

# THE Yorktowne HOTEL

48 E Market St  
York, PA 17401

A cornerstone of downtown York since 1925

*For Lease*

4,276 SF RESTAURANT SPACE  
716 SF CORNER RETAIL SPACE



**Bennett Williams**  
COMMERCIAL REAL ESTATE





# THE Yorktowne HOTEL

## Overview

A cornerstone of downtown York since 1925, the **Yorktowne Hotel** has entered the final phase of construction, with an estimated opening in the Summer of 2022. As the Yorktowne Hotel approaches its 100th anniversary, the redeveloped Yorktowne Hotel, *Tapestry Collection* by HILTON will become the economic anchor and major attraction of downtown York and the region. The restaurant space will be the most visible feature of the hotel with french glass doors allowing for expanded outdoor dining on Market Street. The retail space is a blank canvas waiting for your creative touch, located on the corner of Market Street & Duke Street. Downtown York has a bustling opportunity for business, making this space a prime spot for retail.



# City of York

Population

43,718

Total Businesses

1,864

Total Employment

32,835

Median Age

32.2



World Grills



York County Administrative Center



E King St

S Duke St

E Market St

E Clarke Ave

M&T Bank

BB&T

York County Judicial Center

Market Street Parking Garage



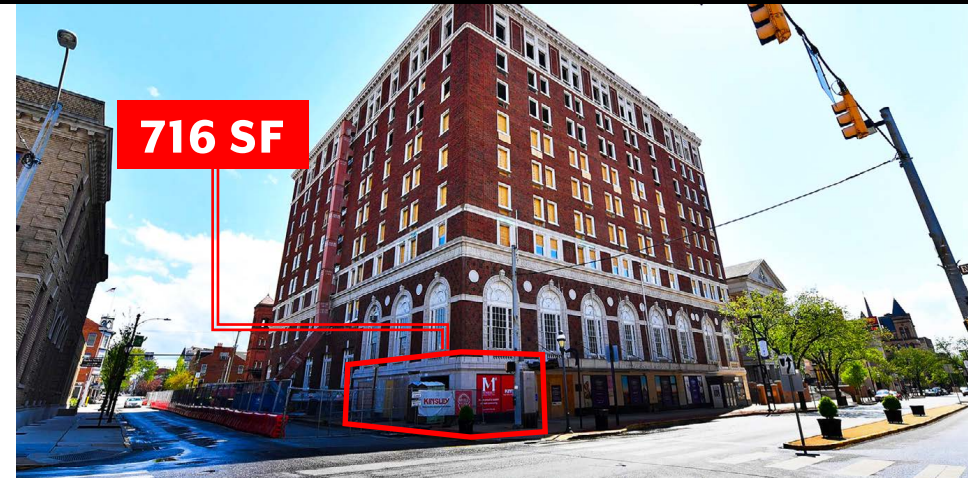


# Retail Space

The 716 square feet of retail space is a blank canvas waiting for your creative touch.

