

CAPE HORN PLAZA

2997 CAPE HORN RD | RED LION, PA | 17356

±2,500 SF AVAILABLE | FOR LEASE



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



COMMERCIAL BROKERAGE. *Redefined.*

CAPE HORN PLAZA

±2,500 SF
FOR **LEASE**

2997 CAPE HORN RD | RED LION, PA | 17356

OVERVIEW

Well maintained all brick retail/office strip center zoned for many uses. Very aggressive rental rates. Easy access to and from Route 24 conveniently located in Red Lion. NNN charges are \$2.50 per SF.

BENEFITS

- Well maintained brick strip center
- Located near other retail/residential
- Aggressive rental rates
- Owner will consider build to suit for credit worthy tenants
- Unique lower level office space available
- First floor fully built out suites available



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	2,491	46,413	99,160
TOTAL EMPLOYEES	950	9,648	36,531
AVERAGE HHI	\$111,650	\$109,345	\$107,051
TOTAL HOUSEHOLDS	1,035	18,612	39,143

TRAFFIC COUNTS: CAPE HORN RD ± 15,000 VPD



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

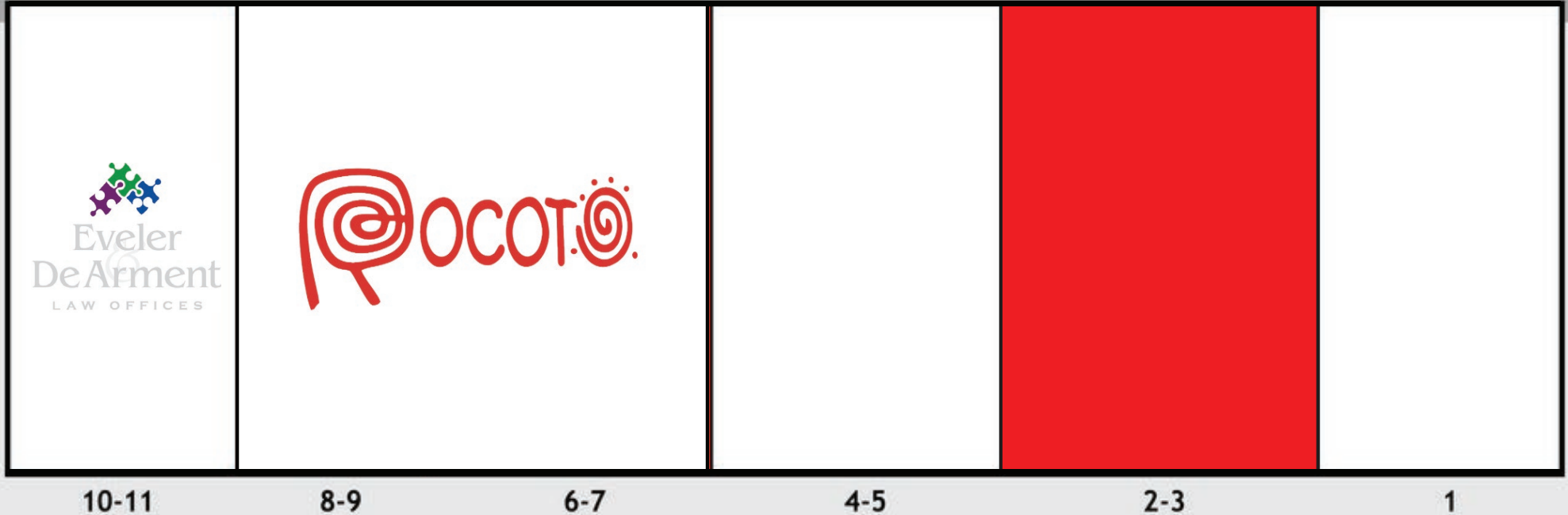


COMMERCIAL BROKERAGE. *Redefined.*

CAPE HORN PLAZA

±2,500 SF
FOR **LEASE**

2997 CAPE HORN RD | RED LION, PA | 17356



TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
10-11	Eveler and DeArment Law Offices	6,000
8-9	Rocoto Peruvian & Mexican Grill	1,200
6-7		2,500
4-5	The Nail Lounge	2,000
2-3	AVAILABLE	2,500
1	Clarity Salon	1,500



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



COMMERCIAL BROKERAGE. *Redefined.*

CAPE HORN PLAZA

±2,500 SF
FOR **LEASE**

2997 CAPE HORN RD | RED LION, PA | 17356

MARKET OVERVIEW



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



COMMERCIAL BROKERAGE. *Redefined.*

About Bennett Williams



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.



LISTING AGENTS:

Abe Khan

AKhan@bennettwilliams.com

Bradley Rohrbaugh

BRrohrbaugh@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, Suite 201
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

