

MARKET REPORT

RETAIL | YORK COUNTY, PA | Q1 2025



INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
27.33M ↓	4.20% ↓	\$23.74M ↑	149,330 ↑	14,431 ↓	+\$1.22 ↑ 12-month rolling avg

Class C Properties Showcased Stability Within the Sector

HIGHLIGHTS

- Vacancy dropped another 21 bps to 4.2%, inching closer to national vacancy rate of 4.1%
- Class C automotive properties accounted for 52% of Q1's \$23.74M total sales
- Average unit size increased 13% and absorption entered a second year of recovery
- Jack Giambalvo Motor Co. expanded their existing portfolio with a \$2.5M (\$157.91/SF) purchase of the York Kia/York Mitsubishi dealership at 1301-1305 Roosevelt Ave in York

OVERVIEW

Nationally, many retail tenants delayed leasing decisions in Q1 to await the potential outcome tariffs will have on consumer spending and distribution costs. Local markets saw few new retail leases signed, but competition within a tightening inventory elevated the 12-month rolling average for the seventh consecutive quarter, up by \$1.22.

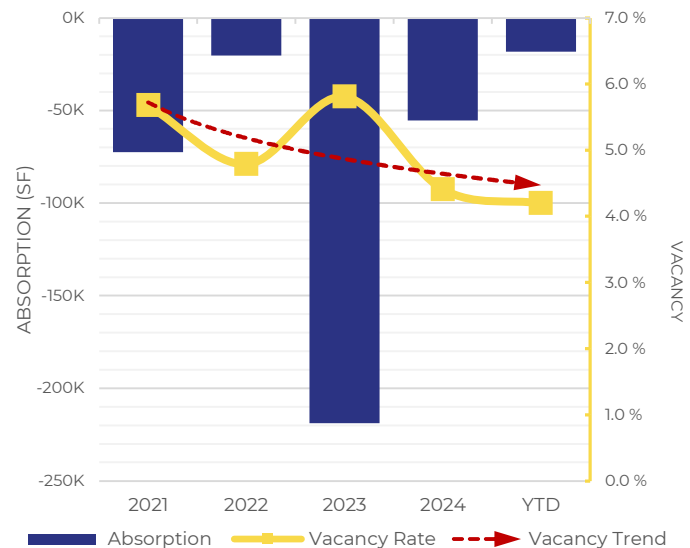
With fewer significant lease transactions occurring in Q1, Class A and B average lease rates dropped by 15% and 8%, respectively. Class C saw an increase of 10% to \$10.81/SF.

Average unit size grew by 13% and was the first increase since 2022. With two renewed leased spaces exceeding 7,000 SF, Class C average unit size experienced the largest increase to a record high of 4,692 SF.

Reliable demand and low construction activity is expected to contribute to shrinking absorption throughout the year.

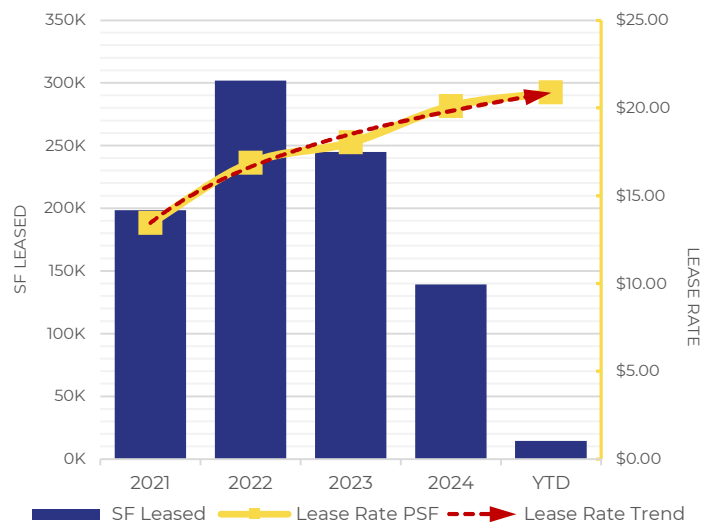
Class C properties led in sale transaction counts for a sixth consecutive year. Unlike the larger YOY fluctuations seen in Class A and B sale values, Class C transactions have consistently maintained a median sale price between \$320,000 and \$400,000 since 2020, showcasing their long-standing stability within the market.

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

Q1 2025

Key Sale Transactions

1301-1305 Roosevelt Ave, York

SIZE	15,832 SF
SELLER	Donald G & Diane L Meluzio
BUYER	The Giambalvo Family LP
PRICE	\$2,500,000

800 S Main St, Red Lion

SIZE	21,505 SF
SELLER	Frederick and Carol Stine
BUYER	RSCS Properties LLC
PRICE	\$1,800,000

65 Baltimore St, Spring Grove

SIZE	9,100 SF
SELLER	Spring Grove Dollgen LLC
BUYER	REVTI LLC
PRICE	\$1,300,000

2254 Industrial Hwy, York

SIZE	1,782 SF
SELLER	James J Kurnik
BUYER	Betty Jane Investments LLC
PRICE	\$1,299,000

16358 Caprice Ct, New Freedom

SIZE	7,500 SF
SELLER	CRJ Holdings
BUYER	BJ Alan Holding Company Inc.
PRICE	\$1,255,663

For more information contact

EMILY KLINGLER

Research Analyst

(717) 850-0848

eklingler@rockrealestate.net

221 W Philadelphia St, Ste 19, York, PA 17401
313 W Liberty St, Ste 117, Lancaster, PA 17603

717.854.5357
ROCKrealestate.net

Key Lease Transactions

59-71 S Main St, Red Lion

SIZE	7,653 SF
TENANT	MLR Consignment York, LLC
TRANSACTION	Renewal

1231 Roosevelt Ave, York

SIZE	7,200 SF
TENANT	Furniture & Mattress Discount King
TRANSACTION	Renewal

2131-2139 Industrial Hwy, York

SIZE	2,154 SF
TENANT	Damon Garon
TRANSACTION	New

3100 Carlisle Rd, York

SIZE	2,116 SF
TENANT	Name Withheld
TRANSACTION	New

200 Cambridge Blvd #C, New Freedom

SIZE	1,308 SF
TENANT	Name Withheld
TRANSACTION	New

