## Larkstone 213 W. King Street





-Centered around the jewelry brand

-Local art gallery

-Event space

-Very accessible price points

# 2017 **Original Concept** Realm and Reason

CHAD UMBLE

Two blocks from Penn I wo blocks from Penn Square, a comic juggler and an anthropology student turned jewelry maker are working to re-vive a biece of downtown maker are working to re-vive a piece of downtown Lancaster history. Last August, Evan Young and Emily Moc-ero hought properties ero bought properties 217 and 213 W. King and moved their hip ng and jewelry Realm and Reato the storefront thop, which is home of Tone sic shop and ocal grocery e the Beitore. next ing St. n but unrib-ant

EHDE BE

We'd like to get more snip in terms of the block (for our really responsible to the block (for our responsible)

Toot traine down in this really responsive

Moccero and Evan Young stand at the entrance of their new store called Realm and Reason.

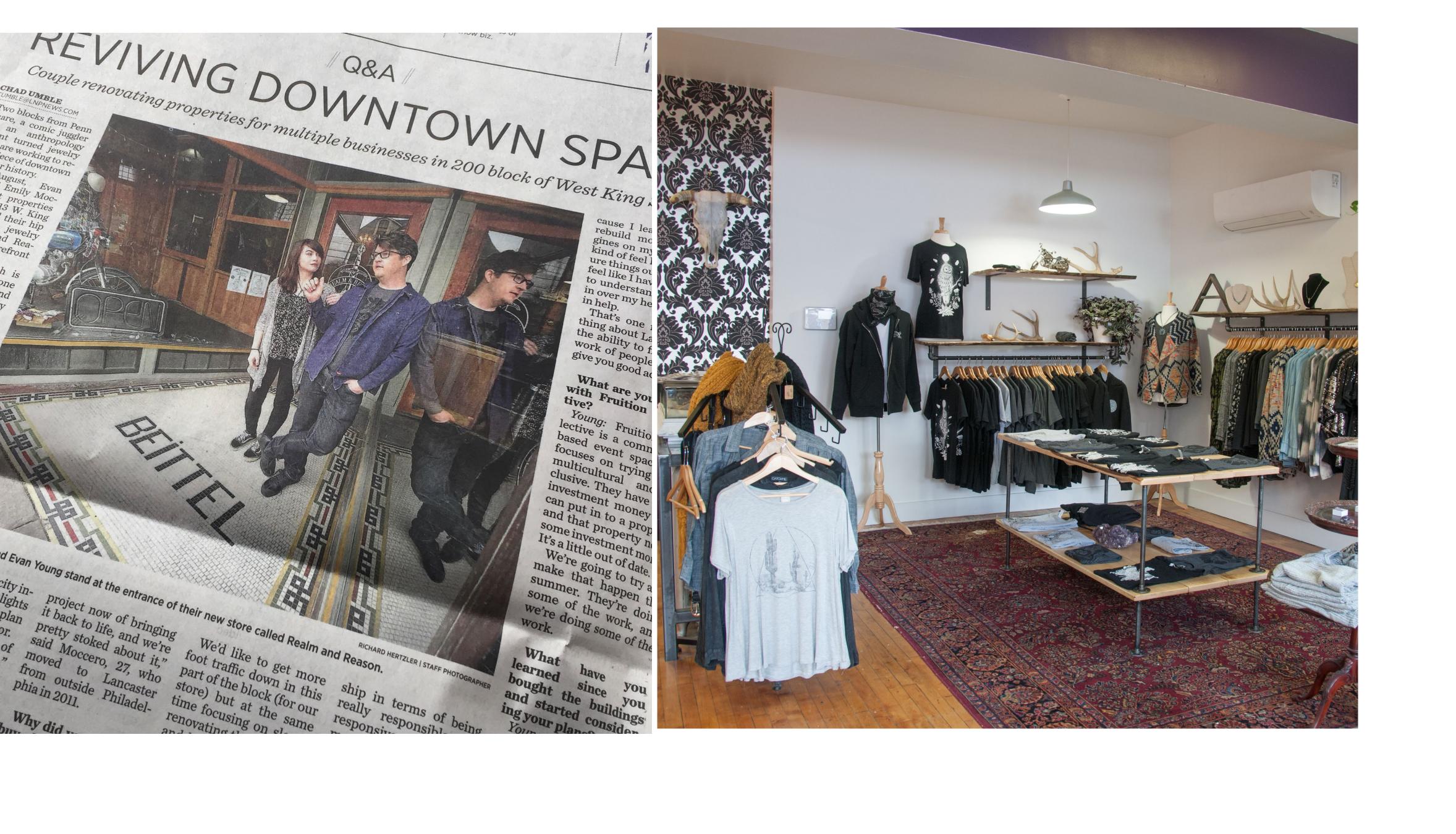
pretty stoked about it, part of the block (lor our store) but at the same same income income income items

