

For Lease

717.293.4477



3212 CAPE HORN ROAD
RED LION, PA 17356

Jeff Kurtz, CCIM
717.293-4554 – direct line
jkurtz@high.net

Gregg Doshna, CCIM
717.209.4033 – direct line
gdoshna@high.net

- Property Information Sheet
- 2019 Budget for Cam Expenses
- Property Photos
- Location Maps
- Aerial Photo/Tax Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Report
- ESRI Retail MarketPlace Profile
- ESRI Traffic Count Map



Retail Space



*3212 Cape Horn Road
Red Lion, PA 17356*

Available Square Feet
1,500 square feet

Lease Rate
\$18.50/SF N/N/N

Description
Building is 3,300 square feet with 1,500 square feet available for lease. Verizon currently occupies 1,800 square feet. Highly visible along main roads around other retail and office uses.

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PARCEL/PROPERTY INFORMATION

Total Square Feet	1,500 square feet
Retail Square Feet	1,500 square feet
Year Constructed	2017
Construction Type	Masonry, EIFS and steel
Ceiling Height	Approximately 10 – 12 feet
Air Conditioning	Central A/C (electric) – roof top units
Heating	Natural gas heat – roof top units
Electric	200 amp service

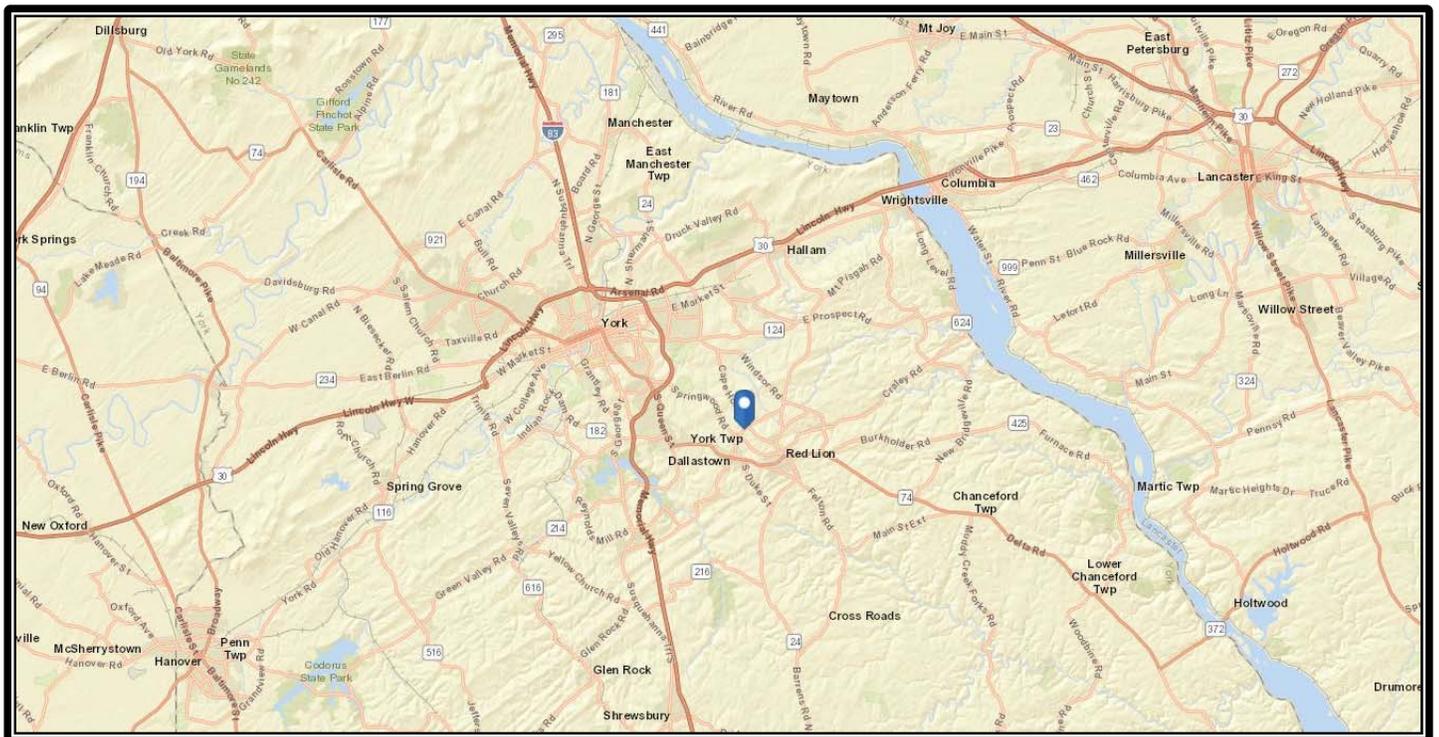
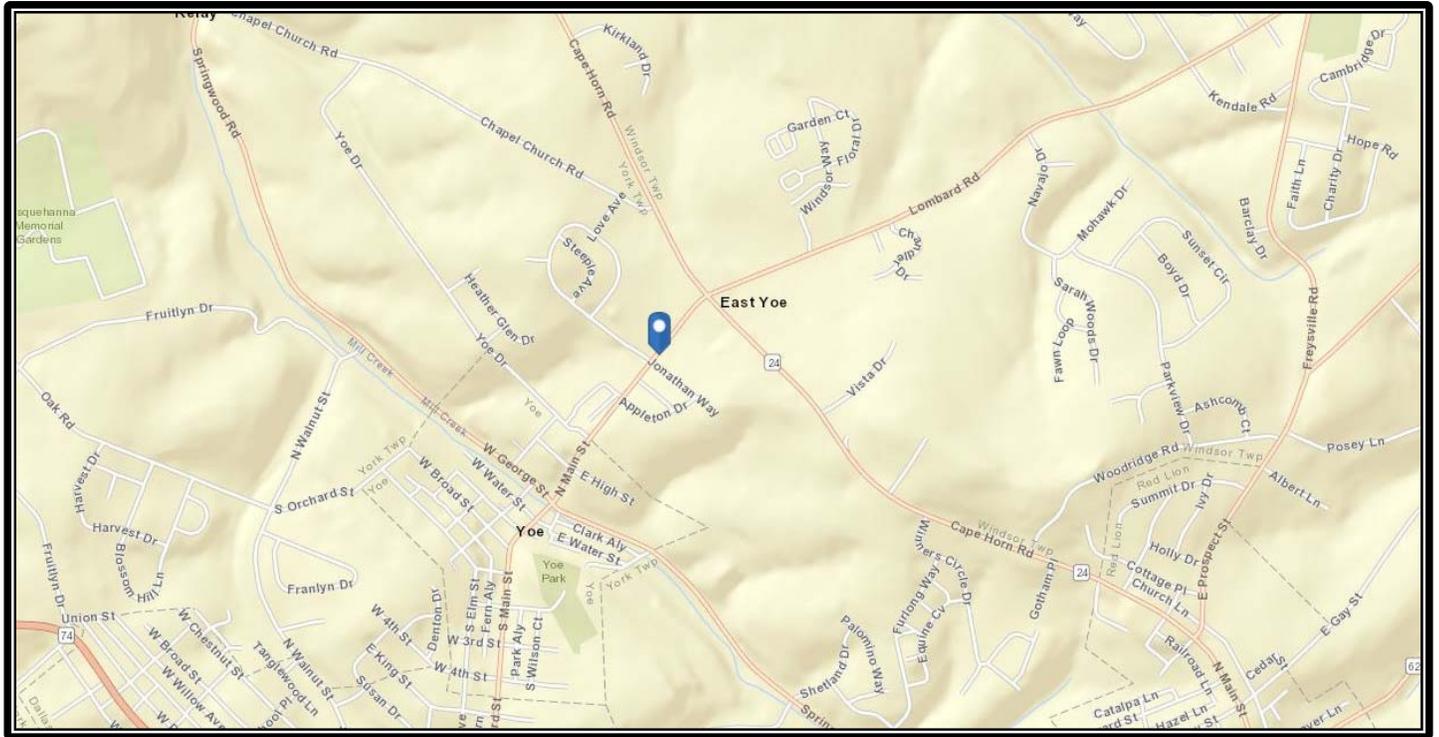
Roof	Rubber
Water	Public
Sewer	Public
Gas	Yes
Parking	On-site
Zoning	Commercial Shopping District
Acres	.88 acre
Sprinklers	No
Municipality	York Township
County	York County
Tax Parcel Account#	5400-000-HJ-0066DO-00000
Lease Rate	\$18.50/SF N/N/N
Annual Rent	\$27,750
Monthly Rent	\$2,312
CAM, Taxes and Insurance	\$6.16/SF
Annual CAM, Taxes and Insurance	\$9,240
Monthly CAM, Taxes and Insurance	\$770

