

York County Retail Vacancy Summary

4th Quarter 2009

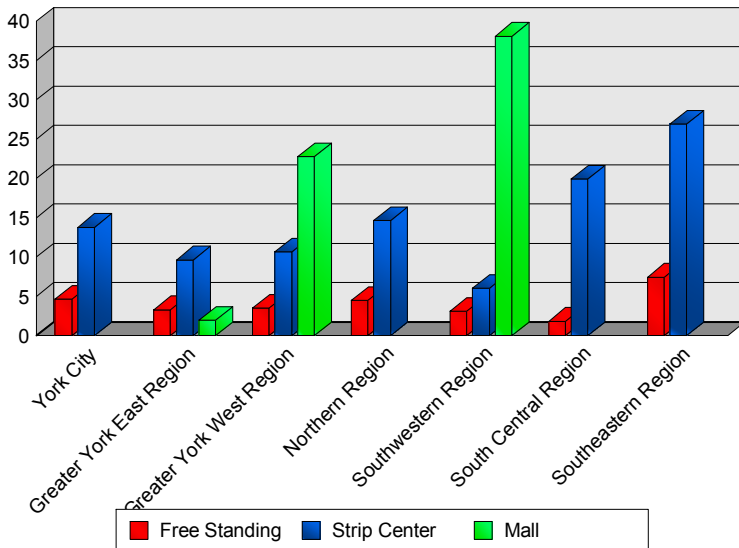
*Buildings primarily used for Retail. Does not include Mini-Storage

Free Standing	Area	Total Buildings	Gross SqFt	Vacant SqFt	Vacancy Rate
	York City	259	1,997,167	91,938	4.60%
	Greater York East Region	647	5,620,575	184,280	3.28%
	Greater York West Region	572	4,649,644	162,793	3.50%
	Northern Region	175	1,312,630	58,481	4.46%
	Southwestern Region	368	3,291,746	100,700	3.06%
	South Central Region	150	1,467,035	26,400	1.80%
	Southeastern Region	61	367,417	27,359	7.45%
Totals:		2,232	18,706,214	651,951	3.49%

Mall	Area	Total Buildings	Gross SqFt	Vacant SqFt	Vacancy Rate
	Greater York East Region	1	780,626	14,990	1.92%
	Greater York West Region	1	747,135	170,253	22.79%
	Southwestern Region	1	486,865	185,441	38.09%
Totals:		3	2,014,626	370,684	18.40%

Strip Center	Area	Total Buildings	Gross SqFt	Vacant SqFt	Vacancy Rate
	York City	7	300,454	41,341	13.76%
	Greater York East Region	35	3,150,986	303,834	9.64%
	Greater York West Region	20	1,355,042	144,155	10.64%
	Northern Region	5	432,745	63,401	14.65%
	Southwestern Region	16	1,231,431	74,225	6.03%
	South Central Region	13	752,400	149,730	19.90%
	Southeastern Region	1	17,164	4,620	26.92%
Totals:		97	7,240,222	781,306	10.79%

Vacancy Rates by Region



Market Overview:

Total Existing Buildings:	2,332
Gross Square Footage:	27,961,062
Vacant Square Footage:	1,803,941
Vacancy Rate:	6.45%
Buildings Proposed/Under Construction:	7
Gross SqFt:	181,143
Average Rent/SqFt:	\$18.36-\$18.60



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