZONING:	Central Business District
PARKING:	20 spaces
HVAC:	Forced hot air, central A/C
WATER/SEWER:	Public
LANDLORD RESPONSIBILITIES:	Roof and structure
TENANT RESPONSIBILITIES:	NNN (± \$2.38/SF)
REAL ESTATE TAXES:	\$19,833 (2024)
TAX ID:	03-041-01-0027-00-00000
COMMENTS:	Professional office building located in central business district of York City. The property is well maintained and contains one elevator. The premises includes 20 private offices, 1 reception area, and 3-4 group rooms.

PHOTOGRAPHS



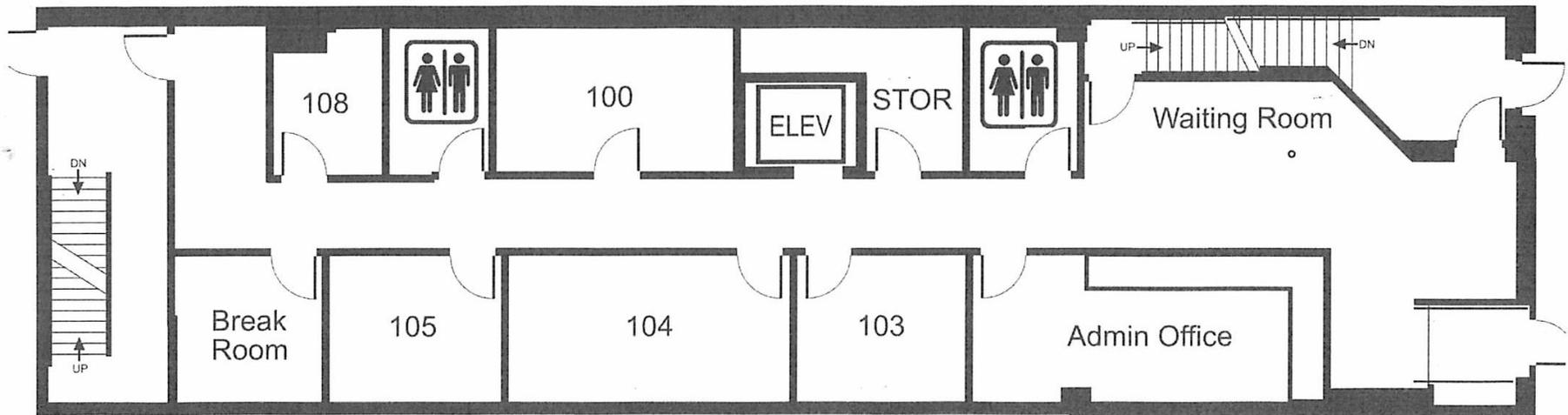
PHOTOGRAPHS



TAX MAP

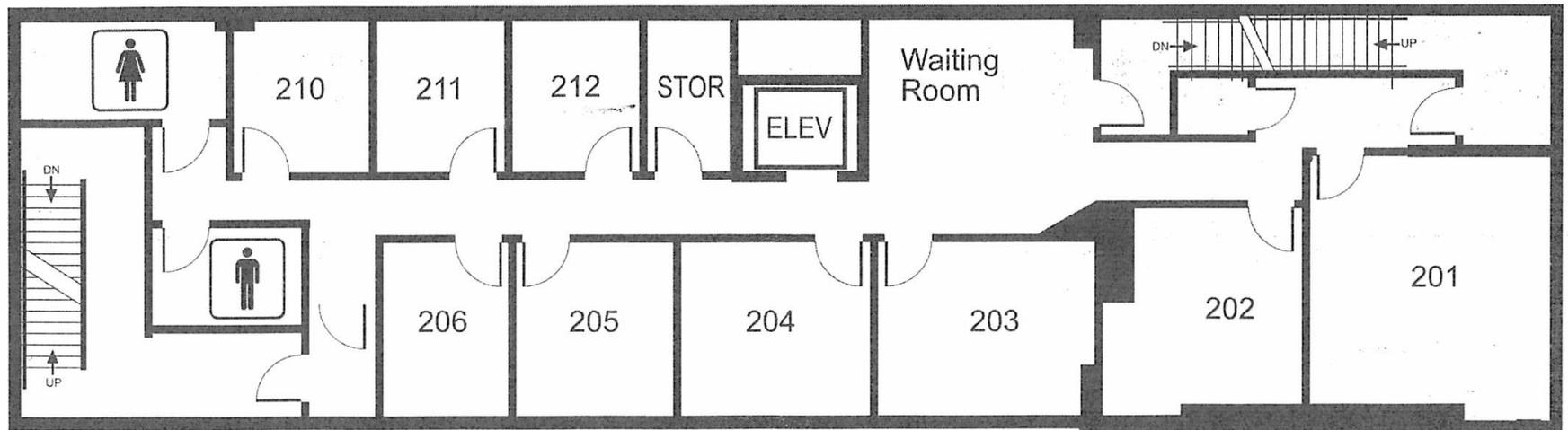


BUILDING LAYOUT - First Floor



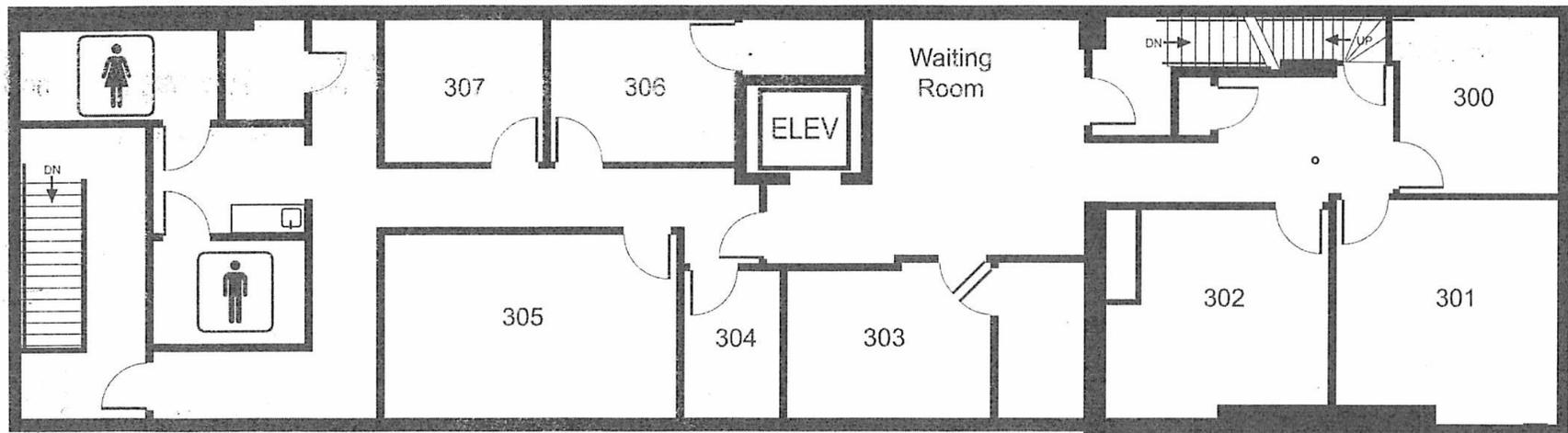
George Street 1st Floor