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Expenses	Total Cost	Percentage	Expenses	\$ Per SF
2019 Building Budget				
Building Insurance	\$ 1,380.00	100	\$ 1,380.00	\$ 0.4182
Real Estate Taxes	\$ 13,485.24	100	\$ 13,485.24	\$ 4.0864
Total Building Specific Expenses	\$ 14,865.24	100	\$ 14,865.24	\$ 4.5046
Common Area Sign Maintenance	\$ 660.00	10	\$ 66.00	\$ 0.0200
2019 Development Budget				
Electricity	\$ 5,200.00	7.895	\$ 410.54	\$ 0.1244
General Maintenance (lighting, walks, street, etc.)	\$ 2,400.00	7.895	\$ 189.48	\$ 0.0574
Real Estate Taxes on Parcel Between Retaining Walls 2 & 3	\$ 2,411.40	7.895	\$ 190.38	\$ 0.0577
Landscaping	\$ 16,500.00	7.895	\$ 1,302.68	\$ 0.3948
Snow Removal	\$ 15,000.00	7.895	\$ 1,184.25	\$ 0.3589
Parking Lot Cleaning	\$ 4,750.00	7.895	\$ 375.01	\$ 0.1136
Storm Water System Inspections and Maintenance	\$ 4,630.00	7.895	\$ 365.54	\$ 0.1108
Maintenance Shed	\$ 2,400.00	7.895	\$ 189.48	\$ 0.0574
Office Expenses	\$ 520.00	7.895	\$ 41.05	\$ 0.0124
Development Liability Insurance	\$ 8,471.78	7.895	\$ 668.85	\$ 0.2027
Subtotal	\$ 62,283.18	7.895	\$ 4,917.26	\$ 1.4901
Management Fee (10%)	\$ 6,228.32	7.895	\$ 491.73	\$ 0.1490
Total Development Budget	\$ 68,511.50	7.895	\$ 5,408.98	\$ 1.6391
Total Building and Development Budget Per SF				\$ 6.1637









