

# CAPE HORN PLAZA

2997 CAPE HORN RD | RED LION, PA | 17356



±1,500-2,500 SF  
**FOR LEASE**



**ABE KHAN | TYLER GETTEL | FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE**  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# 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. Suite 1 is a fully built out salon with a long-term operator that is retiring.

## 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



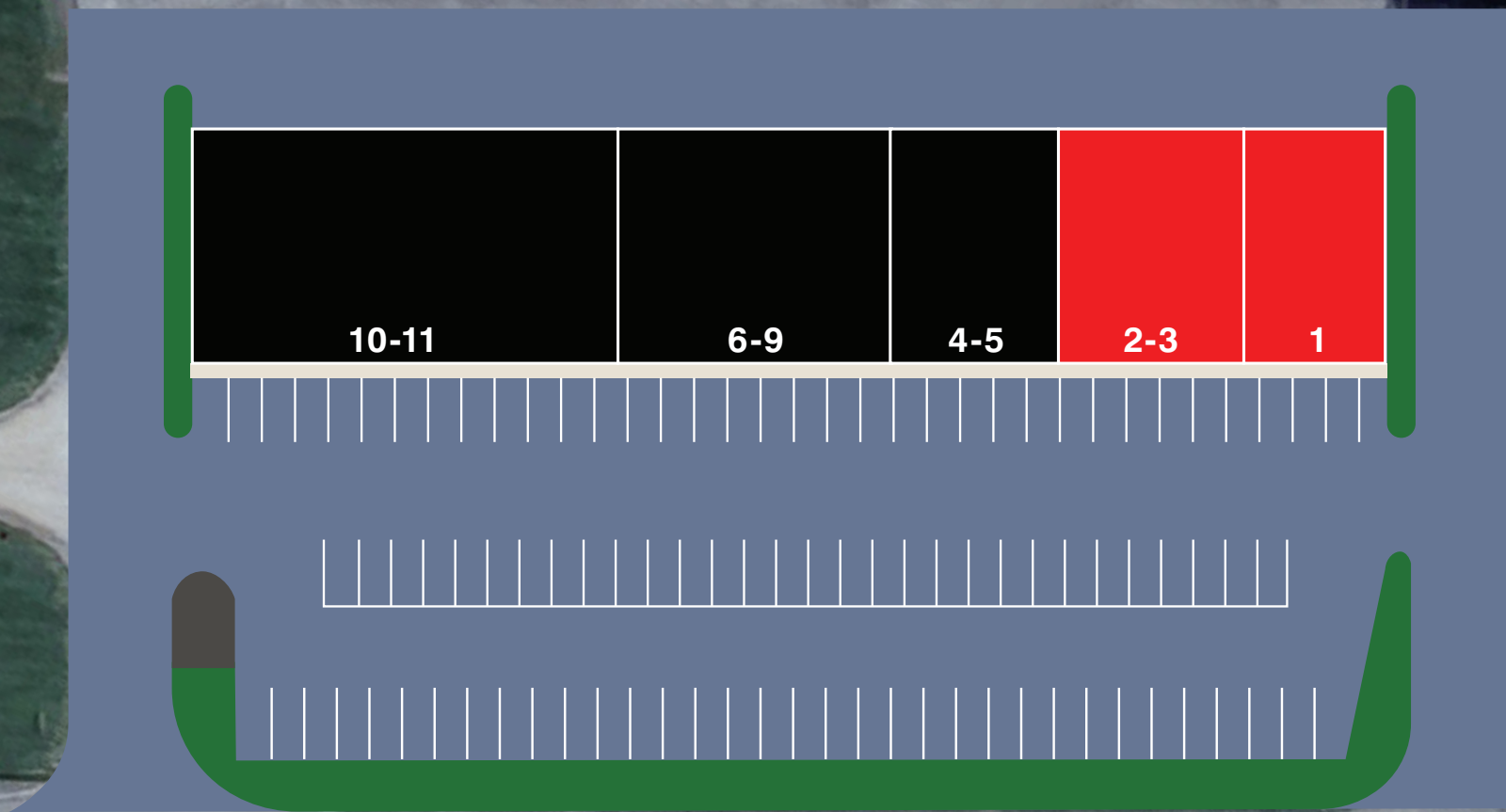
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	47,469	102,537	183,072
EMPLOYEES	9,980	36,916	69,421
AVERAGE HHI	\$107,102	\$108,420	\$100,859
HOUSEHOLDS	19,038	40,402	71,212
Cape Horn Rd: ±15,000 VPD			



# SITE PLAN

## 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	AVAILABLE	1,500



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# MARKET OVERVIEW

**SITE**

## WINDSOR COMMONS SC



**DUNKIN'**



## CAPE HORN SQUARE



**TRUIST**



**M&T Bank**



## CAPE HORN CROSSING



**SHEETZ**



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### ABE KHAN

Abe@bennettwilliams.com



### TYLER GETTEL

TGettel@bennettwilliams.com



### FRANCESCO CONIGLIARO

FConigliaro@bennettwilliams.com



### BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



### CHAD STINE

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

