

MARKET REPORT

RETAIL | York County, PA | Q2 2023



Sluggish Sales Year-To-Date

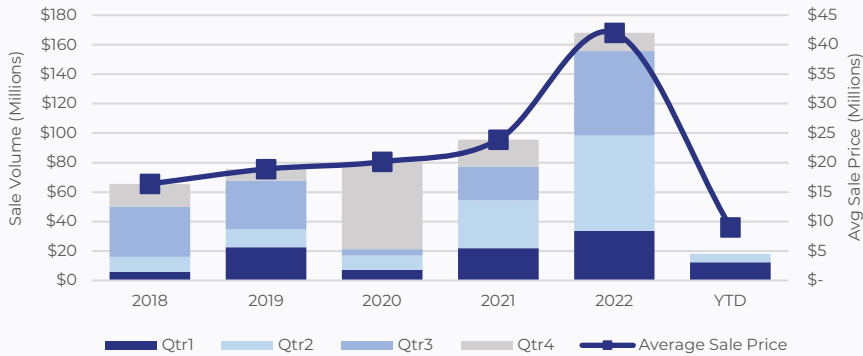
HIGHLIGHTS

- Since this time last year, the number of sale transactions are down 59%.
- Signed leases are up 25% since Q2 2022 while leased square feet is down slightly from this time last year.

OVERVIEW

Sale volume and number of transactions both decreased this quarter, a trend also observed for office and industrial sectors. Economic uncertainty and increased costs of borrowing may be negatively influencing potential buyers. Since this time last year, the number of sale transactions are down 59%.

Sale Volume and Average Sale Price



Absorption remains negative year-to-date. Observing absorption alone would suggest that demand may be waning. However, signed leases are up 25% since Q2 last year even as average lease rates push upwards of \$18/SF.

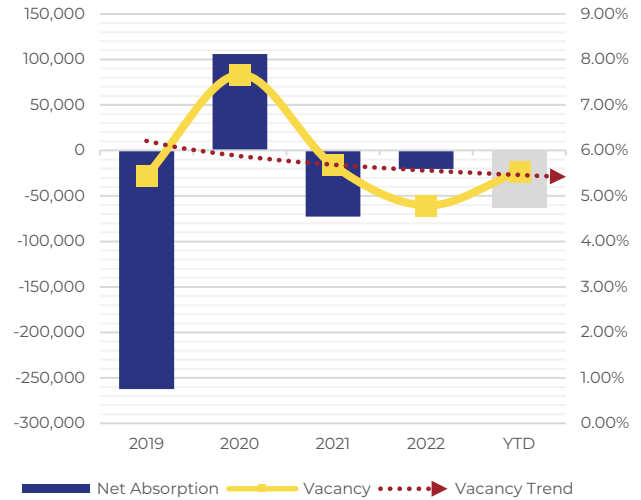
Median unit size remains in a tight range over the past five years between 2,400 and 1,700 SF. Although lease activity is up, tenant preference for small units means that vacant square feet is taking more time to be absorbed.

There is currently 54,000 SF under construction all due for completion by Q4 2023 and just over 400,000 SF proposed. Three proposed projects are larger than 50,000 SF each.

MARKET INDICATORS

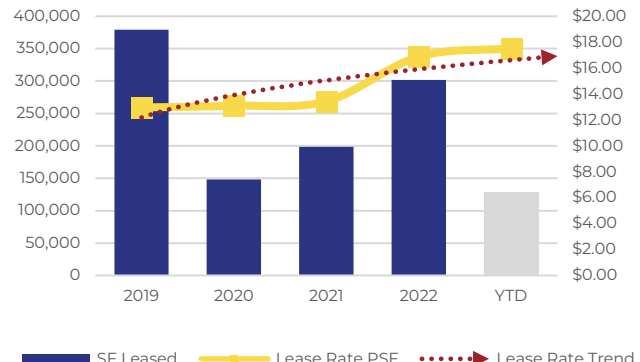
Total Inventory	28.16 MSF	▲
Sales (\$)	\$5.58 M	▼
Sales (SF)	51,010 SF	▼
Total Vacancy	5.54% (+41 bps)	▲
Total Leased (SF)	36,525 SF	▼
Avg Rent Change <i>12-month rolling average</i>	-\$0.18	▼