SECTION 265-407. COMMERCIAL SHOPPING (CS) DISTRICT

A. Purpose

The purpose of the CS district is to provide reasonable standards for the development of areas for retail shopping and services designed to meet the daily needs of Township residents; to ensure a sustainable business environment and to otherwise create conditions conducive to carrying out the purposes of this Section.

B. Permitted Uses

A building may be erected or used and a lot may be used or occupied, for any of the following uses:

1. Assisted Living/Personal Care/Skilled Nursing/Senior Congregate Living Facility see Section 265-609
2. Bank and Similar Financial Institution
3. Car Wash- see Section 265-615
4. Coffee or Tea Shop
5. Convenience Store (without fuel dispensing)- see Section 265-623
6. Day Care Center, Child or Adult - see Section 265-626
7. Essential Services - see Section 265-629
8. Forestry (Timber Harvesting) -see Section 265-632
9. Funeral Home- see Section 265-634
10. House of Worship- see Section 265-643
11. Laundromat/Laundry/Dry Cleaning Service - see Section 265-645
12. Medical Center, Medical Office, Medical Research Facility
13. Municipal park, Playground and/or Recreation Area - see Section 265-649
14. Museum and/or Similar Cultural Facility
15. Office - Professional, Business
16. Personal Service
17. Radio/Television Transmitting Facility
18. Recreation Facility (Indoor) -see Section 265-655
19. Recreation Facility (Outdoor)- see Section 265-656
20. Retail Store
21. Restaurant; Restaurant, Take Out; Restaurant, Fast Food -see Section 265-661
22. Rooming House - see Section 265-663

Article 4- Zoning Districts

23. School, Commercial or College/University- see Section 265-665
24. Shopping Center/Shopping Mall - see Section 265-670
25. Social/Fraternal Club or Organization - see Section 265-671 Strip
26. Center - see Section 265-673
27. Theater and/or Meeting Facility
28. Transportation Passenger Terminal- see Section 265-674
29. Veterinary Office
30. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses including; (additional regulations found in Article 5-General Regulations and Article 6-Specific Regulations).
 - a. Automated Teller Machine
 - b. Bus Shelter
 - c. Communication Antenna, Accessory
 - d. Drive Through Facility
 - e. No Impact Home-Based Business
 - f. Outdoor Seating Area
 - g. Seasonal Roadside Stand
 - h. Seasonal Sales
 - i. Sheds, Detached Garage, Gazebo, Pergola, Greenhouse
 - j. Solar and/or Geothermal
 - k. Temporary Use

C. Special Exception Uses

The following special exception uses may be allowed by the Township Zoning Hearing Board, pursuant to the express standards and criteria set forth in Article 6-Specific Regulations and the general standards set forth in Section 265-1009-Special Exceptions:

1. Bar
2. Communication Antenna, Tower and Equipment
3. Commercial Greenhouse, Nursery and/or Garden Center
4. Convenience Store (with fuel dispensing)
5. Farm MarkeVFarm Co-op
6. Fuel Dispensing Station
7. Golf Course/Facility
8. Group Facility

9. Hospital
10. Hotel/Motel
11. Public/Quasi-public Parking Lot
12. Public/Semi-Public Building and Use
13. Rehabilitation/Therapy Facility
14. Roadside Market
15. Vehicle Sales, Repair and/or Inspection Facility
16. The following accessory uses:
 - a. Alternative Energy System (excluding solar and/or geothermal)
 - b. Day Care, In Home
 - c. Domiciliary Care Home
 - d. Home Occupation
 - e. Helipad
17. Vertical Self-Service Storage Facility

D. Minimum Setbacks

Except as may be modified in Article 6, *Specific Standards*, minimum setbacks for principal and accessory uses permitted in this district are:

1. Front - twenty-five (25) feet
2. Side- ten (10) feet
3. Rear- twenty (20) feet

E. Maximum Building Height

1. Principal buildings -forty-five (45) feet. The height may be increased by one (1) foot for each additional foot that all front, side and rear setbacks are increased, but may not be increased by more than ten (10) feet.
2. Accessory buildings/structures -fifteen (15) feet. The height may be increased by one (1) foot for each additional foot that all front, side and rear setbacks are increased, but may not be increased by more than five (5) feet.

F. Lot Area, Width and Frontage Requirements

1. Minimum Net Lot Area required is 10,000 s.f. for all uses unless otherwise stipulated in Article 6.
2. Minimum lot width required is 100 feet as measured at the building setback line.
3. Minimum lot frontage required is eighty (80) feet as measured at the street right-of wayline.

