

FOR SALE

Retail Pad in Shopping Destination

610 Lombard Rd. | Red Lion, PA 17356

Available AC: 2.22

Zoning: Commercial Shopping

Municipality: York Township

York County

\$900,000

ROCK
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

- ✓ Great Location in Growing Area
- ✓ Strong Surrounding Demographics
- ✓ Over 24,000 ADT on Lombard + Cape Horn
- ✓ Pad Already improved & Approved

2023 DEMOGR*	1 Mile	3 Mile	5 Mile
Population	5,162	43,565	87,042
Households	2,220	17,284	34,328
Avg. HH Income	\$93,444	\$99,974	\$104,262
Total Employees	1,682	10,010	35,754

TRAFFIC COUNTS – Lombard Rd - 10,291 & Cape Horn Rd - 14,134 (combined) – 24,425 VPD

* PennDot 2023

CONTACT

John O. Birkeland, CCIM

717.854.5357 ext 131

jbirkeland@ROCKrealestate.net



PROPERTY INFORMATION

Acreage	2.22
Road Frontage	Lombard Road
Environmental	No Known Concerns

NOTES

2.22 Acre pad ready for development. LDP approved in 2016 as part of Cape Horn Commons project. Site already graded and improved with access road and storm water detention - plus all utilities run to site.

GENERAL INFORMATION

Parcel ID	54-000-HJ-0066-B0-00000
Sewer	Available to Site
Water	Available to Site
Gas	Available to Site
Electric	Available to Site

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LOCATION DESCRIPTION

Approx. 6 miles south on Rt. 24 (Cape Horn Rd) from US Rt. 30. Right onto Lombard Road Property on left.

Aerial View | 610 Lombard Rd.

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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