

±2,712 – 3,696 SF

Cape Horn Square

For Lease

693 Lombard Road | Red Lion, PA 17356

ANNUAL VISITORS : 1 MILLION | AVERAGE DWELL TIME : 42 MINUTES



Overview

Cape Horn Square is a well-located 118,181 square-foot Weis Markets anchored shopping center in the Red Lion market. The project is situated at the intersection of Cape Horn Road (17,000 VPD) and Lombard Road (18,000 VPD), with 2 points of access, one of which is signalized. Along with being anchored by Weis Markets, the other co-tenants include national names such as, Dollar General, McDonald's, The UPS Store and Holiday Hair, just to name a few. With its traffic generating lineup of destination and convenience style retailers, this project is one of the primary shopping destinations in the market.



Cape Horn Square

693 Lombard Road | Red Lion, PA 17356

Available For Lease



Location

Cape Horn Square is strategically positioned with significant frontage along one of the market's primary retail corridors, Cape Horn Road & Lombard Road. The center benefits from the dense-volume of traffic flow along Cape Horn Road, which is one of Red Lion's heaviest traveled roadways and is the main thoroughfare in the market.

Trade Area

Adding to the stability of the project, Cape Horn Square shows a 15-minute drive time demographic of over 211,315 people with household incomes of more than \$72,300 and daytime employment demographics equally as strong with 124,012. The demographics within a 7-mile radius include 169,350 people in 65,609 homes, a labor force of 66,066 with an average household income of \$99,870. The area's growth since 2000 has increased over 12.7% with over 8,167 new homes.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|-----------|-----------|----------|
| TOTAL POPULATION | 44,948 | 87,426 | 169,350 |
| TOTAL EMPLOYEES | 8,174 | 27,607 | 66,066 |
| AVERAGE HHI | \$107,780 | \$110,155 | \$99,870 |
| TOTAL HOUSEHOLDS | 17,894 | 35,033 | 65,609 |