G. Lot coverage for all uses shall not exceed eighty-five (85) percent of Net Lot Area.

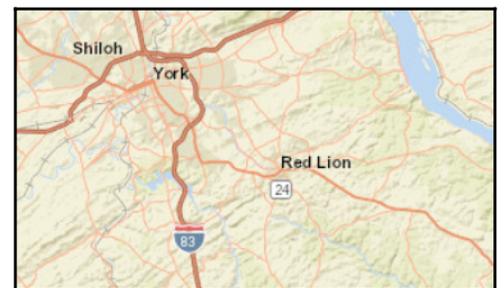
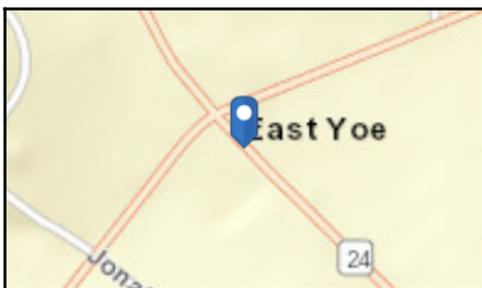
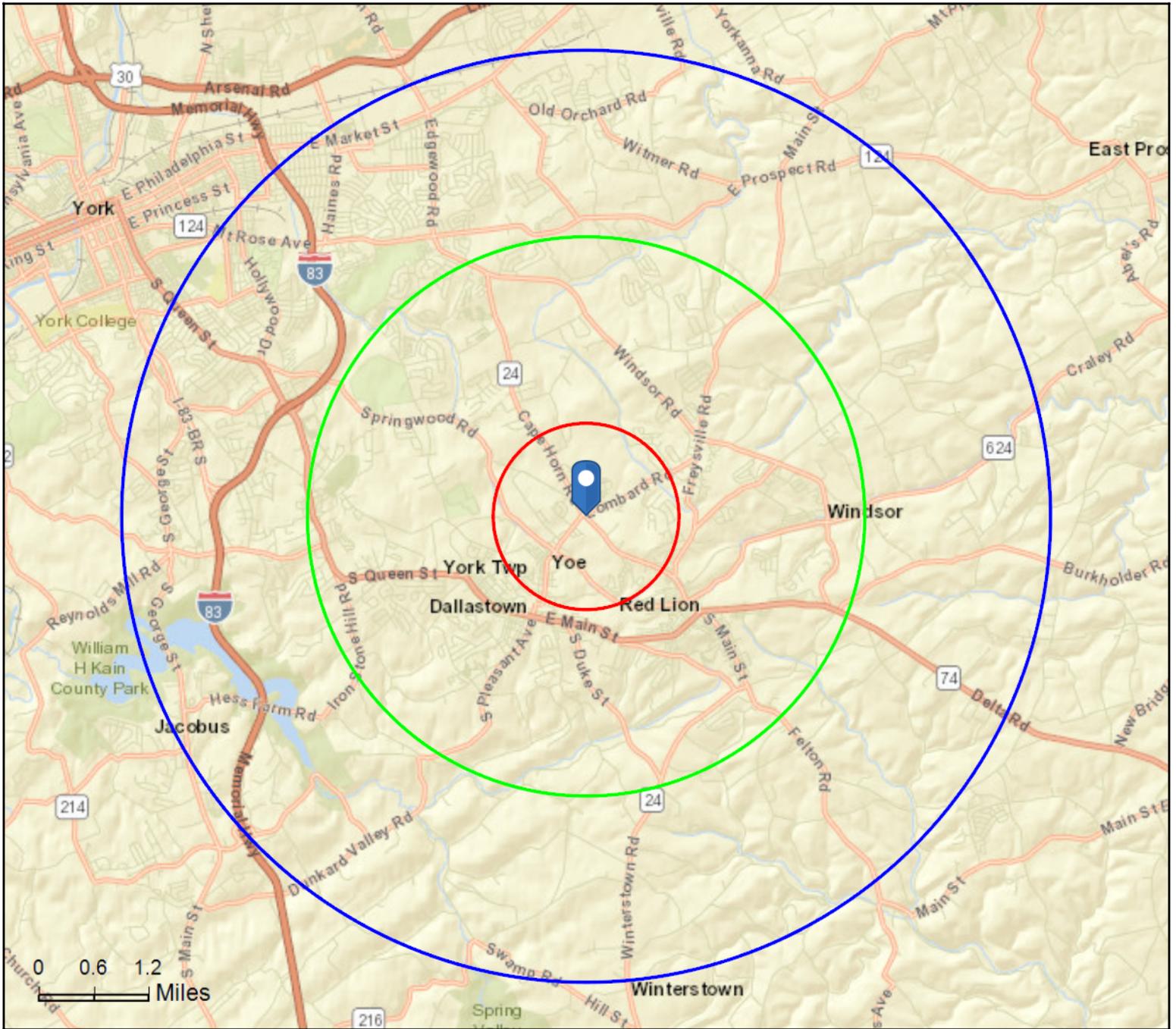
H. Waiver of Side Yards

Two side yards are required, 10 feet wide for each side of a principal building. No side yards shall be required where two or more non-residential uses abut side to side and both buildings shall meet the requirements of Section 523 of the SALDO, provided that a written agreement between the adjoining landowners involved is presented to the Township, approved by the Township Solicitor and recorded in the office of the Recorder of Deeds for York County, PA.

