

2991 Cape Horn Rd | Red Lion, PA

± 3,076 SF Retail Space Available

Available For Lease

Property Overview

2991 Cape Horn Road is a 3,076-sf freestanding building on the corner of Cape Horn Road and Holtzapple Road in Red Lion, PA. The property has two access points, making it easily accessible to Red Lion's main retail corridor. There are +/- 21 parking spaces, a drive thru, and pylon signage.

NEARBY

DOLLAR GENERAL

weis

**ANYTIME
FITNESS**

McDonald's
GNC
LIVE WELL.

goodwill

Rita's
Since 1947

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	45,106	99,432	173,697
TOTAL EMPLOYEES	36,298	81,426	140,249
AVERAGE HHI	\$89,058	\$85,023	\$79,249
TOTAL HOUSEHOLDS	18,350	39,709	68,325
TRAFFIC COUNTS: Cape Horn Rd - ±12,388 VPD			



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

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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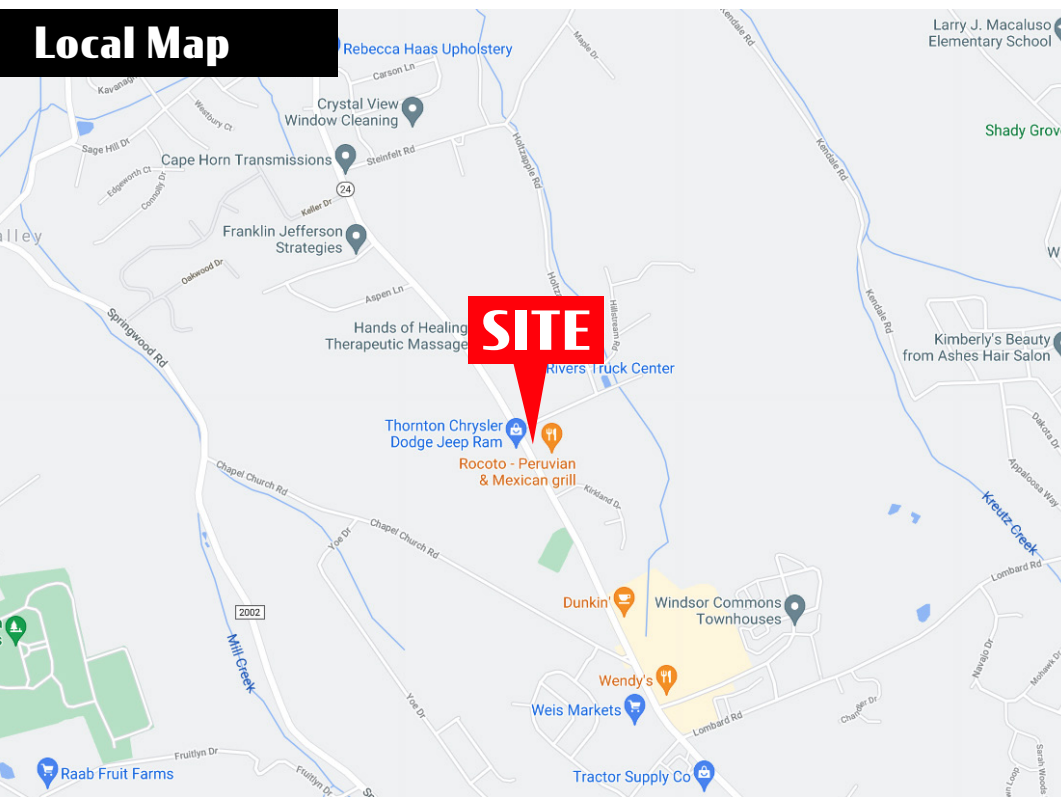
ACTIVE MEMBER OF:
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Local Map



Regional Map



LOCATION - 2991 Cape Horn Road is +/- 2 miles from downtown Red Lion and a 10-minute drive South of York. Surrounding businesses in the area include Rivers Truck Center (+/- 75 employees), Thornton Chrysler Dodge Ram (+/- 50 employees), Enlighten Hair Studio, and Rocoto Mexican Grill. Also, you will find Windsor Commons down the road, which is a 247-unit townhome community.