BUILDING LAYOUT - Second Floor



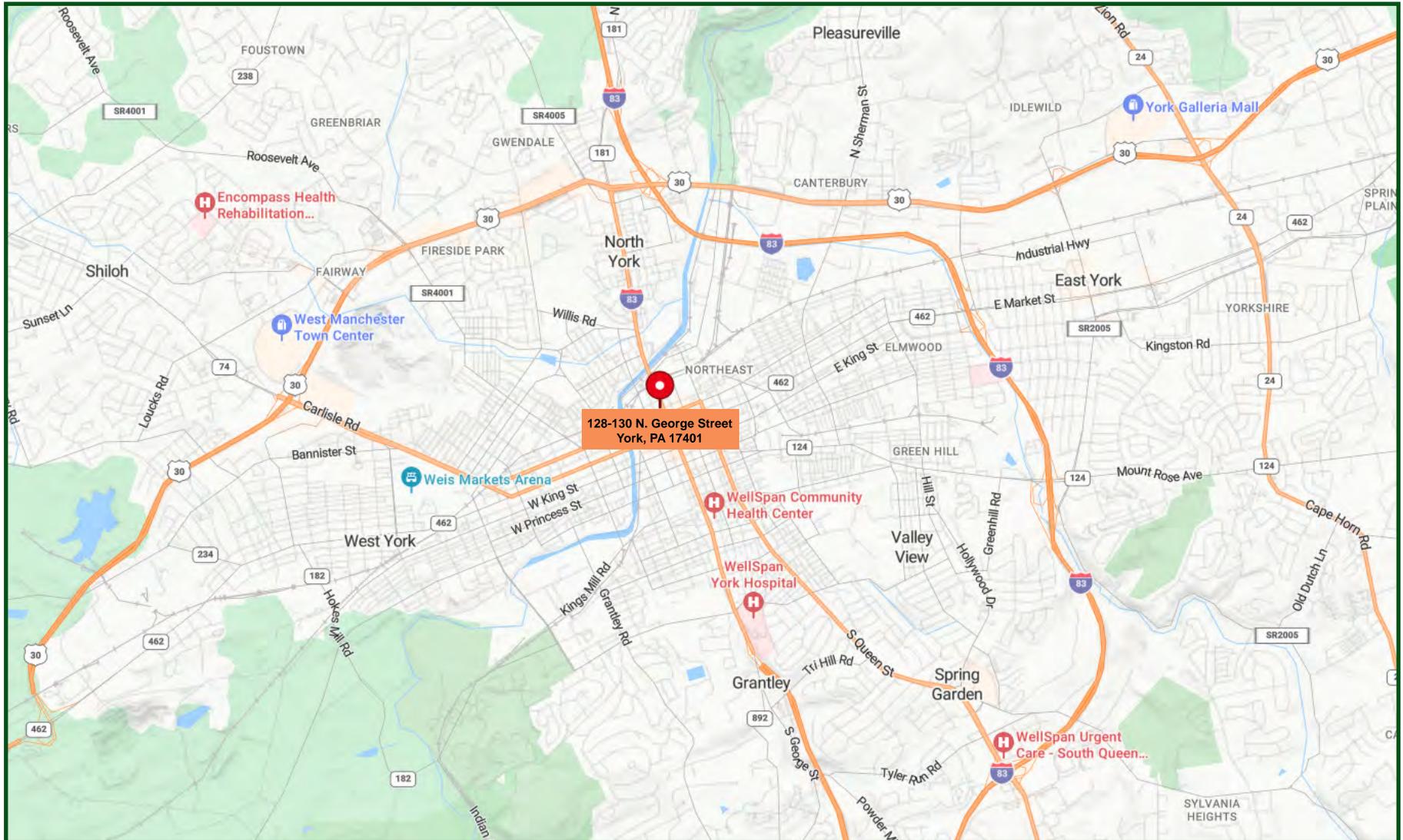
George Street 2nd Floor

BUILDING LAYOUT - Third Floor

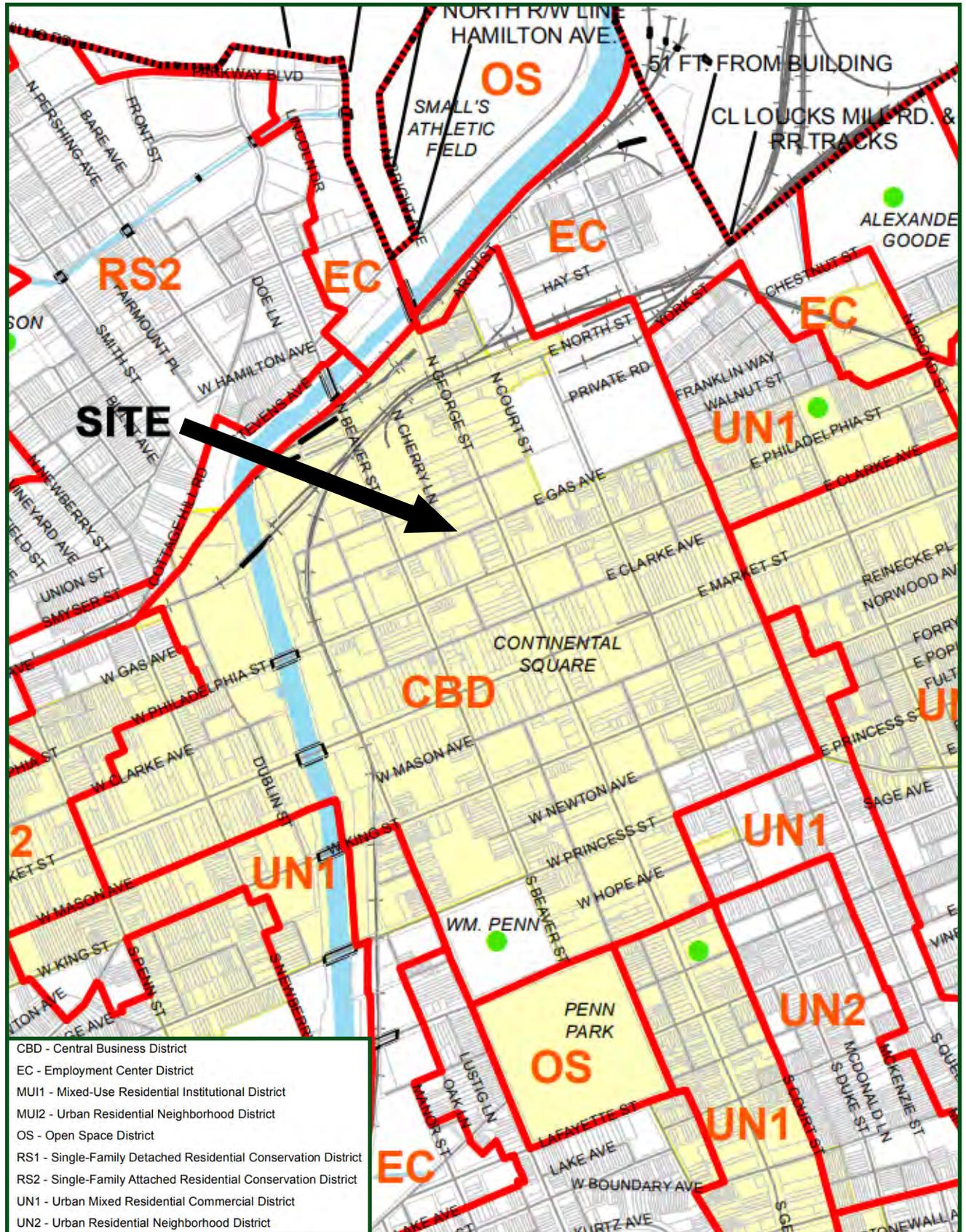


George Street 3rd Floor

LOCATION MAP - LOCAL



ZONING MAP (City of York)



ZONING MAP (City of York)

1303.14 CBD CENTRAL BUSINESS DISTRICT

- a) **Purpose** At the center of the City, in established retail and business areas and extensions thereof, the Central Business District is established. It shall be the purpose of this District to provide for business and office activities, tourist and convention activities, and high-intensity retail sales activities.
- b) **Use Regulations** A structure may be erected or used and a lot may be used or occupied for any of the following uses and no other.
- 1) **Principal Uses by Right**
- A. Residential
 - Apartments combined with a commercial use
 - Residential condominiums
 - Single-family attached dwellings
 - B. Institutional
 - Business colleges, trade schools, music and dancing schools, similar organizations
 - Churches
 - Clubs
 - Cultural facilities
 - Police and fire stations
 - Recreation and entertainment facilities, Public
 - C. Commercial
 - Brewery pub
 - Business, professional, public service and financial offices
 - Business service establishments
 - Commercial condominiums
 - Eating establishments
 - Personal service establishments
 - Recreation and entertainment facilities, Commercial
 - Retail stores and businesses
 - Shopping center
 - Periodical or book printing operations
 - E. Utilities and Transportation
 - Bus and taxi terminals
 - Communication transmitting and receiving facilities, Commercial
 - Helistop
 - Public parking garages or lots
 - Principal supply utilities
 - Research or testing laboratories
- Additional regulations for some of these uses are set forth in Article 1304, General Provisions.
- 2) **Uses by Special Exception** The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board:
- A. Residential
 - Conversion apartments - multi-family dwelling units
 - Group home
 - Multiple-family dwellings
 - B. Institutional
 - Child care centers
 - Personal Care Facility