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3200 Cape Horn Rd, Red Lion, Pennsylvania, 17356 2
3200 Cape Horn Rd, Red Lion, Pennsylvania, 17356
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.91565
Longitude: -76.62909





Executive Summary

3200 Cape Horn Rd, Red Lion, Pennsylvania, 17356
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 39.91565
Longitude: -76.62909

10 minutes

Population

2000 Population	47,494
2010 Population	56,267
2018 Population	58,312
2023 Population	59,836
2000-2010 Annual Rate	1.71%
2010-2018 Annual Rate	0.43%
2018-2023 Annual Rate	0.52%
2018 Male Population	48.7%
2018 Female Population	51.3%
2018 Median Age	41.6

In the identified area, the current year population is 58,312. In 2010, the Census count in the area was 56,267. The rate of change since 2010 was 0.43% annually. The five-year projection for the population in the area is 59,836 representing a change of 0.52% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	88.6%
2018 Black Alone	4.9%
2018 American Indian/Alaska Native Alone	0.2%
2018 Asian Alone	2.2%
2018 Pacific Islander Alone	0.0%
2018 Other Race	1.7%
2018 Two or More Races	2.2%
2018 Hispanic Origin (Any Race)	5.1%

Persons of Hispanic origin represent 5.1% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 28.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	19,231
2010 Households	22,518
2018 Total Households	23,129
2023 Total Households	23,651
2000-2010 Annual Rate	1.59%
2010-2018 Annual Rate	0.33%
2018-2023 Annual Rate	0.45%
2018 Average Household Size	2.48

The household count in this area has changed from 22,518 in 2010 to 23,129 in the current year, a change of 0.33% annually. The five-year projection of households is 23,651, a change of 0.45% annually from the current year total. Average household size is currently 2.48, compared to 2.45 in the year 2010. The number of families in the current year is 15,896 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

3200 Cape Horn Rd, Red Lion, Pennsylvania, 17356
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 39.91565
Longitude: -76.62909

10 minutes

Median Household Income

2018 Median Household Income	\$64,749
2023 Median Household Income	\$73,719
2018-2023 Annual Rate	2.63%

Average Household Income

2018 Average Household Income	\$83,979
2023 Average Household Income	\$95,015
2018-2023 Annual Rate	2.50%

Per Capita Income

2018 Per Capita Income	\$33,416
2023 Per Capita Income	\$37,637
2018-2023 Annual Rate	2.41%

Households by Income

Current median household income is \$64,749 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$73,719 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$83,979 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$95,015 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$33,416 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$37,637 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	20,026
2000 Owner Occupied Housing Units	13,843
2000 Renter Occupied Housing Units	5,389
2000 Vacant Housing Units	794
2010 Total Housing Units	23,593
2010 Owner Occupied Housing Units	16,114
2010 Renter Occupied Housing Units	6,404
2010 Vacant Housing Units	1,075
2018 Total Housing Units	24,291
2018 Owner Occupied Housing Units	16,262
2018 Renter Occupied Housing Units	6,867
2018 Vacant Housing Units	1,162
2023 Total Housing Units	24,922
2023 Owner Occupied Housing Units	16,768
2023 Renter Occupied Housing Units	6,884
2023 Vacant Housing Units	1,271

Currently, 66.9% of the 24,291 housing units in the area are owner occupied; 28.3%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 23,593 housing units in the area - 68.3% owner occupied, 27.1% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 1.30%. Median home value in the area is \$191,516, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.74% annually to \$208,813.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Retail MarketPlace Profile

3200 Cape Horn Rd, Red Lion, Pennsylvania, 17356
 Drive Time: 10 minute radius

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 Latitude: 39.91565
 Longitude: -76.62909

Summary Demographics

2018 Population	58,312
2018 Households	23,129
2018 Median Disposable Income	\$52,327
2018 Per Capita Income	\$33,416

2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45	\$895,757,475	\$584,700,711	\$311,056,764	21.0	348
Total Retail Trade	44-45	\$810,494,948	\$512,580,860	\$297,914,088	22.5	240
Total Food & Drink	722	\$85,262,527	\$72,119,851	\$13,142,676	8.4	108

