

York County Retail Vacancy Summary

2nd Quarter 2009

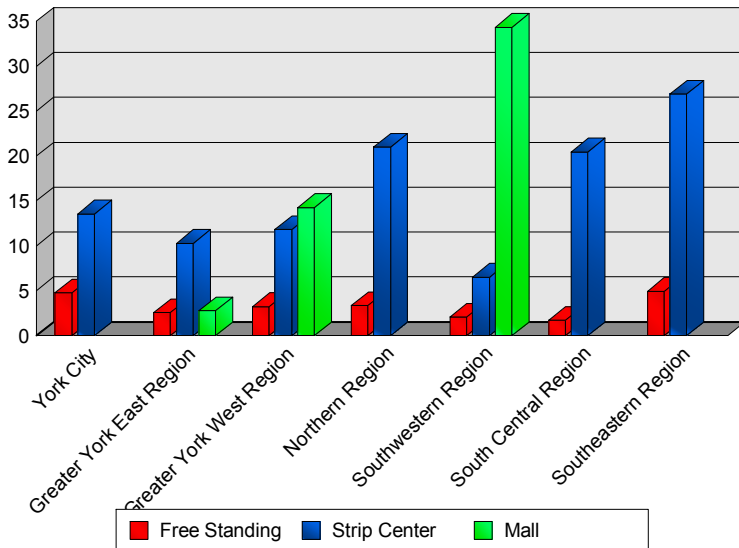
*Buildings primarily used for Retail. Does not include Mini-Storage

Free Standing	Area	Total Buildings	Gross SqFt	Vacant SqFt	Vacancy Rate
	York City	257	1,975,864	93,897	4.75%
	Greater York East Region	643	5,655,306	144,411	2.55%
	Greater York West Region	569	4,625,056	148,767	3.22%
	Northern Region	174	1,306,065	43,431	3.33%
	Southwestern Region	372	3,374,722	69,790	2.07%
	South Central Region	149	1,477,031	25,348	1.72%
	Southeastern Region	61	364,279	17,945	4.93%
Totals:		2,225	18,778,323	543,589	2.89%

Mall	Area	Total Buildings	Gross SqFt	Vacant SqFt	Vacancy Rate
	Greater York East Region	1	780,626	21,577	2.76%
	Greater York West Region	1	702,411	100,195	14.26%
	Southwestern Region	1	486,865	167,231	34.35%
Totals:		3	1,969,902	289,003	14.67%

Strip Center	Area	Total Buildings	Gross SqFt	Vacant SqFt	Vacancy Rate
	York City	7	300,454	40,682	13.54%
	Greater York East Region	34	3,111,313	319,818	10.28%
	Greater York West Region	19	1,273,178	150,488	11.82%
	Northern Region	5	432,745	90,750	20.97%
	Southwestern Region	16	1,231,431	80,179	6.51%
	South Central Region	12	724,967	148,233	20.45%
	Southeastern Region	1	17,164	4,620	26.92%
Totals:		94	7,091,252	834,770	11.77%

Vacancy Rates by Region



Market Overview:

Total Existing Buildings:	2,322
Gross Square Footage:	27,839,477
Vacant Square Footage:	1,667,362
Vacancy Rate:	5.99%
Buildings Proposed/Under Construction:	9
Gross SqFt:	301,069
Average Rent/SqFt:	\$16.20-\$17.25



Providing Solid Business Foundations

Information Gathered & Analysis Prepared by the Research Department of:

Retail Terms:
Free Standing - Retail building 1-3 units
Strip Center - 4+ units being occupied/marketed for retail uses that is planned, developed, owned, and managed as a single property with on-site parking.
Mall - A building or a set of buildings which contain retail units, with interconnecting walk-ways enabling visitors to easily walk from unit to unit.
Region Definitions:
York City - City of York
Greater York East Region - Hellam Borough, Hellam Township, Wrightsville Borough, Yorkana Borough, East Prospect Borough, Lower Windsor Township, Windsor Borough, Windsor Township, Red Lion Borough, Yoe Borough, Dallastown Borough, York Township, Spring Garden Township, Spriggsttsbury Township
Greater York West Region - East Manchester Township, Mount Wolf Borough, Manchester Borough, Conewago Township, Manchester Township, Dover Borough, Dover Township, West York Borough, West Manchester Township, Paradise Township, Jackson Township, Spring Grove Borough, North Codorus Township, New Salem Borough, North York Borough
Southwestern Region - Hanover Borough, Penn Township, Heidelberg Township, West Manheim Township, Manheim Township, Codorus Township, Jefferson Borough
South Central Region - Jacobus Borough, Springfield Township, Glen Rock Borough, Railroad Borough, Stewartstown Borough, Loganville Borough, North Hopewell Township, Shrewsbury Borough, New Freedom Borough, Seven Valleys Borough, Winterstown Borough, Shrewsbury Township, Hopewell Township
Southeastern Region - Chanceford Township, East Hopewell Township, Fawn Grove Borough, Felton Borough, Lower Chanceford Township, Peach Bottom Township, Crossroads Borough, Fawn Township, Delta Borough
Northern Region - Fairview Township, Goldsboro Borough, Wellsville Borough, Franklinton Borough, Monaghan Township, Newberry Township, York Haven Borough, Washington Township, Carroll Township, Lewisberry Borough, Warrington Township, Franklin Township, Dillsburg Borough