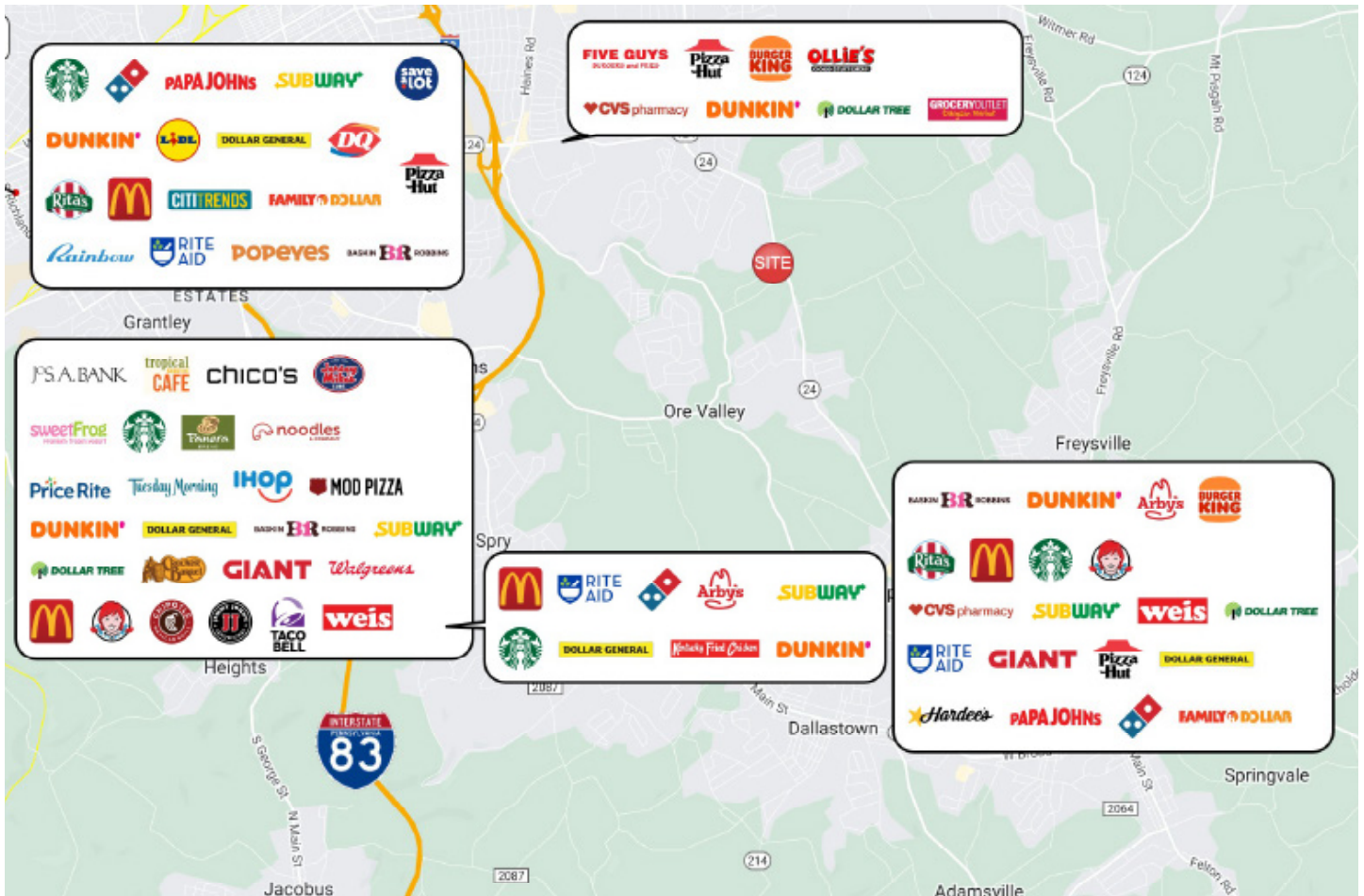


# 1.31 ACRES FOR SALE



2410 Cape Horn Road | York, PA 17402  
 York Township | York County  
 Zoning - Commercial Shopping

SALE PRICE: \$499,000



## PROPERTY DETAILS:

2410 Cape Horn Rd	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population	6,605	52,007	136,454	273,011
Households	2,784	20,453	53,033	107,605
Avg HH Income	\$112,330	\$111,261	\$98,466	\$101,122
Employees	543	18,254	57,618	107,041

1.31 acres available along RT 24 between York and Red Lion! Strong demographics high traffic volume with great visibility. Surrounded by national retailers and high residential density. Public utilities! Endless possibilities!



