

MARKET REPORT

RETAIL | YORK COUNTY, PA | Q1 2026



25 Years. Built on Trust.

INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
27.24M ↓	4.15% ↓	\$4.8M ↓	43,165 ↓	38,530 ↑	-\$0.29 ↓ <i>12-month rolling avg</i>

Market Continued to Favor Service-Oriented Retail

HIGHLIGHTS

- After 32 years, family-owned Spangler's Ace Hardware in Dover will transfer to another family-owned hardware store retailer, the Aubuchon Company
- Q1 sale totals reached \$4.8M and were comprised entirely of Class C service-oriented properties
- Automotive-related retail assets have shown consistent growth in average lease rates, improving 23% overall in the last five years

OVERVIEW

Strong local economic health helped curb the effects of persistent inflation and tariff pressures on consumer confidence. Proposed legislation to bolster consumer spending and aid retailers by reducing card swiping fees achieved important milestones in Q1. Coupled with an expanding labor force, these indicators suggest growth remained a priority within the regional economic environment into 2026.

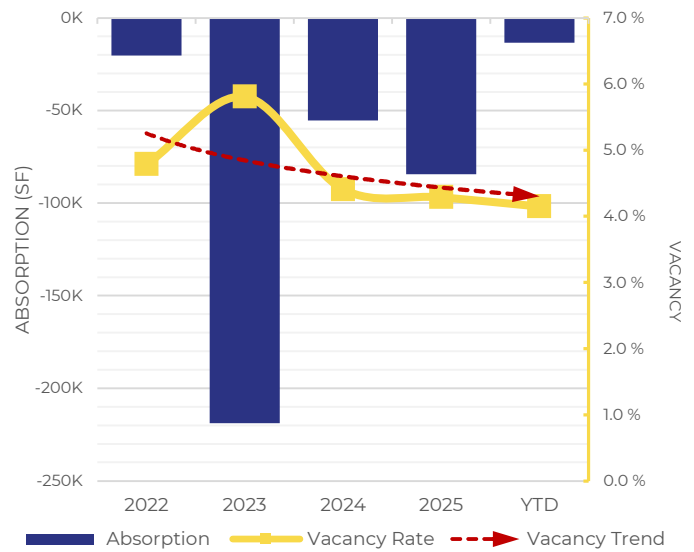
Essential, service-oriented retail businesses remained primary targets for investments and generated 40% of the total sales for Q1.

Active leasing secured just under 30K SF of leased retail space in Q1. General retail, such as freestanding and storefront properties, leased over 18K SF. And by class, Class C retail outperformed A and B combined, with 20K SF of newly leased space.

Overall average lease rates saw another 2% decrease moving into the new year. However, service-based retail properties were the only assets to show a Q2Q improvement in average rents.

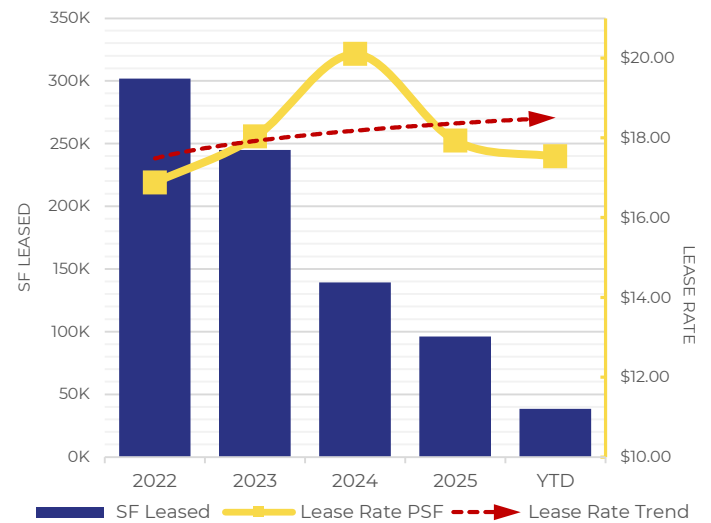
Following a Q4 2025 announcement, Spangler's Ace Hardware on Carlisle Rd in Dover officially sold in January. The 23,200 SF property sold to the Aubuchon Company for \$2.3M (\$99.14/SF) and will continue to operate under the Spangler's brand.

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

Key Sale Transactions

4072 Carlisle Rd, Dover

SIZE	23,200 SF
SELLER	Spang S Inc.
BUYER	Aubuchon Company
PRICE	\$2,300,000

65 Stevens Rd, Eppers

SIZE	5,420 SF
SELLER	Harrisburg Gardens Inc
BUYER	65 Stevens Road LLC
PRICE	\$950,000

601 S Front St, Wrightsville

SIZE	7,676 SF
SELLER	Wrightsville Lodge LLC
BUYER	Name Withheld
PRICE	\$350,000

675 S Main St, Red Lion

SIZE	1,161 SF
SELLER	Anthony Reachard
BUYER	Road King Auto Sale and Service
PRICE	\$330,000

360 Red Mill Rd, Eppers

SIZE	2,608 SF
SELLER	SL Realty
BUYER	Matschke Family Revoc. Trust
PRICE	\$285,000

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	ML Consignment York
TRANSACTION	Extension

1508 S George St, York

SIZE	3,450 SF
TENANT	Witmer Automotive
TRANSACTION	Renewal

2811-2813 E Prospect Rd, York

SIZE	2,725 SF
TENANT	Dough & Shake LLC
TRANSACTION	New

2101-2127 Industrial Hwy, York

SIZE	2,500 SF
TENANT	Betsy's Bookshelf
TRANSACTION	Renewal

2415 W Market St, York

SIZE	2,035 SF
TENANT	Forward Motion
TRANSACTION	New