TRAFFIC COUNTS: **LOMBARD RD** - 18,000 VPD **Rt 24** - 17,000 VPD



Abe Khan | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



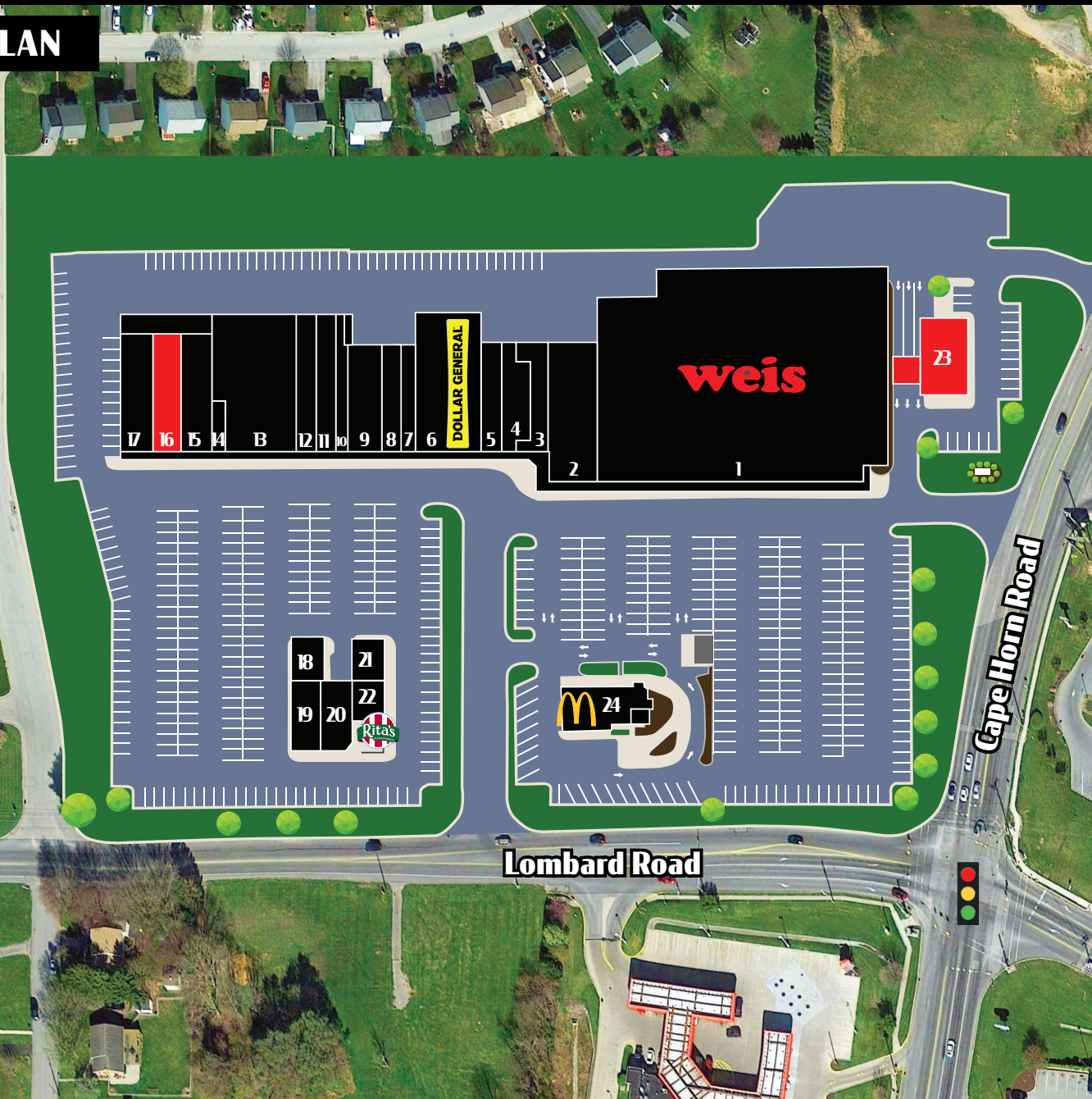
COMMERCIAL BROKERAGE. *Redefined.*

Cape Horn Square

693 Lombard Road | Red Lion, PA 17356

Available For Lease

SITE PLAN



TENANT ROSTER

| SPACE | TENANT | AREA (SQ FT) |
|-------|------------------------|--------------|
| 1 | Weis Market | 53,044 |
| 2 | Cape Horn Pets | 7,155 |
| 3 | R. Norris & Company | 1,666 |
| 4 | Roma's Pizza | 3,207 |
| 5 | The Ups Store | 2,258 |
| 6 | Dollar General | 8,060 |
| 7 | Number One Szechuan | 1,800 |
| 8 | Holiday Hair | 1,500 |
| 9 | Wellspring | 3,000 |
| 10 | Liberty Tax Service | 1,350 |
| 11 | Red Lion Chiropractic | 2,600 |
| 12 | New Trudy Nails | 2,600 |
| 13 | Life Path Thrift Store | 9,332 |
| 14 | Metro by T-Mobile | 750 |
| 15 | Mcfarland Veterinary | 6,102 |
| 16 | AVAILABLE | 2,712 |
| 17 | Leased | 4,068 |
| 18 | Jackson Hewitt | 875 |
| 19 | Walk-In Closet | 1,650 |
| 20 | State Farm | 1,500 |
| 21 | Cricket Wireless | 1,000 |
| 22 | Rita's | 1,000 |
| 23 | AVAILABLE | 3,696 |
| 24 | McDonald's | PAD |



Abe Khan | Brad Rohrbaugh | Chad Stine
 For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Cape Horn Square

693 Lombard Road | Red Lion, PA 17356

Available For Lease



Cape Horn Square

- DOLLAR GENERAL
- McDonald's
- weis
- The UPS Store
- Rita's
- metro by T-Mobile

DUNKIN' DONUTS

SONIC American Drive-In

First National Bank

Fulton Bank

Wendy's

BB&T

CVS pharmacy

M&T Bank

RITE AID

SHEETZ

TRACTOR SUPPLY CO

CHEVROLET

Ford

Windsor Commons

- AT&T
- GIANT
- Pizza Hut
- GREAT CLIPS
- GNC
- Aaron's
- ANYTIME FITNESS
- SUBWAY
- H&R BLOCK
- Express Care



Abe Khan | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK COMMERCIAL BROKERAGE. *Redefined.*

About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISORS:

Abe Khan

akhan@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

CONTACT US

717.843.5555 | www.bennettwilliams.com

