

3231 - 3233 CAPE HORN ROAD | RED LION, PA 17356

± 3.43 ACRES AVAILABLE | FOR LEASE



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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PROPERTY OVERVIEW


3231-3233 Cape Horn Road a 3.43 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 (21,000 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


3231-3233 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 (21,000 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 site, 3231-3233 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 244,348 people in 95,128 homes, a labor force of 186,590 with an average household income of \$73,025. The areas growth since 2000 has increased 14.9% with over 13,896 homes.




POPULATION
244,610




EMPLOYEES
197,338



HH INCOME
\$75,445



HOUSEHOLDS
71,098



TRAFFIC COUNTS
RTE. 24 - 21,000 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS



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