ZONING MAP (City of York)

- C. Commercial
 - Bring-Your-Own-Bottle-Club
 - Hotels and motels
 - Hotel apartment efficiency
 - Mini-warehouse/self-storage
 - Warehouse, distribution and wholesale businesses
- D. Accessory Uses
 - Domiciliary care home
 - Rooming house

The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in Article 1305, Special Exceptions, of this Ordinance.

- 3) **Accessory Uses by Right**
 - Accessory buildings and private garages, community garages
 - Accessory pollution control facility
 - Accessory supply utilities
 - Adult care facilities
 - Communication transmitting and receiving facilities, Personal
 - Fences
 - Home office
 - Off-street parking
 - On-lot storage
 - Signs
 - Temporary structures and/or uses

Additional regulations for some of these uses are set forth in Article 1304, General Provisions.

- c) **Dimensional Requirements** In this Zoning District, any structure hereafter erected or any lot hereafter used or occupied for any lawful purpose shall provide the minimum, and not exceed the maximum, dimensions specified below. Should these requirements conflict with the requirements of Articles 1304, General Provisions, 1305 Special Exceptions and 1307 Modifications and Nonconformities for any specified use, the requirements of Articles 1304, 1305 and 1307 shall take precedence.

- 1) **Lot Area and Lot Width**

- A. Minimum lot area and minimum lot width for permitted principal uses, respectively:
 - Single-family attached dwelling: 1,600 square feet and 18 feet

Other permitted principal uses: None, unless specified in Article 1304, General Provisions, or 1305, Special Exceptions, or required by the Zoning Hearing Board.

- B. Minimum lot area and minimum lot width for permitted accessory uses, respectively:
 - None, unless specified in Article 1304, General Provisions, or 1305, Special Exceptions, or required by the Zoning Hearing Board.

