

3116 CAPE HORN ROAD

RED LION, PA | 17356

± 0.91 ACRES AVAILABLE | FOR SALE



PROJECT

3116 Cape Horn Road a 0.91 acre, commercially zoned vacant piece of land located in Red Lion, PA. The property sits within a mile of Windsor Commons as well as Cape Horn Square, a 175,000 square foot grocery-anchored center with tenants such as Weis, Dollar General, and McDonald's, to name a few. The parcel can offer access from Cape Horn Road (15,000 VPD), the main thoroughfare of the Red Lion market. The site is fitting for a variety of uses such as service, retail, or commercial. This creates a great opportunity for any tenant to enter the growing Red Lion market.

LOCATION

3116 Cape Horn Road is well positioned in the fast-growing Red Lion market. The project sits within minutes of major developments such as Windsor Commons and Cape Horn Square. The parcel provides convenient access from Cape Horn Road (15,000 VPD). A trade area that extends over 5 miles combined with high-volume traffic from the dense retail, commercial, and residential areas allows the site to pull from immediate and surrounding market points.

TRADE AREA

Adding to the stability of the project, 3116 Cape Horn Road shows a 20-minute drive time demographic of over 244,610 people with household incomes more than \$75,445 and daytime employment demographics equally as strong with 197,338. The demographics within a 10-mile radius include 231,136 people in 93,127 homes, a labor force of 186,590 with an average household income of \$75,595. The areas growth since 2000 has increased 14.9% with over 13,896 homes.

POPULATION		3 MILES - 35,611	EMPLOYEES		3 MILES - 7,852
		5 MILES - 74,156			5 MILES - 21,640
		7 MILES - 147,401			7 MILES - 82,180
AVERAGE HHI		3 MILES - \$78,603	HOUSEHOLDS		3 MILES - 14,366
		5 MILES - \$83,585			5 MILES - 30,911
		7 MILES - \$78,282			7 MILES - 58,626

TRAFFIC COUNTS: CAPE HORN ROAD: 15,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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