

CAPE HORN CROSSING

3212 CAPE HORN RD UNIT 2 | RED LION, PA | 17356



**±1,500 SF
AVAILABLE
FOR SUBLEASE**

verizon

Mst
MEMBERS 1st
FEDERAL CREDIT UNION

**TSC TRACTOR
SUPPLY CO**

SHEETZ

SURROUNDING RETAILERS



verizon
**TSC TRACTOR
SUPPLY CO**



DOLLAR GENERAL

weis

±15,000 VPD



Ashlee Lehman | Abe Khan | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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**RETAIL BROKERS
NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Cape Horn Crossings is a retail development anchored by Tractor Supply and located in the heart of the market's retail corridor. Ideally located off 24, the site is easily accessible with multiple points of access from Cape Horn Road and Lombard Road. Benefits to this location include high visibility, excellent exposure to the market, ample parking, and pylon signage.



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION	43,650	84,984	166,987
EMPLOYEES	7,851	24,045	64,794
AVERAGE HHI	\$104,715	\$108,660	\$101,158
HOUSEHOLDS	17,507	34,330	64,933

TRAFFIC COUNTS: CAPE HORN RD: (±15,000 VPD)



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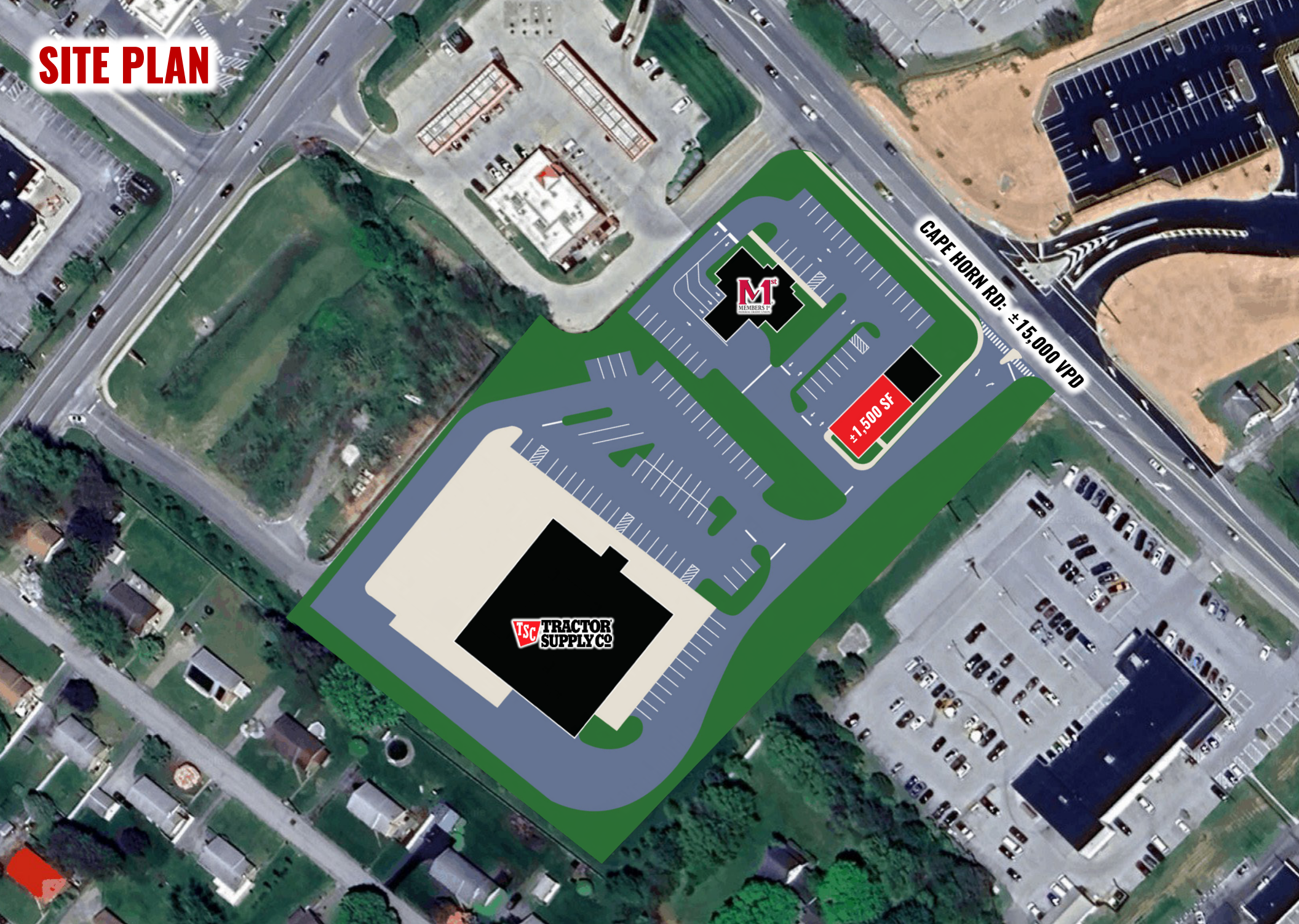


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SITE PLAN



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MARKET OVERVIEW

WINDSOR COMMONS SC



DUNKIN'



TRUIST

M&T Bank



SHEETZ



CAPE HORN SQUARE



CAPE HORN CROSSING



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West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

