

CAPE HORN PLAZA

2997 Cape Horn Rd, Red Lion, PA 17356 • Opportunities from 1,200 - 2,500 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

More Info



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CAPE HORN PLAZA: EXECUTIVE SUMMARY

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PROPERTY 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.

PROPERTY SUMMARY

Available SF:	1,200 - 2,500 SF
Lease Rate:	\$13.50 SF/yr (NNN)
Property Type:	Retail
Lot Size:	3.87 Acres
Building Size:	58,774 SF
Market:	York-Hanover

AVAILABLE SPACES

Suite	SF Available	Lease Type	Lease Rate
6-7	2,500	NNN	\$13.50 SF/yr
8-9	1,200	NNN	\$13.50 SF/yr

PROPERTY HIGHLIGHTS

- 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
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Demographics



Population

1 Mile	5 Miles	10 Miles
3,607	97,349	257,820

Daytime Population

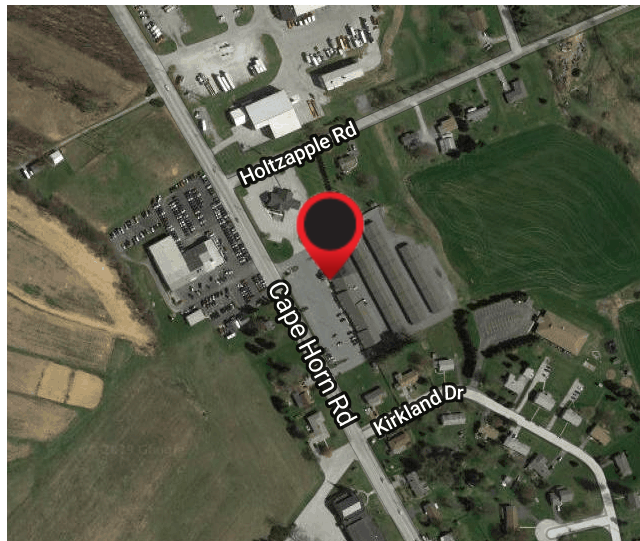
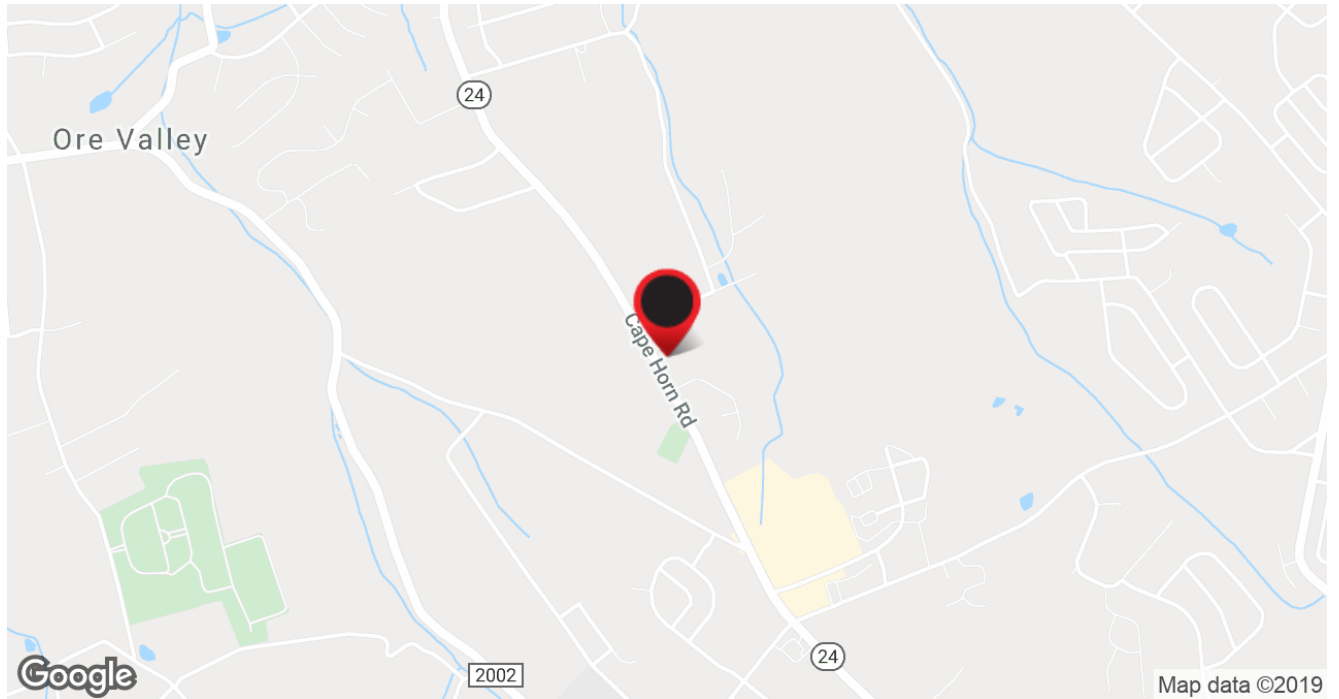
1 Mile	5 Miles	10 Miles
1,047	53,089	129,225