2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$173,066,741	\$147,971,715	\$25,095,026	7.8	48
Automobile Dealers	4411	\$140,985,005	\$133,130,933	\$7,854,072	2.9	30
Other Motor Vehicle Dealers	4412	\$18,306,543	\$6,828,493	\$11,478,050	45.7	7
Auto Parts, Accessories & Tire Stores	4413	\$13,775,193	\$8,012,289	\$5,762,904	26.5	11
Furniture & Home Furnishings Stores	442	\$29,497,079	\$4,761,308	\$24,735,771	72.2	7
Furniture Stores	4421	\$16,398,218	\$1,875,609	\$14,522,609	79.5	2
Home Furnishings Stores	4422	\$13,098,861	\$2,885,699	\$10,213,162	63.9	5
Electronics & Appliance Stores	443	\$26,962,509	\$9,375,278	\$17,587,231	48.4	10
Bldg Materials, Garden Equip. & Supply Stores	444	\$53,795,607	\$37,236,587	\$16,559,020	18.2	13
Bldg Material & Supplies Dealers	4441	\$49,434,399	\$35,611,968	\$13,822,431	16.3	8
Lawn & Garden Equip & Supply Stores	4442	\$4,361,207	\$1,624,620	\$2,736,587	45.7	5
Food & Beverage Stores	445	\$150,419,001	\$161,143,411	-\$10,724,410	-3.4	25
Grocery Stores	4451	\$136,672,314	\$152,987,853	-\$16,315,539	-5.6	15
Specialty Food Stores	4452	\$6,983,490	\$2,456,002	\$4,527,488	48.0	7
Beer, Wine & Liquor Stores	4453	\$6,763,197	\$5,699,556	\$1,063,641	8.5	2
Health & Personal Care Stores	446,4461	\$50,742,761	\$42,496,907	\$8,245,854	8.8	21
Gasoline Stations	447,4471	\$80,224,225	\$31,773,689	\$48,450,536	43.3	10
Clothing & Clothing Accessories Stores	448	\$46,093,425	\$13,943,991	\$32,149,434	53.5	16
Clothing Stores	4481	\$31,290,746	\$11,031,182	\$20,259,564	47.9	12
Shoe Stores	4482	\$6,859,705	\$1,961,947	\$4,897,758	55.5	1
Jewelry, Luggage & Leather Goods Stores	4483	\$7,942,974	\$950,862	\$6,992,112	78.6	3
Sporting Goods, Hobby, Book & Music Stores	451	\$23,721,820	\$11,335,294	\$12,386,526	35.3	18
Sporting Goods/Hobby/Musical Instr Stores	4511	\$20,592,661	\$10,015,854	\$10,576,807	34.6	17
Book, Periodical & Music Stores	4512	\$3,129,159	\$1,319,440	\$1,809,719	40.7	1
General Merchandise Stores	452	\$122,801,559	\$35,586,531	\$87,215,028	55.1	19
Department Stores Excluding Leased Depts.	4521	\$89,957,524	\$19,151,562	\$70,805,962	64.9	3
Other General Merchandise Stores	4529	\$32,844,035	\$16,434,969	\$16,409,066	33.3	17
Miscellaneous Store Retailers	453	\$36,137,577	\$15,650,043	\$20,487,534	39.6	49
Florists	4531	\$1,846,033	\$753,536	\$1,092,497	42.0	4
Office Supplies, Stationery & Gift Stores	4532	\$8,183,998	\$2,367,220	\$5,816,778	55.1	11
Used Merchandise Stores	4533	\$3,194,067	\$1,981,771	\$1,212,296	23.4	10
Other Miscellaneous Store Retailers	4539	\$22,913,480	\$10,547,516	\$12,365,964	37.0	25
Nonstore Retailers	454	\$17,032,644	\$1,306,106	\$15,726,538	85.8	3
Electronic Shopping & Mail-Order Houses	4541	\$13,037,642	\$167,243	\$12,870,399	97.5	1
Vending Machine Operators	4542	\$817,897	\$1,088,765	-\$270,868	-14.2	2
Direct Selling Establishments	4543	\$3,177,105	\$0	\$3,177,105	100.0	0
Food Services & Drinking Places	722	\$85,262,527	\$72,119,851	\$13,142,676	8.4	108
Special Food Services	7223	\$2,071,722	\$474,367	\$1,597,355	62.7	3
Drinking Places - Alcoholic Beverages	7224	\$4,714,334	\$1,401,192	\$3,313,142	54.2	4
Restaurants/Other Eating Places	7225	\$78,476,472	\$70,244,292	\$8,232,180	5.5	101