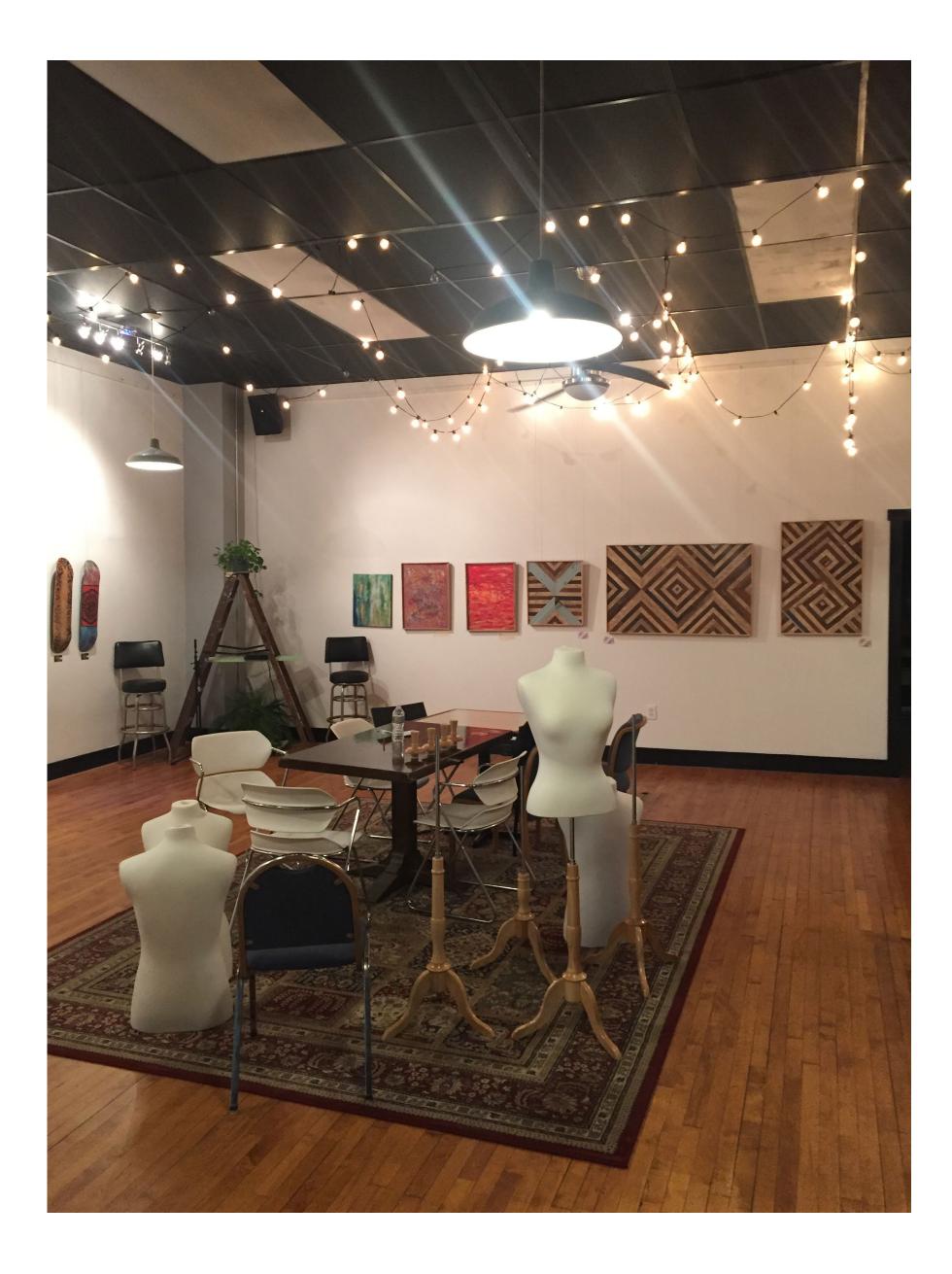
he corridor: said Moccero, 27, who store) but at the said block, from outside Philadel. renovating on showing on showing the same said block in the same same store said block.