## SPACE HIGHLIGHTS

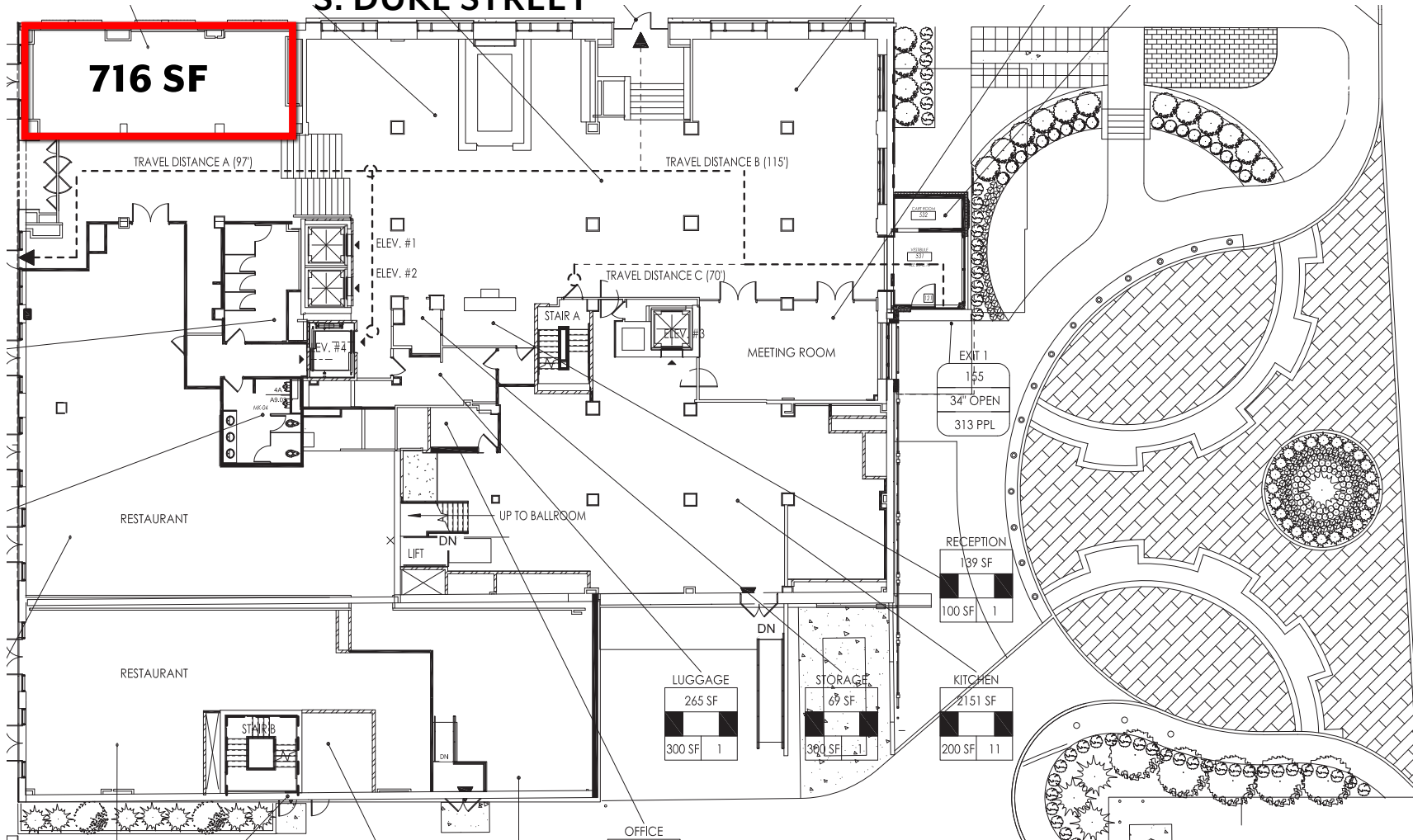
- Frontage on Market Street & Duke Street creates endless possibilities to attract foot traffic
- Large display windows on Market & Duke Street
- Independent entrance with French doors
- Interior entrance into Yorktowne public spaces
- Easy access to public bathrooms
- Exterior signage allow with appropriate approvals in place