NET ABSORPTION & VACANCY



* Absorption & Vacancy for Class A, B & C

SF LEASED & AVG LEASE RATE



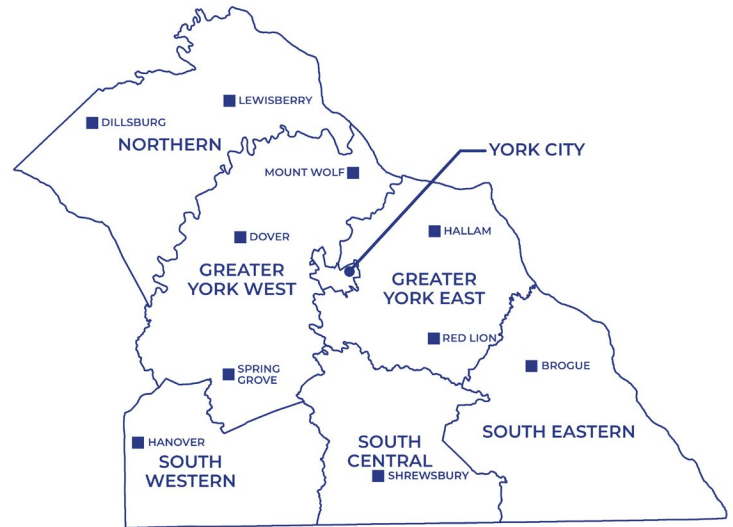
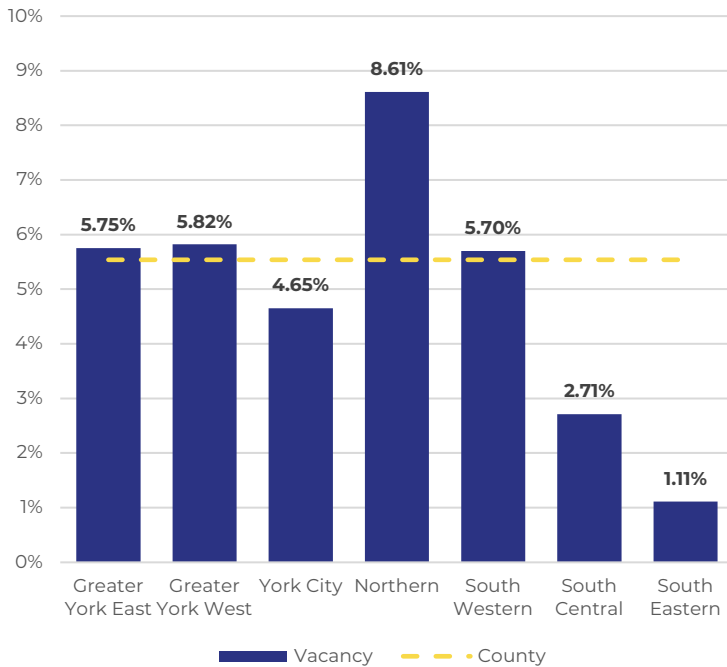
* SF Leased includes Class A, B & C | Lease rate includes Class A & B only

RETAIL

York County, PA

Q2 2023

VACANCY BY SUBMARKET



Key Lease Transactions Q2 2023

PROPERTY	SF	TENANT	TRANSACTION
960 North Hills Rd, York	6,000	Prestige Auto Spa & Coatings, LLC	New
2290-2292 Industrial Hwy, York	3,726	Tile Liquidators	New
2101-2129 Industrial Hwy, York	2,500	Betsy J. Stein	New
1800 Loucks Rd, York	2,435	Massage Luxe	New
3915-3945 E Market St, York	2,400	Shields Creative, LLC	New

Key Sale Transactions Q2 2023

PROPERTY	SF	SELLER/BUYER	PRICE
691 Yorktown Rd, Lewisberry	13,000	EFTHIMIOS G. PANAGOS / La Bull, LLC	\$1,900,000
1150 Greenwood Rd, York	14,456	Thomas Zech / CAS York Associates, LP	\$925,000
2181-2185 S Queen St, York	3,750	Timothy L. & Ruth A. Keeney / Hnsar Real Estate, LLC	\$600,000
102 Lewisberry Rd, New Cumberland	3,200	Randy L. Ziegler / TI Properties, LLC	\$530,000
601 S Front St, Wrightsville	10,092	Eddie E. Myers / Colony Park Lanes East, Inc.	\$450,000

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