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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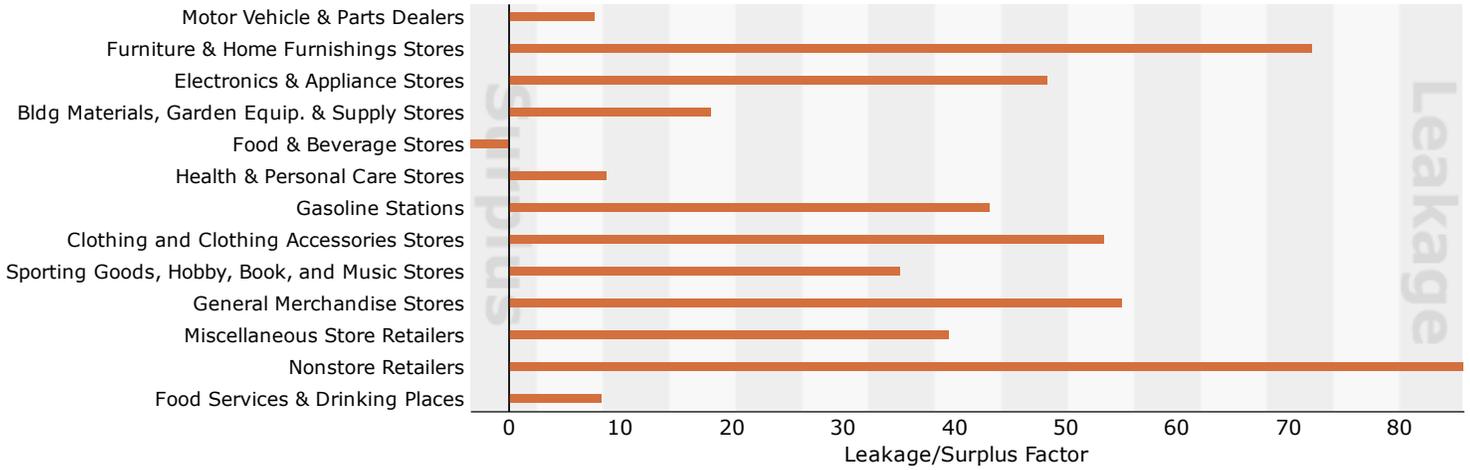