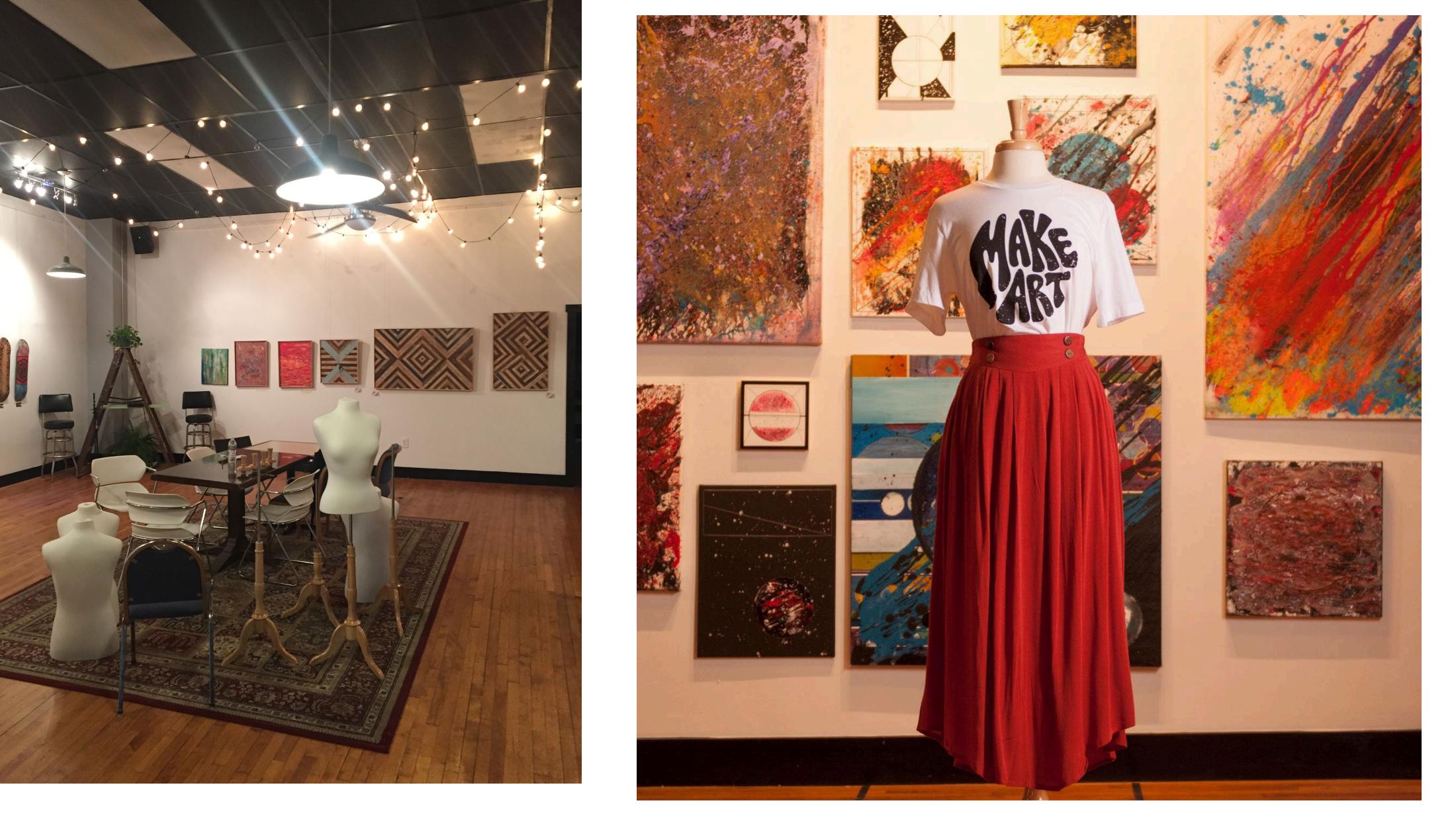
in help. That's one about

lective is a comn based event spac focuses on trying multicultural and clusive. They have investment money can put in to a prop and that property n some investment mod It's a little out of date. We're going to try a we re going to try a make that happen ti Summer. They're doi some of the work, an we're doing some of the

We'd like to get more ship in terms of being What have wnat have you learned since you bought the buildings and started consider ing your pland









# LARKSTONE apparel gifts lifestyle

—Aimed at contributing to a walkable city

—Focus on functionality

—Apparel/bags are now leaning on outdoor lifestyle brands

-Do it with personality

—Maintain connection to independent artist driven brands

## 2021: Rebrand

# Bags/Gear

- Backpacks
- Luggage and travel supply
- Cross body bags / purses
- Wallets
- Tote Bags/market bags
- Binoculars
- Water Bottles
- Other Clever stuff

# Clothing

- Men & Women, head to toe
- Rain jackets
- Winter Jackets
- Casual to semi formal
- Stuff that's fun
- Stuff that can handle adventure
- Stuff that can handle a shift in weather