S. DUKE STREET

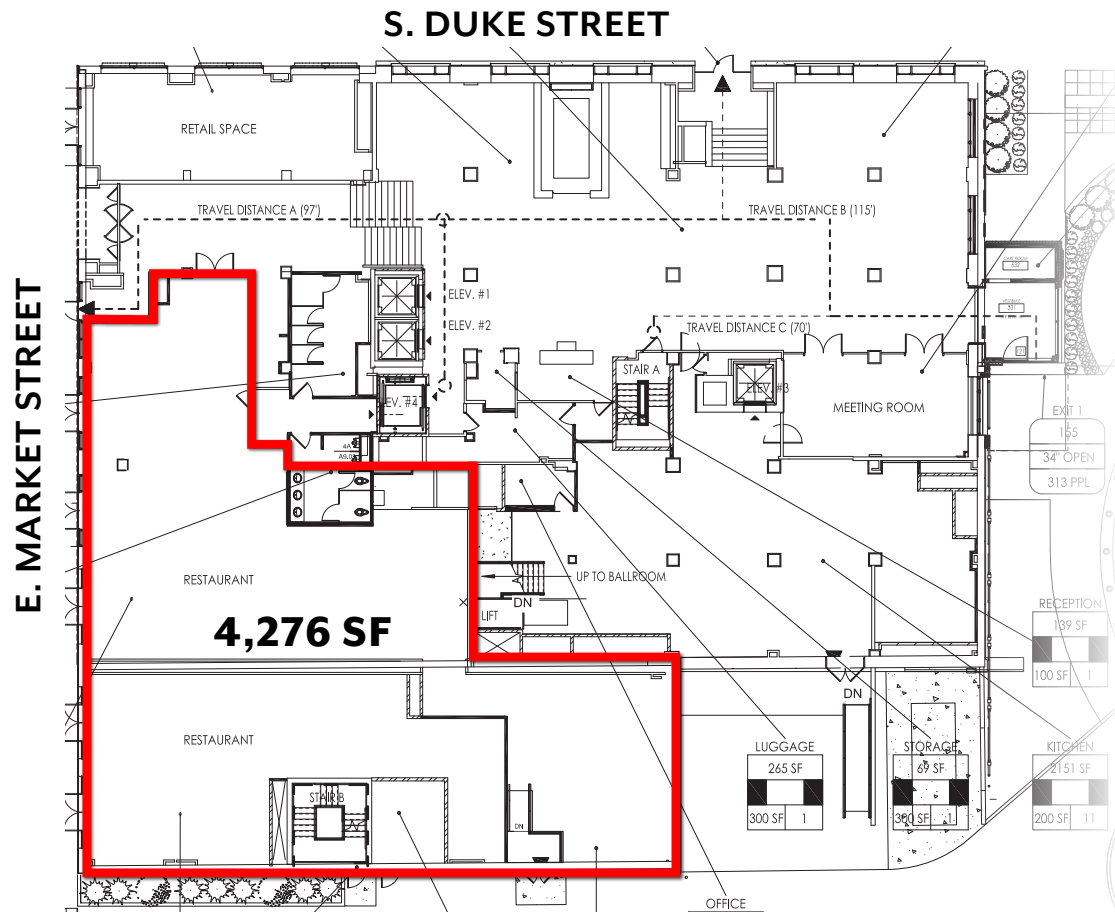
E. MARKET STREET

E. MASON AVENUE



# Restaurant Space

The restaurant space has a total possible square footage of 4,276 SF.