Retail MarketPlace Profile

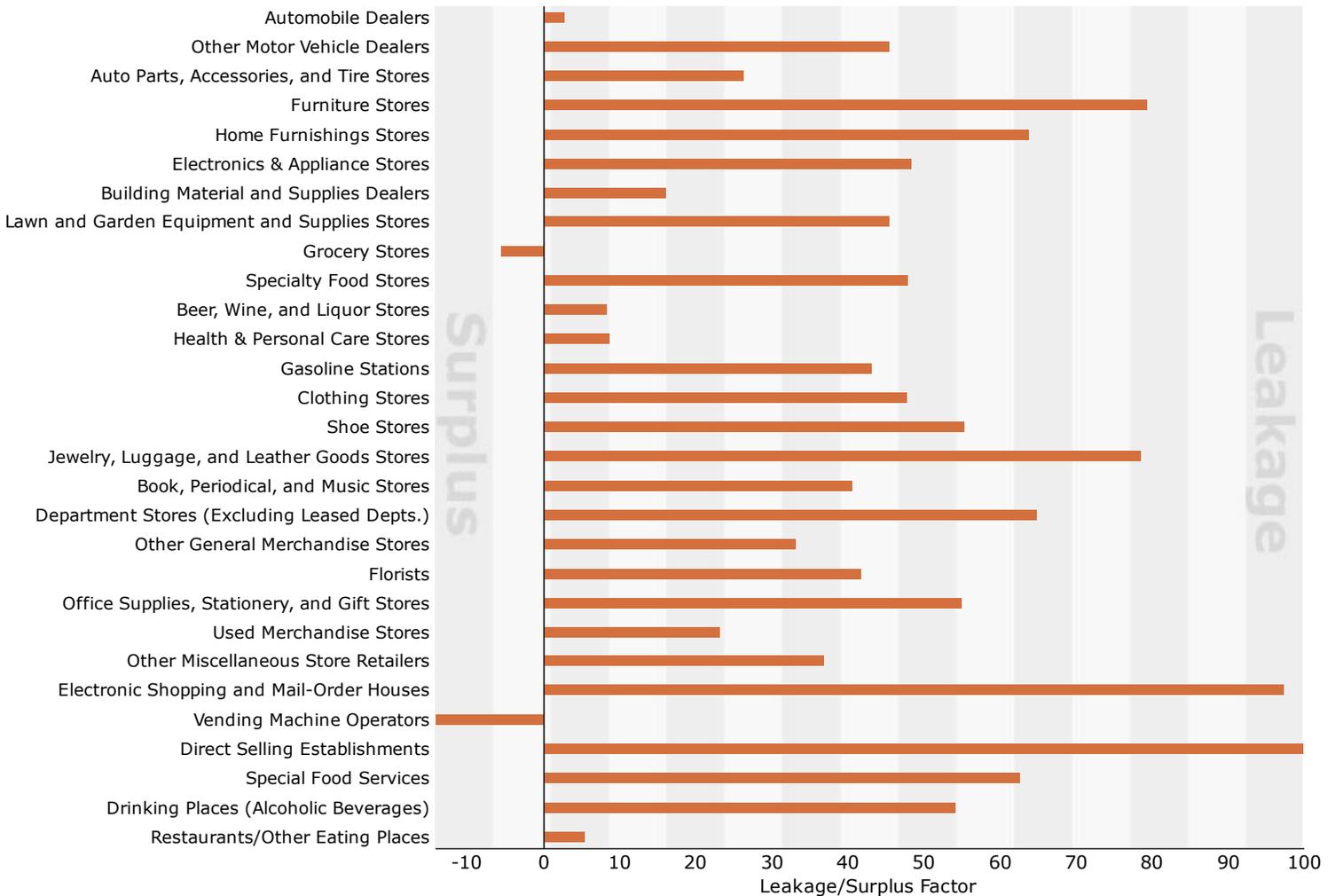
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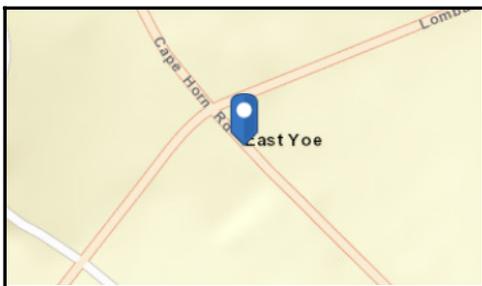
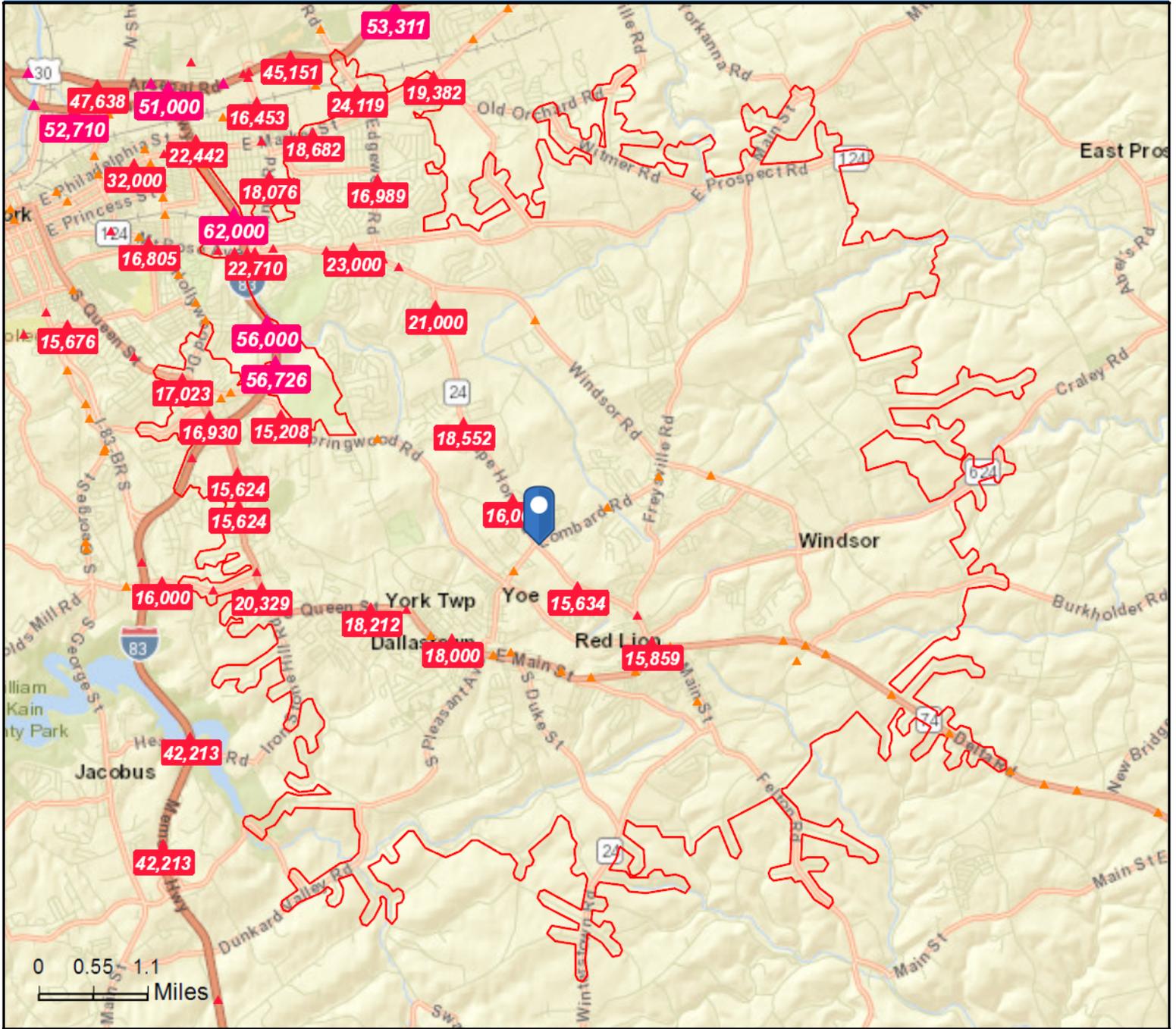
2017 Leakage/Surplus Factor by Industry Subsector



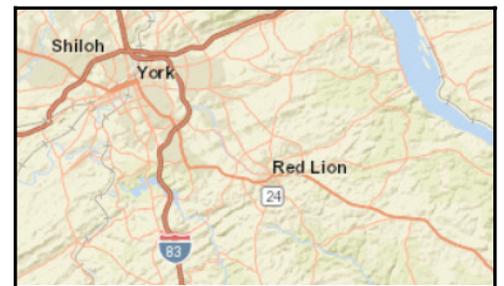
2017 Leakage/Surplus Factor by Industry Group



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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).



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