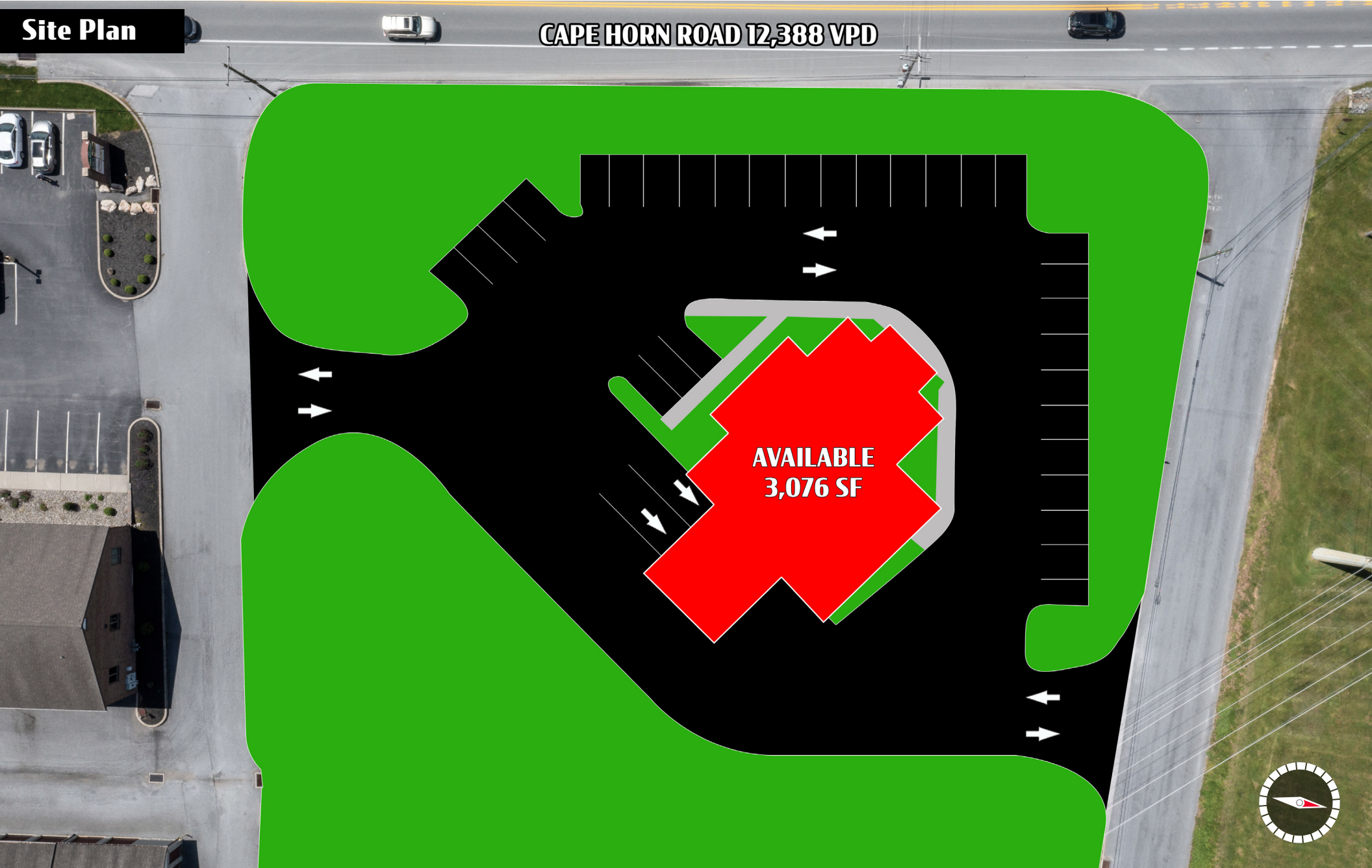
TRADE AREA - The stability of 2991 Cape Horn Road is attributed to the 20-minute drive time demographic of over 188,798 people with average household incomes of \$79,438 and daytime employment demographics equally as strong with 86,057. The Demographics within a 10-mile radius include 238,398 people within 94,536 homes, with a labor force of 104,211, with an average household income of \$82,122.

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Site Plan



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MARKET AERIAL



Rivers Truck Center

SITE

Windsor Commons



Cape Horn Square



Fulton Bank
LISTENING IS JUST THE BEGINNING.

