

## FOR SALE or LEASE

### RETAIL SPACE

**2951-53-55 Cape Horn Road**  
**{Rt. 24}**  
RED LION, PENNSYLVANIA 17356



- # **2,800sf Retail Space = 1<sup>st</sup> Floor**
- # **2,084sf Modern Apartment = 2<sup>nd</sup> Floor**
- # **Mobile Home in rear included in SALE**
- # **Traffic count = 18,552 Vehicles Per Day**

- # **\$495,000 SALE price for entire property**
- # **\$13/sf LEASE price for 1<sup>st</sup> Floor Retail Space**
- # **Site is approaching highly developed retail area**
- # **2<sup>nd</sup> Floor apartment can be converted to Retail use**
- # **Ample Parking & Road Frontage along Rt. 24**



*mobile home in back of property*

*For Additional Information Contact:*



**NICK L. SKEPARNIAS**  
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**Both parcels outlined included in SALE**

*\*Parcel tract lines are from public records and are deemed approximate.*

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**Area Retail**