Average Household Income

1 Mile	5 Miles	10 Miles
\$100,251	\$79,125	\$74,644

Number of Households

1 Mile	5 Miles	10 Miles
1,434	38,677	100,717



Traffic Counts



Cape Horn Rd
19,000 CPD

Spaces Available

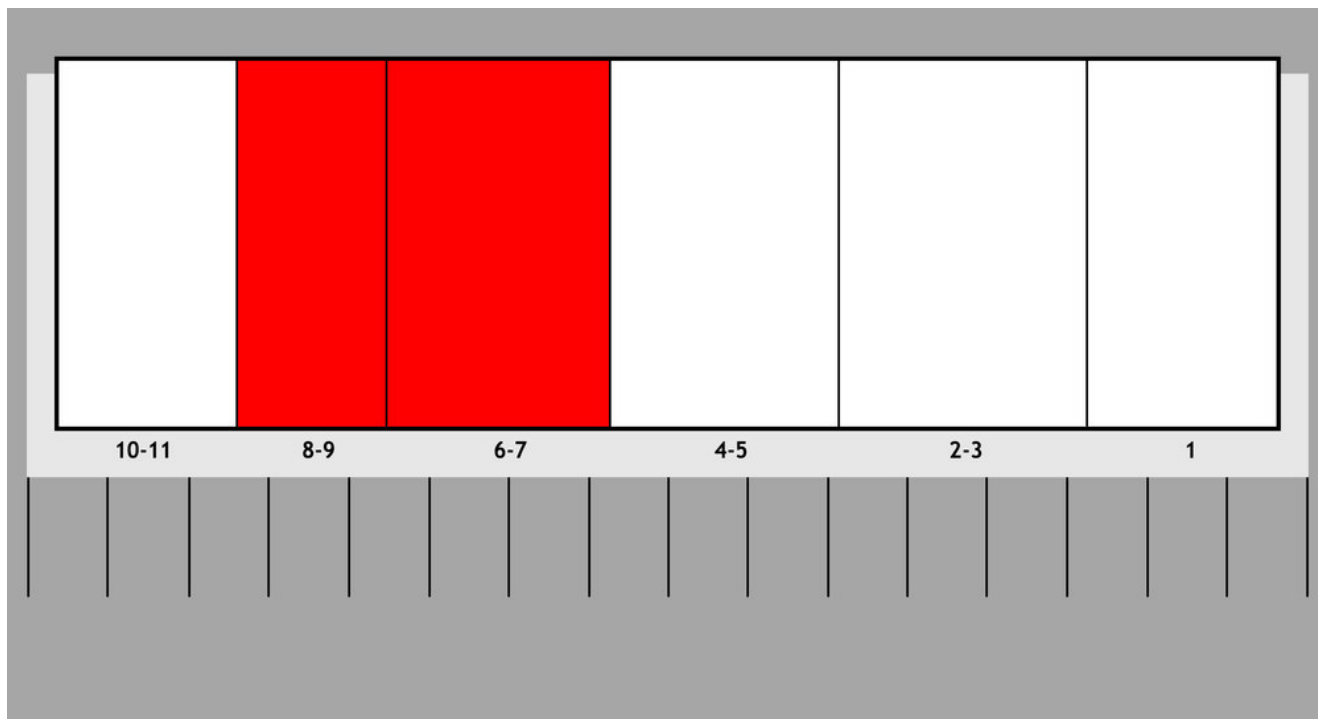


SUITE	TENANT	SQ. FT.
6-7	VACANT	2,500 SF
8-9	VACANT	1,200 SF

Tenant Line Up



SUITE	TENANT	SQ. FT.
1	CLARITY SALON	1,500 SF
2-3	MAGISTRATE	2,500 SF
4-5	THE NAIL LOUNGE	2,000 SF
10-11	EVELER & ARMENT	6,000 SF



CAPE HORN PLAZA: MARKET OVERVIEW

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