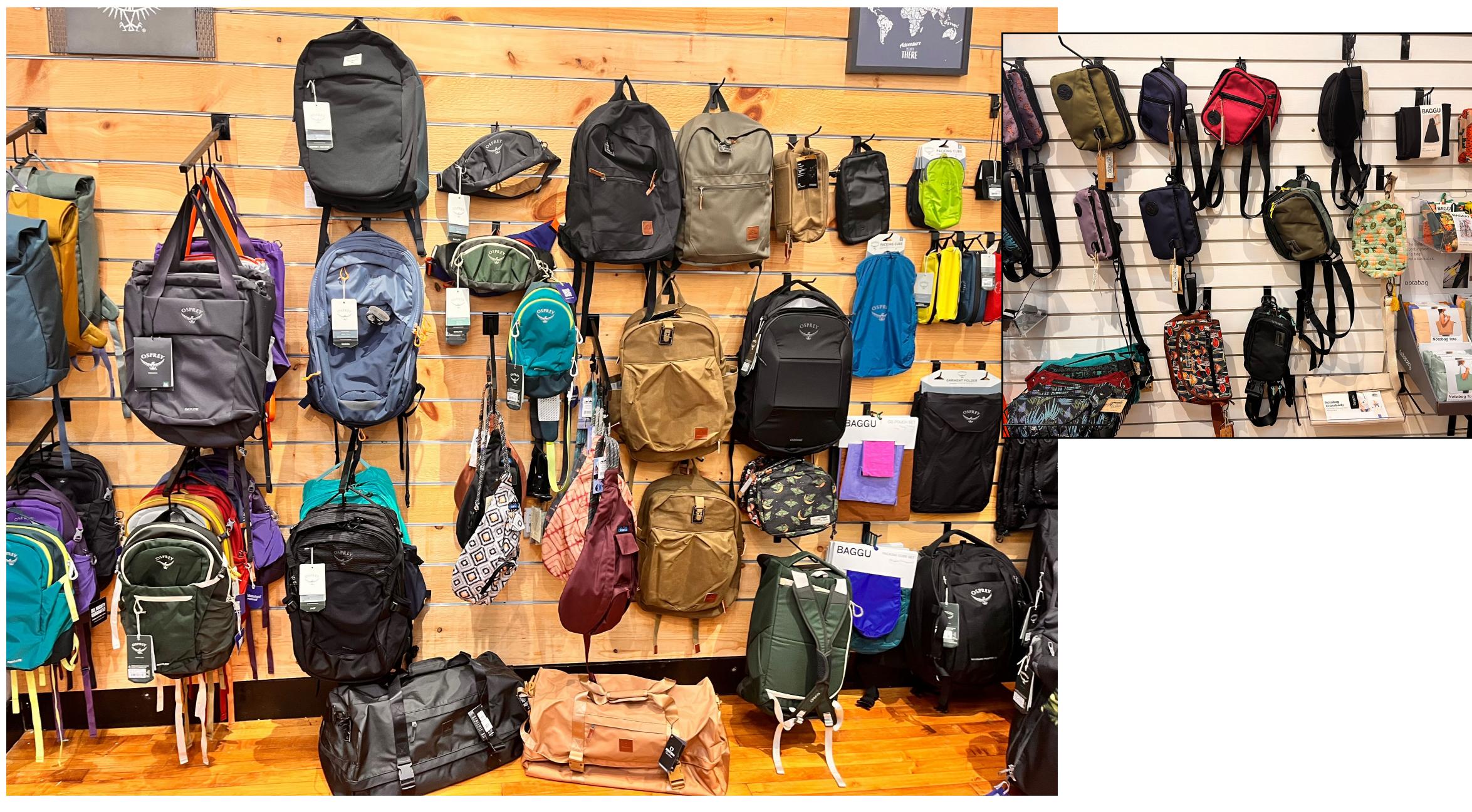
## **Gifts/Personality**

- Notebooks
- Puzzles and simple games
- Greeting cards
- Pins, patches, stickers
- Candles
- Soaps
- Unisex Perfume
- Jewelry