- 2) **Building Setback and Yard Requirements**

- A. None

- 3) **Building Size**

- A. Maximum building area: 100% of lot area
- B. Maximum floor area ratio: None

- 4) **Building Height Requirements**

- A. None

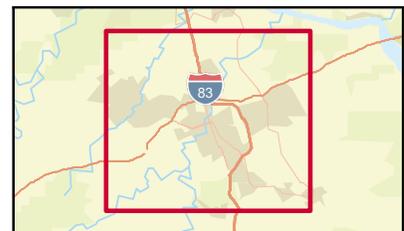
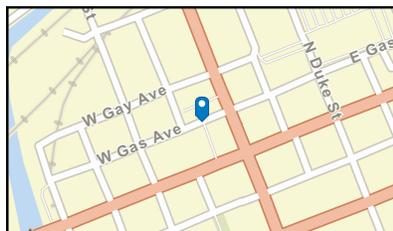
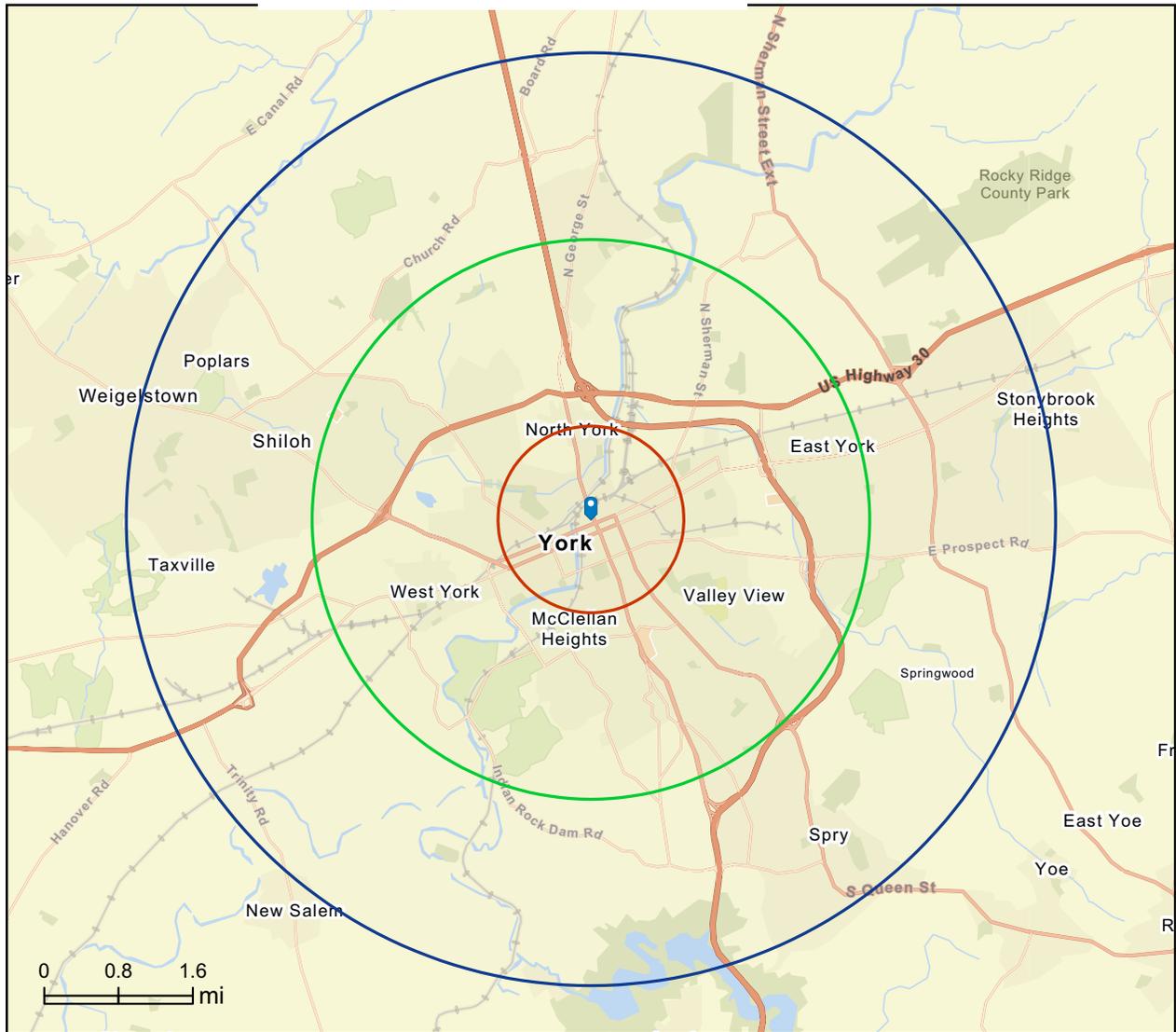
DEMOGRAPHICS



Site Map

128 N George St, York, Pennsylvania, 17401
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.96439
Longitude: -76.72940



March 13, 2025

DEMOGRAPHICS



Executive Summary

128 N George St, York, Pennsylvania, 17401
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.96439
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	1 mile	3 miles	5 miles
Population			
2010 Population	29,281	88,311	147,784
2020 Population	29,975	92,498	153,639
2024 Population	30,260	92,982	155,632
2029 Population	30,874	93,738	156,819
2010-2020 Annual Rate	0.23%	0.46%	0.39%
2020-2024 Annual Rate	0.22%	0.12%	0.30%
2024-2029 Annual Rate	0.40%	0.16%	0.15%
2020 Male Population	48.8%	47.9%	48.5%
2020 Female Population	51.2%	52.1%	51.5%
2020 Median Age	31.9	36.4	39.3
2024 Male Population	49.2%	48.5%	49.1%
2024 Female Population	50.8%	51.5%	50.9%
2024 Median Age	32.9	37.2	40.1

