

York County Shopping Centers

Vacancy Report- March 2009

Overview

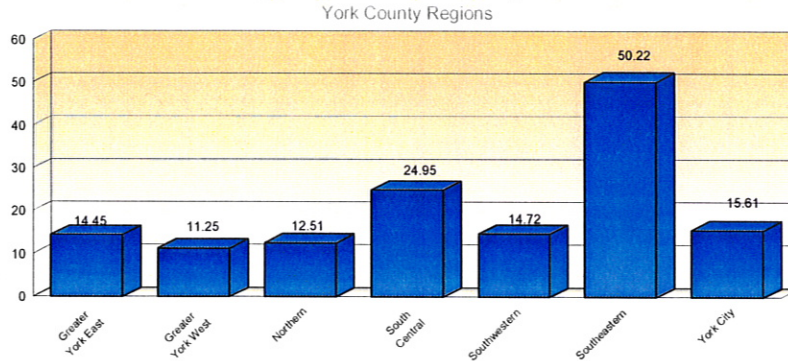
Total Shopping Centers:	86	Total # of Units:	1,127
Total Gross SqFt:	6,899,327	Total Vacant Units:	239
Total Vacant SqFt:	1,024,986	Total Occupied Units:	888
Vacancy Rate:	14.86%		

*Shopping Centers- 4+ Units being occupied/marketed for retail uses.

Shopping Centers by Region

Region	# Of Centers	Total SqFt	Total Vacant SqFt	Vacancy Rate
Greater York East	36	3,239,886	468,005	14.45%
Greater York West	16	1,183,533	133,191	11.25%
Northern	4	423,419	52,990	12.51%
South Central	10	585,248	146,023	24.95%
Southwestern	12	1,149,623	169,250	14.72%
Southeastern	1	17,164	8,620	50.22%
York City	7	300,454	46,907	15.61%

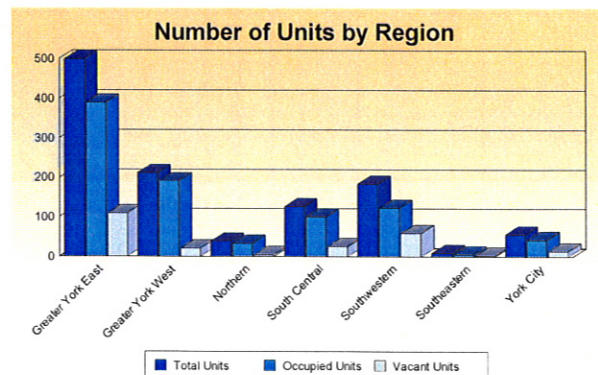
Shopping Center Vacancy Rates



Shopping Center Units by Region

Region	Total Units	Occupied Units	Vacant Units
Greater York East	499	389	110
Greater York West	212	191	21
Northern	39	34	5
South Central	127	101	26
Southwestern	184	124	60
Southeastern	9	6	3
York City	57	43	14

*Units-The number of rentable spaces within the Shopping Center



York County Shopping Centers

March 2009

Definitions:

Shopping Center: *4+ units being occupied/marketed for retail uses that is planned, developed, owned and managed as a single property with on-site parking.*

Units: *The number of rentable spaces within the shopping center*

Region Definitions:

Greater York East: *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, Springettsbury Township*

Greater York West: *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*

Northern: *Fairview Township, Goldsboro Borough, Wellsville Borough, Franklintown Borough, Monaghan Township, Newberry Township, York Haven Borough, Washington Township, Carroll Township, Lewisberry Borough, Warrington Township, Franklin Township, Dillsburg Borough*

South Central: *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*

South Western: *Hanover Borough, Penn Township, Heidleberg Township, West Manheim Township, Manheim Township, Codorus Township, Jefferson Borough*

South Eastern: *Chanceford Township, East Hopewell Township, Fawn Grove Borough, Felton Borough, Lower Chanceford Township, Peach Bottom Township, Crossroads Borough, Fawn Township, Delta Borough*

York City: *City of York*