**ADAM FLINCHBAUGH**  
 FLINCHBAUGH & ASSOCIATES  
 717.505.3315  
 myteam@adamflinchbaugh.com  
 www.flinchbaughassociates.com



1770 EAST MARKET ST  
 YORK, PA 17402  
 717.505.3315



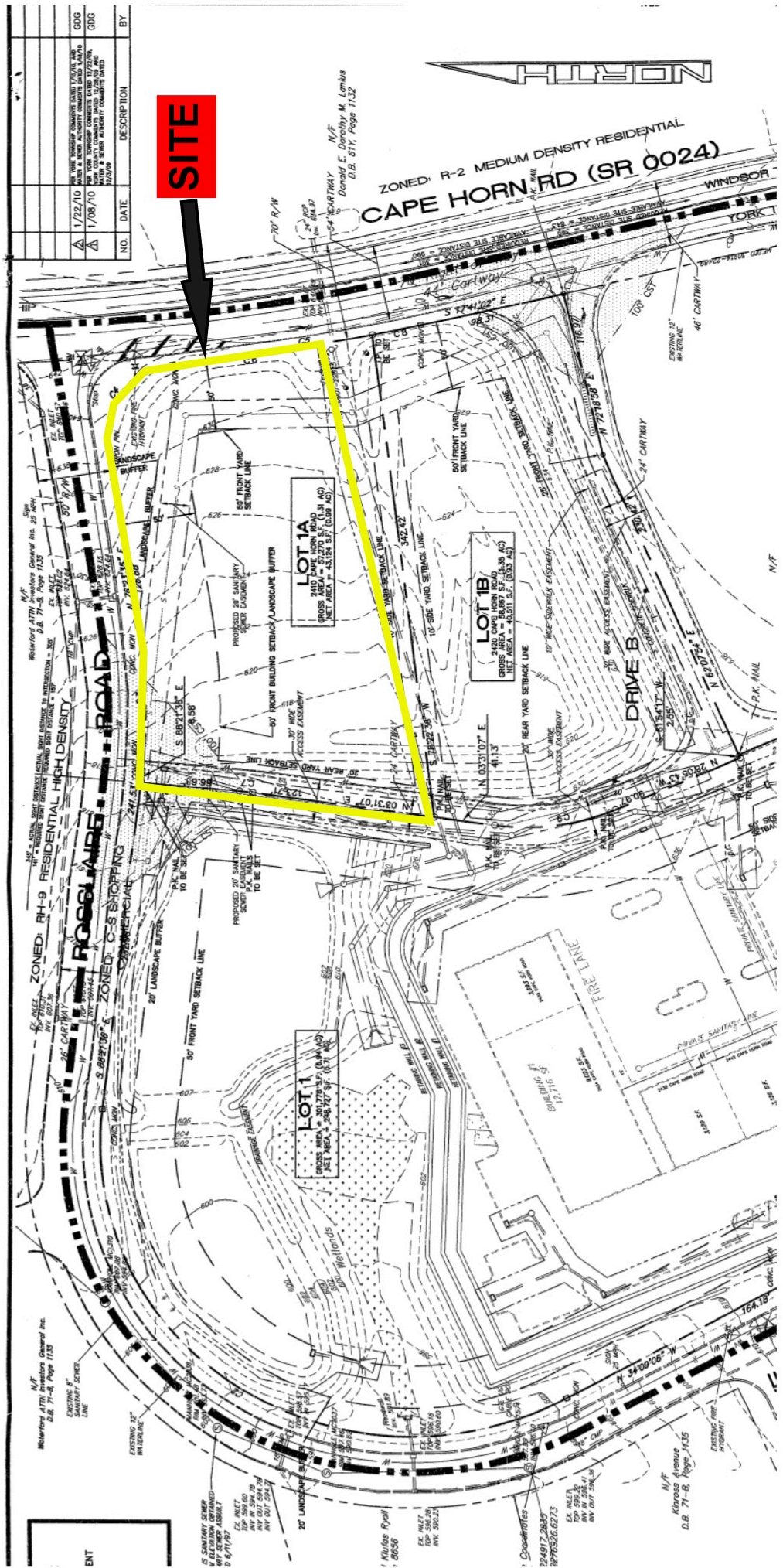
NO.	DATE	DESCRIPTION	BY
1/22/10		PROPOSED SANITARY SEWER MAIN	GOG
1/08/10		PER YORK UNIVERSITY COMMITTEE DATED 12/22/09, 12/23/09	GOG

**SITE**

N/E  
Donald E. Conroy, M. Landus  
D.B. 017, Page 1132

NORTH

ZONED: R-2 MEDIUM DENSITY RESIDENTIAL  
CAPE HORN RD (SR 0024)



**LOT 1A**  
240 CAPE HORN RD (SR 0024)  
GROSS AREA = 3,270 S.F. (0.074 AC)  
NET AREA = 2,877 S.F. (0.066 AC)

**LOT 1B**  
240 CAPE HORN RD (SR 0024)  
GROSS AREA = 4,031 S.F. (0.092 AC)  
NET AREA = 3,637 S.F. (0.083 AC)

**LOT 1C**  
240 CAPE HORN RD (SR 0024)  
GROSS AREA = 3,817 S.F. (0.087 AC)  
NET AREA = 3,424 S.F. (0.078 AC)

N/E  
Hickory ATTY Investors Group Inc.  
D.B. 71-B, Page 1135

N/E  
Knox Avenue  
D.B. 71-B, Page 1135

ENT