### Fun hair accessories

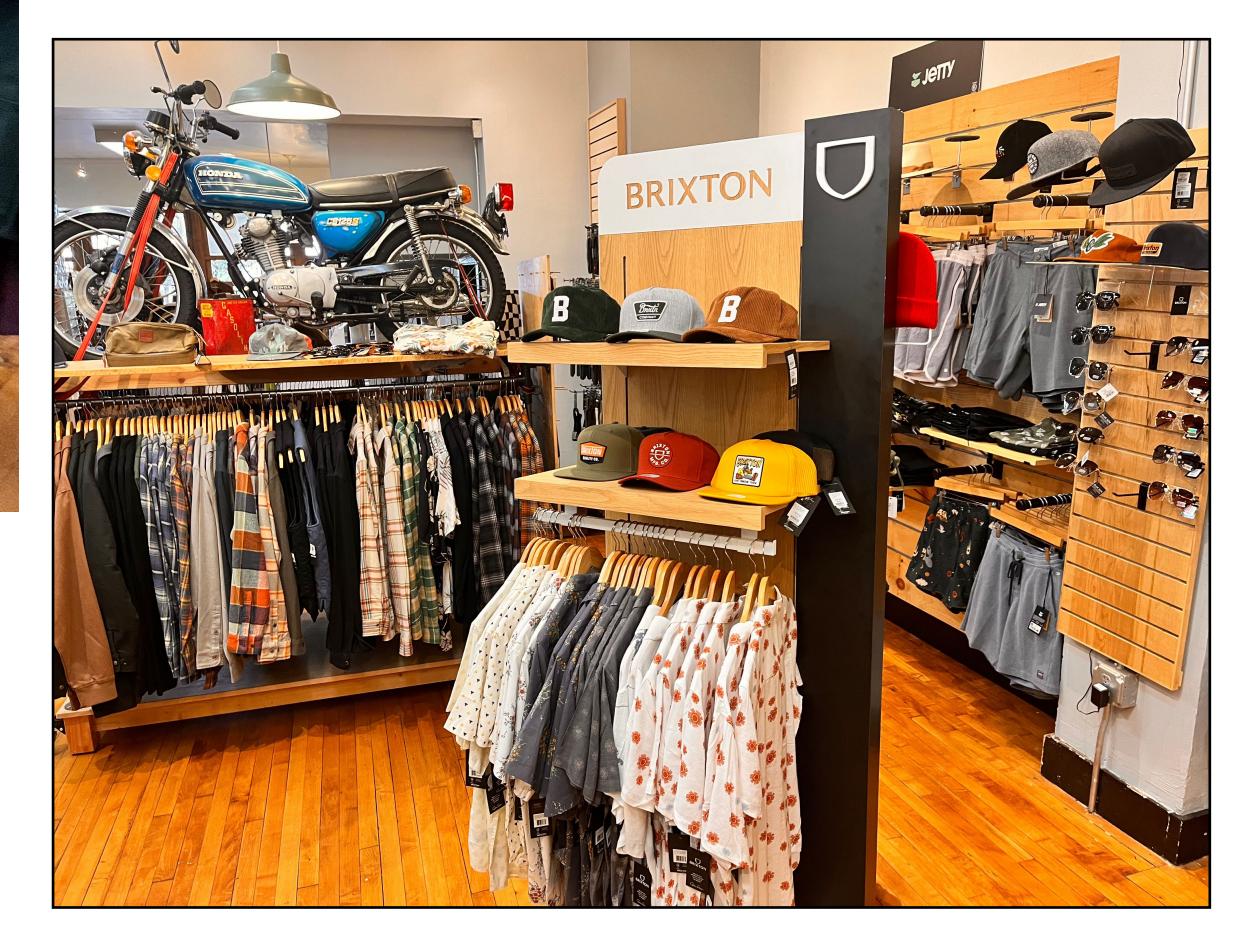


























# Economic Development of the 200 Block of West King

### Walkable City

15 Minute City

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### Walkable City

15 Minute City

## 27,000 People live within a 15 min walk

### Economic Development of the 200 Block of West King



### Provided Courtesy of: Lancaster City Alliance

### ACS Key Population & Household Facts

Larkstone 213 W. King St., Lancaster, PA 17603 Walk time: 15 minute radius

### TOTALS

**Total Population** 

Total Households

Housing Units

### **POPULATION 15+ BY MARITAL STATUS**

Total

Never married

Married

Widowed

Divorced

### **POPULATION 25+ BY EDUCATIONAL ATTAINMENT**

Total

- No schooling
- Nursery School
- Kindergarden
- 1st to 4th Grade
- 5th to 8th Grade
- Some High School
- High School Diploma
- GED
- Some College
- Associates degree
- Bachelors degree
- Masters degree
- Professional school degree
- Doctorate degree

### Prepared by Esri

Latitude: 40.03788 Longitude: -76.30892

		-	
2017-2021			
ACS Estimate	Percent	MOE(±)	Reliability
27,240		1,834 🛄	
11,000		645 🛄	
11,768		658 🛄	
21,668	100%	1,336	
11,058	51.0%	861 🛄	
7,349	33.9%	535	
622	2.9%	112	
2,640	12.2%	314 🛄	
17,475	100%	993 🛄	
571	3.3%	251	
5	0.0%	16	
8	0.0%	17	
129	0.7%	93	
434	2.5%	164 📙	
2,101	12.0%	337 🛄	
4,631	26.5%	478 🛄	
1,321	7.6%	217 🛄	
2,356	13.5%	294 🛄	
1,262	7.2%	191 🛄	
3,058	17.5%	334 🛄	
1,239	7.1%	386 📘	
163	0.9%	46 🚺	
197	1.1%	74 🚺	