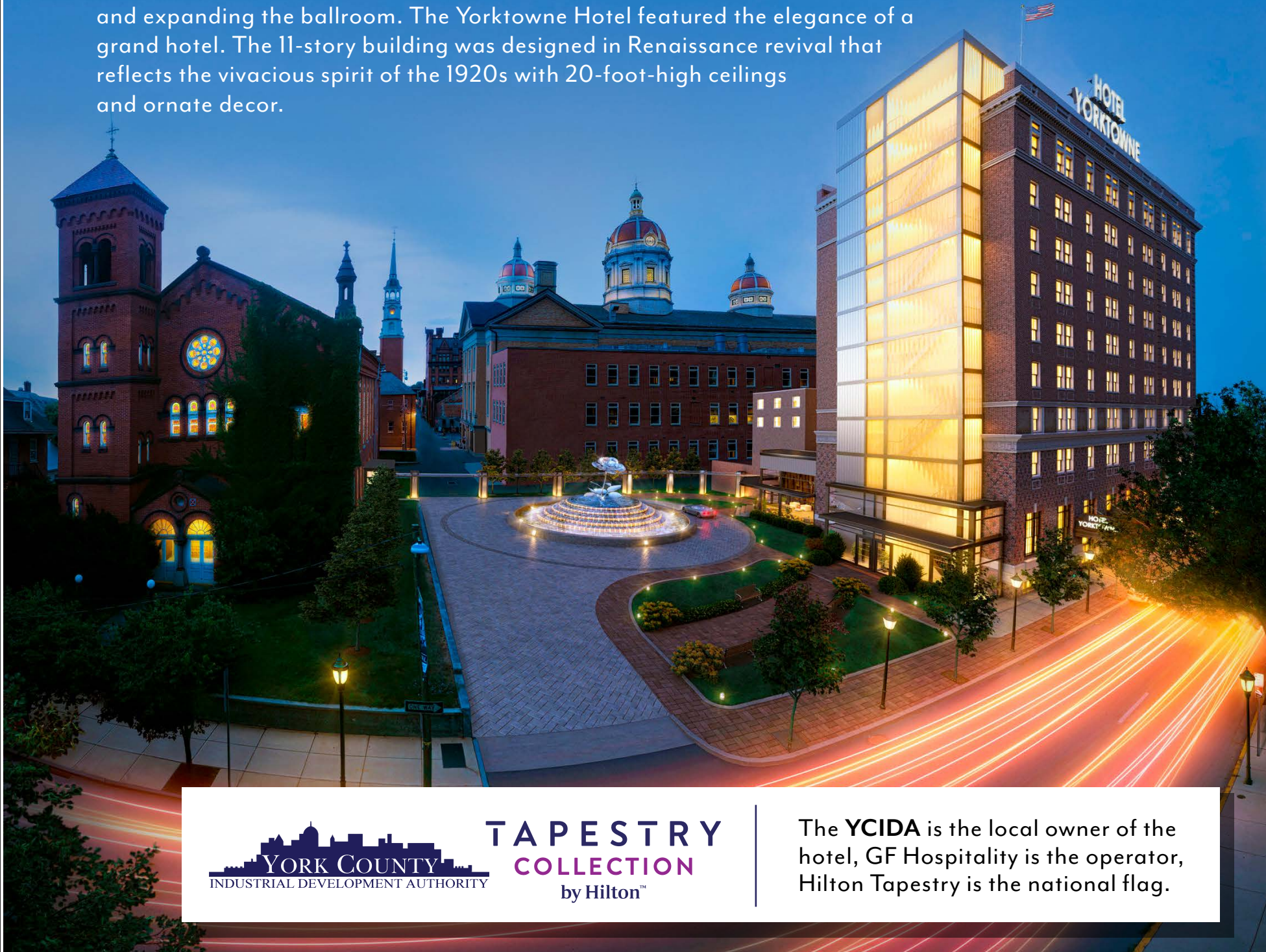
## SPACE HIGHLIGHTS

- 1,850 SF shell restaurant kitchen space
- 2,426 SF shell restaurant space (with the option to expand into 1,560 SF of additional shell restaurant space)
- Market Street frontage
- Ability to have outdoor seating
- Multiple points of entry and exterior signage allowed (with Hilton and Historic approvals)
- Direct connection to public bathrooms
- Elevator access to the rest of the hotel
- Share POS with the Yorktowne operations (ability for guests to bill a meal)
- Benefits of affiliation with the Yorktowne Hotel clientele, off-the-street visitors and Hilton Honors corporate guests



# HOTEL HISTORY

The **Yorktowne Hotel** has been a cornerstone of downtown York since 1925, and embodied a sense of progressiveness and momentum that characterized a City on the move, during its opening. Two years after the grand opening of the hotel, an addition was constructed adding hotel rooms and expanding the ballroom. The Yorktowne Hotel featured the elegance of a grand hotel. The 11-story building was designed in Renaissance revival that reflects the vivacious spirit of the 1920s with 20-foot-high ceilings and ornate decor.



**TAPESTRY**  
**COLLECTION**  
by Hilton™

The **YCIDA** is the local owner of the hotel, GF Hospitality is the operator, Hilton Tapestry is the national flag.



# MARKET OVERVIEW





Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

## Agents

**BRADLEY ROHRBAUGH**

brohrbaugh@bennettwilliams.com

**CHAD STINE**

cstine@bennettwilliams.com

**CHRIS SEITZ**

cseitz@bennettwilliams.com

Phone: 717.843.5555

www.bennettwilliams.com

## Our Locations

**YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

**LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

**EXTON OFFICE:**

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

**NJ OFFICE:**

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054