MARKET REPORT

RETAIL | YORK COUNTY, PA | Q3 2026

ROCK COMMERCIAL REAL ESTATE
25 Years. Built on Trust.



INVENTORY (SF)	VACANCY RATE	SALES ($)	SALES (SF)	LEASED (SF)	RENT CHANGE
26.82M ↓	4.75% ↑	$68.89M ↑	342,689 ↑	44,819 ↑	+$1.44 ↑
					12-month rolling avg

Shopping Centers Make Their Return as a Notable Market Force

HIGHLIGHTS

- A ribbon cutting was held at the 40,000 SF former Zarfoss Furniture building in Red Lion, now a mixed-use property including 27 apartments and storefront retail space occupied by The Olive Branch
- Just two months shy of celebrating their first year at 2 S George St, Grandpa Joe's Candy received the Downtown Revitalization Award for drawing crowds to their corner of York's Continental Square

OVERVIEW

Compounded by tariffs and rising fuel and energy prices, inflation has been an ongoing hindrance on consumer sentiment nationwide. Locally, unemployment has remained low and consumer spending has remained active.* But the September federal rate hike to 4% and additional increase possible in Q4 will likely continue restricting larger retail investments and development focused on high-performance locations and credit tenant leases.

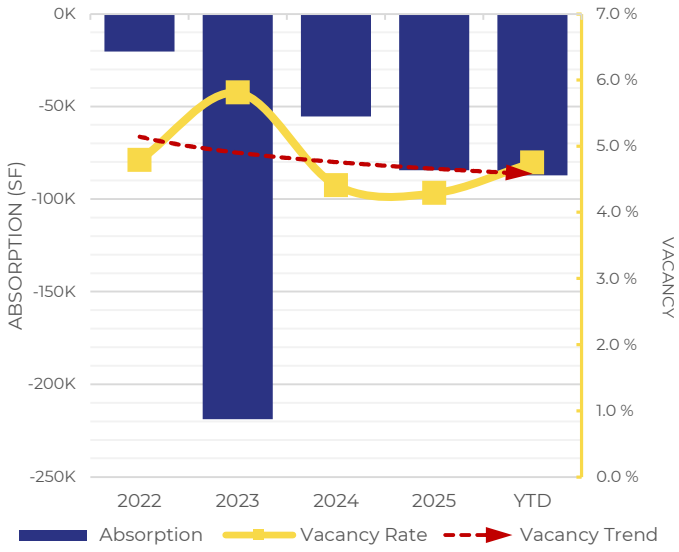
Locally, this year has seen notably fewer retail sale transactions overall compared to prior years. Interestingly, total sales YTD have already exceeded $132M, the second highest total on record since 2022. This is largely due to an unsurprising revival of shopping center sale transactions, which feature qualities favored by the current market such as diverse and durable tenant rosters, adaptable retail footprints, and high-performance locations.

80% ($107.2M) of total sales this year has been generated exclusively by shopping center investments. The highest being York Town Center in Springettsbury Township, which sold for $50.6M in August.

On the leasing side, these retail shifts grew average rents for food service and automotive properties continuing their 2-year growth trajectory, while shopping center average rents stabilized just under $15/SF. All other subtypes, including retail spaces in mixed-use settings, leased for roughly 25% lower YTD than in the previous year, returning them to historic levels between $10-$12/SF.

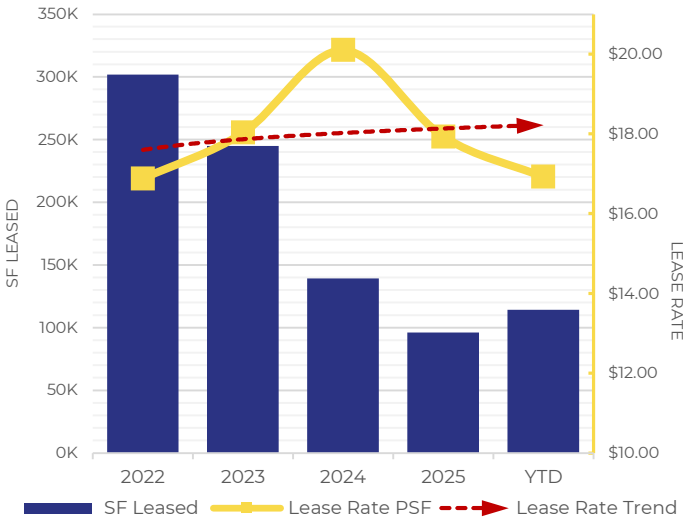
*https://www.yceapa.org/wp-content/uploads/2026/08/Insights-EIR_Pages_26-Q2.pdf

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

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Key Sale Transactions

2803-2865 Concord Rd, York

SIZE	232,593 SF
SELLER	York Town Center Holdings LP
BUYER	U & Me York LLC
PRICE	$50,650,000

939 Loucks Rd, York

SIZE	45,821 SF
SELLER	York Development LP
BUYER	1189 Loucks Rd 1 & 2 LLC
PRICE	$12,665,000

2650 S Queen St, York

SIZE	3,643 SF
SELLER	South Queen LLC
BUYER	2650 South Queen Street LLC
PRICE	$1,560,000

55 W Philadelphia St, York

SIZE	27,060 SF
SELLER	1859 Federal Building LLC
BUYER	John of York LLC
PRICE	$795,000

9 N Hill St, Stewartstown

SIZE	3,018 SF
SELLER	Country Corner LLC
BUYER	851 Properties LLC
PRICE	$699,000

Key Lease Transactions

900 W Broadway, Red Lion

SIZE	11,060 SF
TENANT	Dollar Tree
TRANSACTION	New

1237-1239 Roosevelt Ave, York

SIZE	5,940 SF
TENANT	Mawa Tandor Restaurant
TRANSACTION	New

1801-1815 N Susquehanna Trl, York

SIZE	5,799 SF
TENANT	Wilkinson Ventures LLC
TRANSACTION	New

330-370 Town Center Dr, York

SIZE	4,135 SF
TENANT	Benchmark Consulting Group
TRANSACTION	Renewal

133 Wilson Ave, York

SIZE	3,400 SF
TENANT	Wilkinson Ventures LLC
TRANSACTION	New

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