

±3.72 AC AVAILABLE FOR LEASE



PROPOSED SELF STORAGE

SITE

CAPE HORN ROAD ±18,000 VPD

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



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



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

3231 Cape Horn Road is a well-located site, next to the new Aldi and proposed self-storage facility. The project is situated on Cape Horn Road (18,000 VPD) and is across from Apple Ford. The site is minutes from Weis & Giant Markets; the other nearby tenants include national names such as, Dollar General, Tractor Supply, McDonald's, Verizon, AT&T, Wendy's, Dunkin, and Arby's, just to name a few. With its traffic generating lineup of destination and convenience style retailers nearby, this project is located in the primary shopping destination in the market.

3231 Cape Horn Road is strategically positioned with significant frontage along one of the market's primary retail corridors. The site benefits from the dense volume of traffic flow along Cape Horn Road, which is one of Red Lion's heaviest traveled roadways and is the main thoroughfare in the market. Adding to the stability of the project, the property shows a 15-minute drive time demographic of over 211,315 people with household incomes of more than \$72,300 and daytime employment demographics equally as strong with 124,012. The demographics within a 7-mile radius include 161,557 people in 62,526 homes, a labor force of 63,941 with an average household income of \$101,284. The area's growth since 2000 has increased over 12.7% with over 8,167 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	41,991	83,559	161,557
TOTAL EMPLOYEES	7,271	21,840	63,941
AVERAGE HHI	\$106,097	\$110,951	\$101,284
TOTAL HOUSEHOLDS	16,689	33,514	62,526

TRAFFIC COUNTS: **CAPE HORN RD ±18,000 VPD**



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MARKET AERIAL



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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.

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.



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