In the identified area, the current year population is 155,632. In 2020, the Census count in the area was 153,639. The rate of change since 2020 was 0.30% annually. The five-year projection for the population in the area is 156,819 representing a change of 0.15% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	32.8%	55.4%	65.3%
2024 Black Alone	27.7%	17.2%	13.0%
2024 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2024 Asian Alone	0.8%	2.1%	2.6%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	24.2%	13.8%	9.6%
2024 Two or More Races	13.9%	10.9%	9.0%
2024 Hispanic Origin (Any Race)	42.5%	25.8%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	31	67	92
2010 Households	10,883	34,597	57,076
2020 Households	11,573	36,029	59,393
2024 Households	11,958	36,799	60,820
2029 Households	12,306	37,467	61,947
2010-2020 Annual Rate	0.62%	0.41%	0.40%
2020-2024 Annual Rate	0.77%	0.50%	0.56%
2024-2029 Annual Rate	0.58%	0.36%	0.37%
2024 Average Household Size	2.47	2.43	2.45

The household count in this area has changed from 59,393 in 2020 to 60,820 in the current year, a change of 0.56% annually. The five-year projection of households is 61,947, a change of 0.37% annually from the current year total. Average household size is currently 2.45, compared to 2.48 in the year 2020. The number of families in the current year is 38,258 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 13, 2025

DEMOGRAPHICS



Executive Summary

128 N George St, York, Pennsylvania, 17401
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Latitude: 39.96439
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	14.7%	21.3%	22.6%
Median Household Income			
2024 Median Household Income	\$37,993	\$58,318	\$70,315
2029 Median Household Income	\$43,978	\$65,800	\$80,164
2024-2029 Annual Rate	2.97%	2.44%	2.66%
Average Household Income			
2024 Average Household Income	\$55,332	\$83,195	\$100,491
2029 Average Household Income	\$63,252	\$95,079	\$114,933
2024-2029 Annual Rate	2.71%	2.71%	2.72%
Per Capita Income			
2024 Per Capita Income	\$21,519	\$33,059	\$39,622
2029 Per Capita Income	\$24,793	\$38,118	\$45,757
2024-2029 Annual Rate	2.87%	2.89%	2.92%
GINI Index			
2024 Gini Index	45.2	42.5	41.7

Current median household income is \$70,315 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$80,164 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$100,491 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$114,933 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,622 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,757 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	150	104	98
2010 Total Housing Units	12,554	37,714	61,183
2010 Owner Occupied Housing Units	3,710	20,102	37,580
2010 Renter Occupied Housing Units	7,173	14,495	19,496
2010 Vacant Housing Units	1,671	3,117	4,107
2020 Total Housing Units	13,127	38,996	63,322
2020 Owner Occupied Housing Units	3,032	19,066	37,106
2020 Renter Occupied Housing Units	8,541	16,963	22,287
2020 Vacant Housing Units	1,563	3,020	3,929
2024 Total Housing Units	13,583	39,778	64,725
2024 Owner Occupied Housing Units	3,327	19,904	38,502
2024 Renter Occupied Housing Units	8,631	16,895	22,318
2024 Vacant Housing Units	1,625	2,979	3,905
2029 Total Housing Units	13,953	40,445	65,824
2029 Owner Occupied Housing Units	3,720	20,954	40,164
2029 Renter Occupied Housing Units	8,585	16,513	21,783
2029 Vacant Housing Units	1,647	2,978	3,877

Socioeconomic Status Index

	1 mile	3 miles	5 miles
2024 Socioeconomic Status Index	34.5	42.0	46.7

Currently, 59.5% of the 64,725 housing units in the area are owner occupied; 34.5%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 63,322 housing units in the area and 6.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.52%. Median home value in the area is \$254,120, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.06% annually to \$295,453.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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