# 27,000 people live within 3/4 mile.

### Walkable City

### 15 min City

## Beautification

### **Economic Development of** the 200 Block of West King





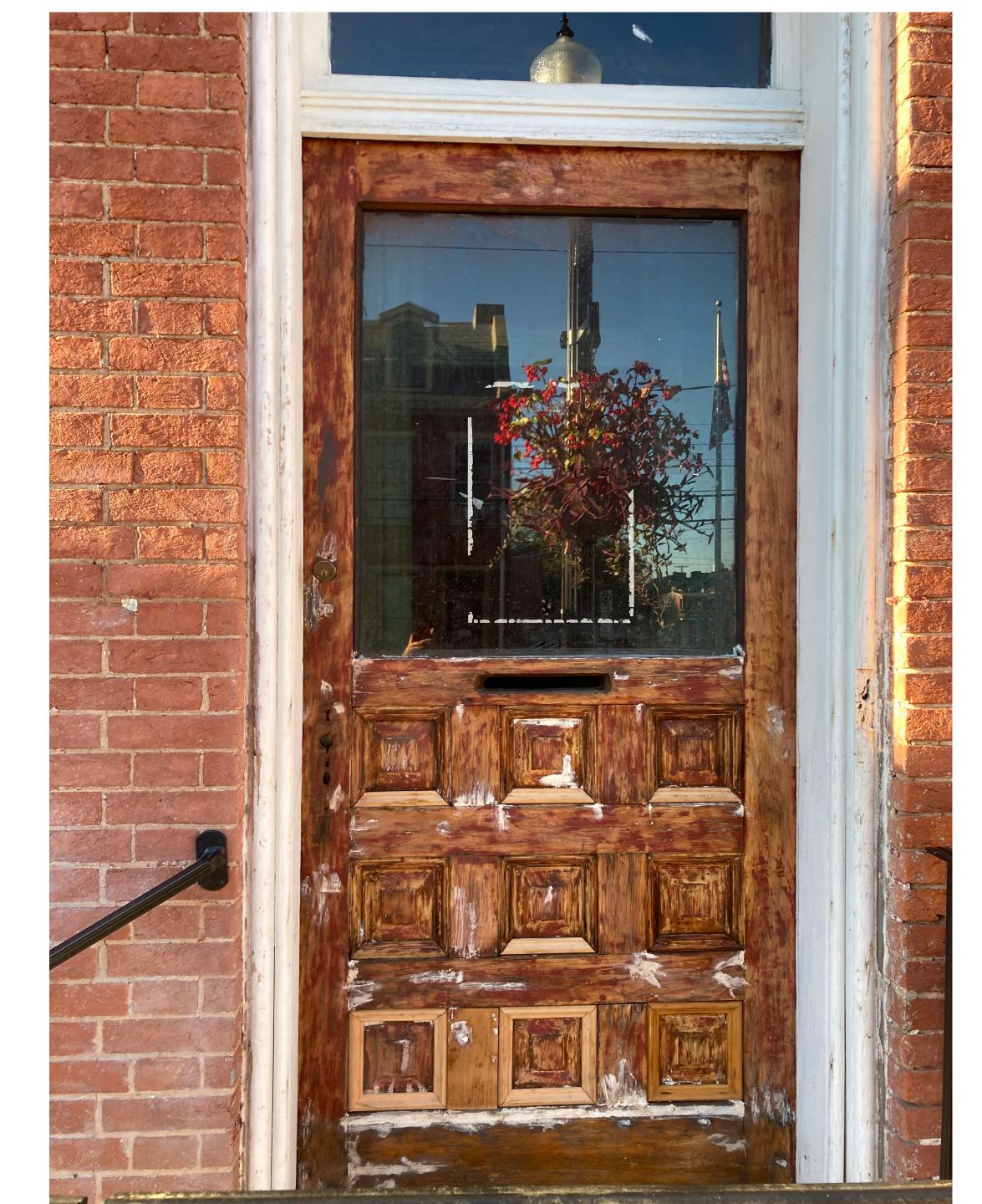


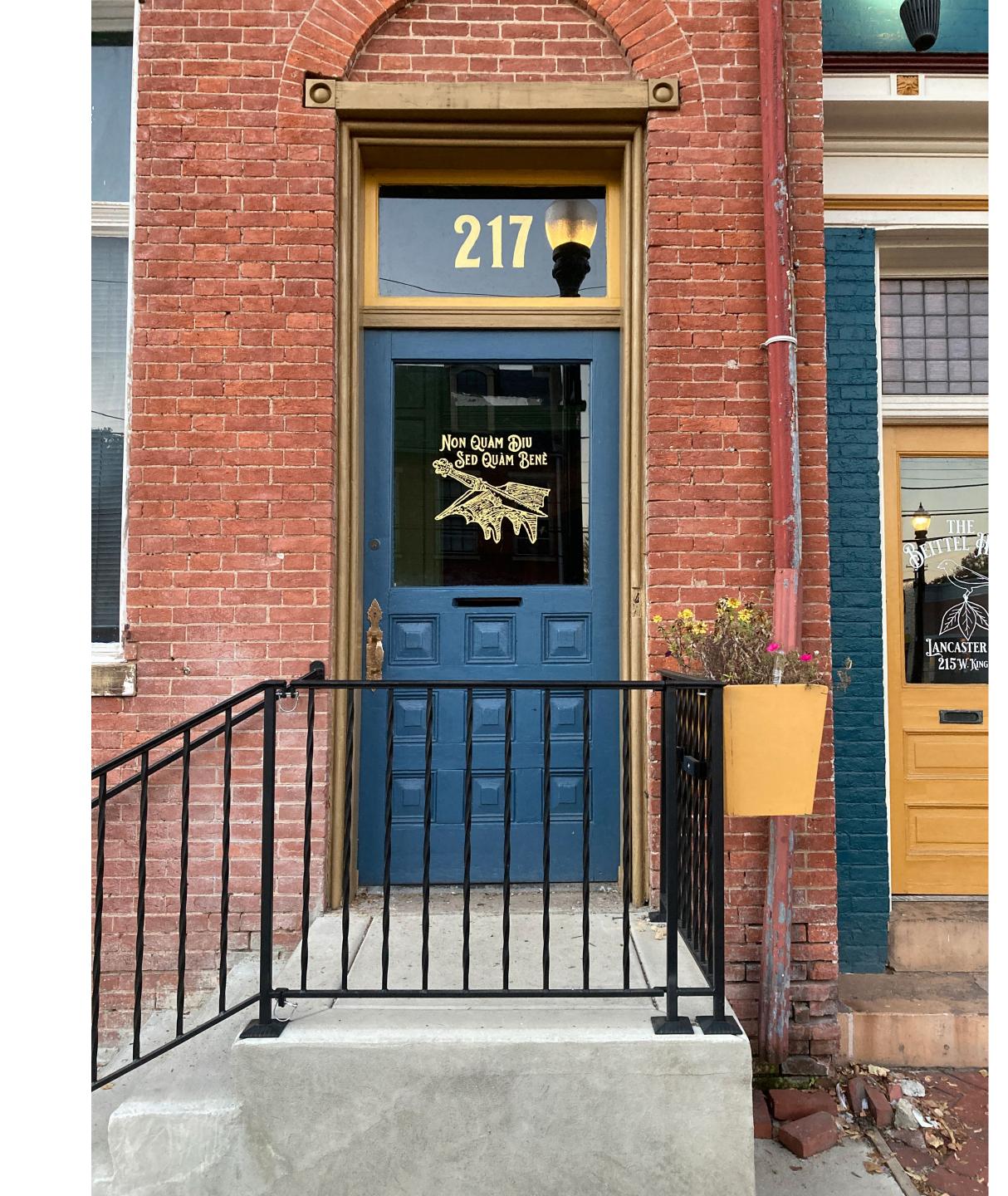
### 













# Challenges along the way (so far)

### Most of 2019



### Nov 24, 2021

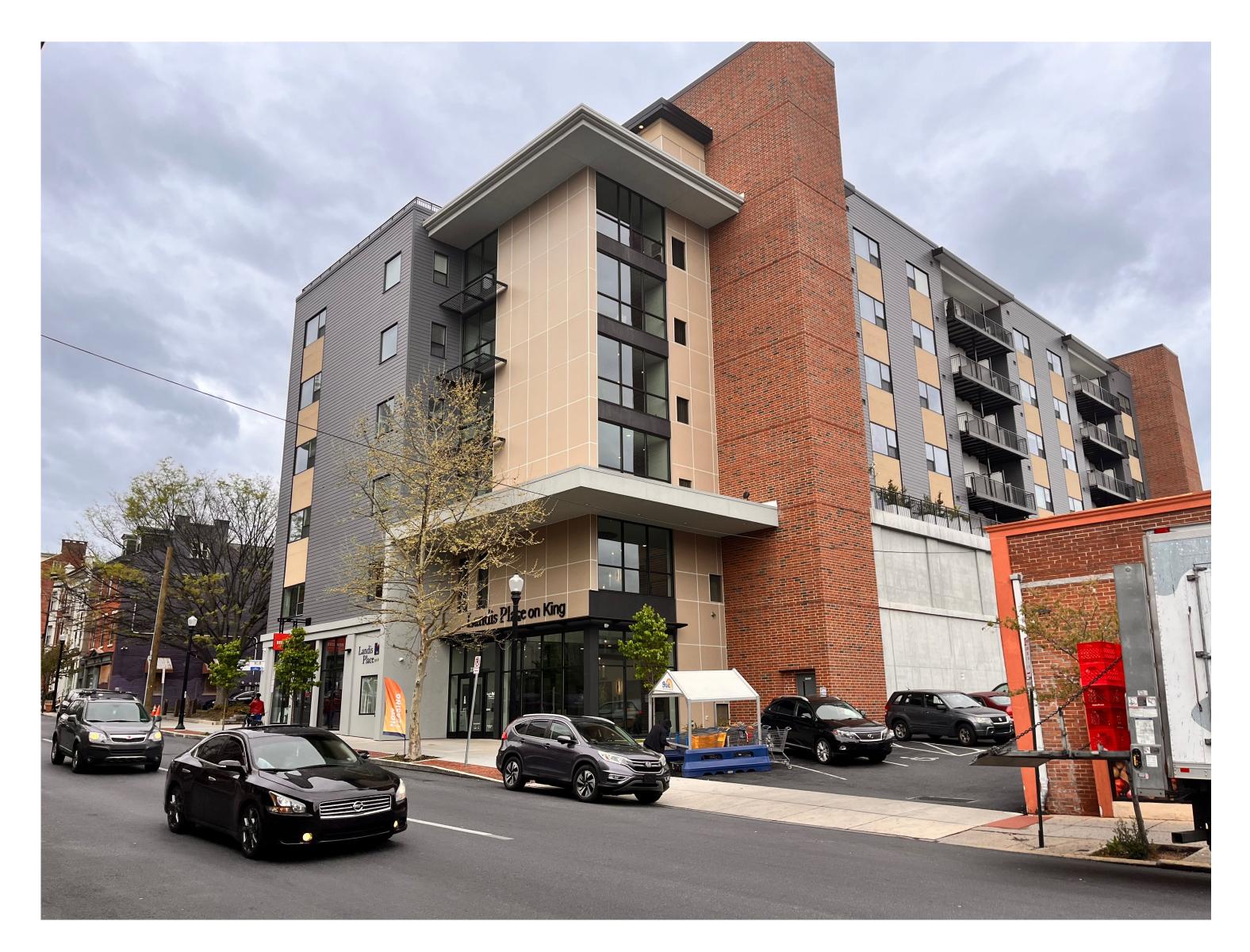
### spring 2023

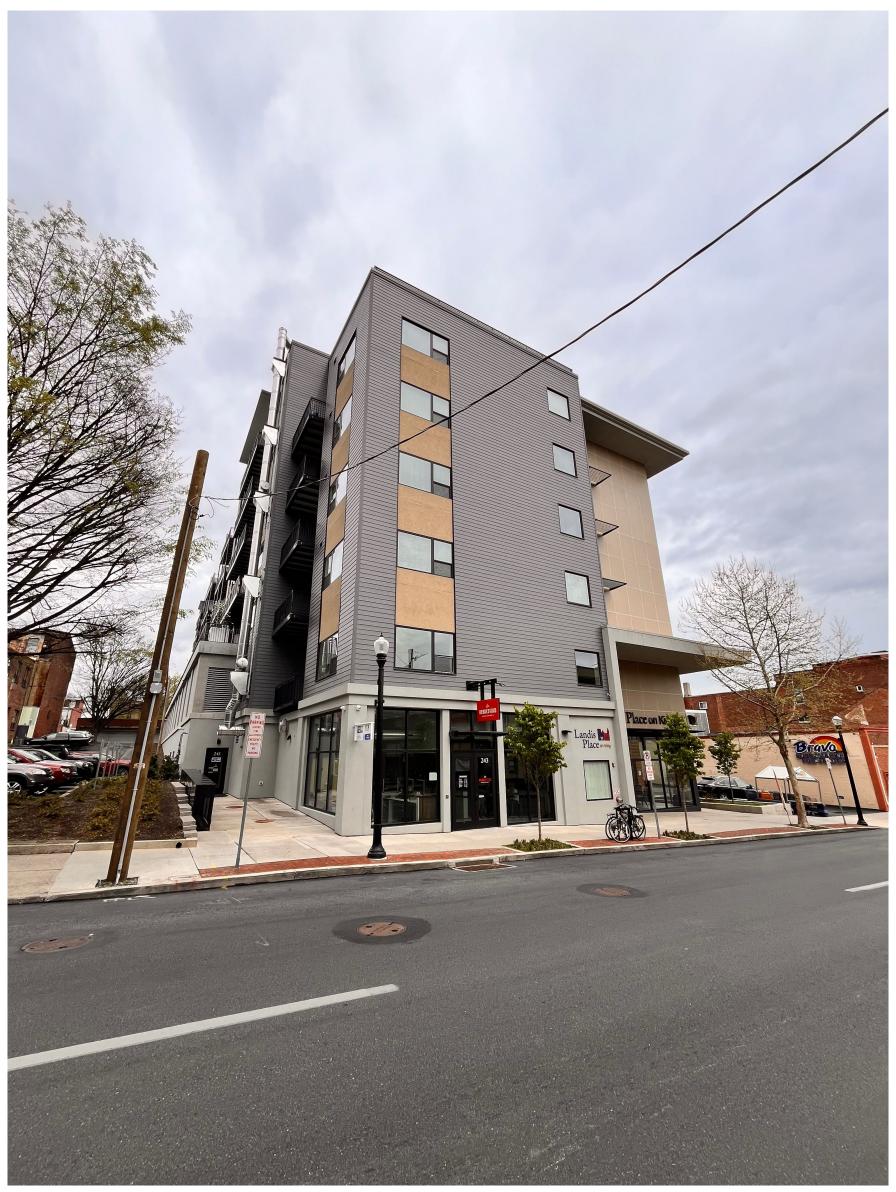






### this is now a productive building







## Larkstone 213 W. King Street



