


LAND  
**FOR SALE**

**12TH STREET**  
LEMOYNE, PA 17043



**Daniel J. Alderman**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)



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# 12TH STREET

## PROPERTY DETAILS

FOR SALE  
\$3,500,000

### OFFERING SUMMARY

Sale Price	\$3,500,000
Real Estate Tax	\$6,438.74
Lot Size	9.23 Acres

### PROPERTY SUMMARY

Address	12th Street Lemoyne, PA 17043
Municipality	Lemoyne Borough
County	Cumberland
Tax Parcel #	12-21-0269-052

### PROPERTY DESCRIPTION

One of the last building lots in the Lemoyne Square/Camp Hill Corporate Center area. Terrific location in the heart of the business community without all the congestion.

### PROPERTY HIGHLIGHTS

- 9.23 acres available in Lemoyne Square/Camp Hill Corporate Center area
- Central location with easy access to downtown Harrisburg
- Zoning permits professional offices, medical, and multi-family residential

### LAND INFORMATION

838.8' of frontage on 12th Street  
Flood zone X  
Drainageway may be in the northeast corner of the property.

### UTILITIES & ZONING

Water	Public
Sewer	Public
Zoning	OR - Office Residential Zoning; permits professional offices, medical, multi-family dwelling, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

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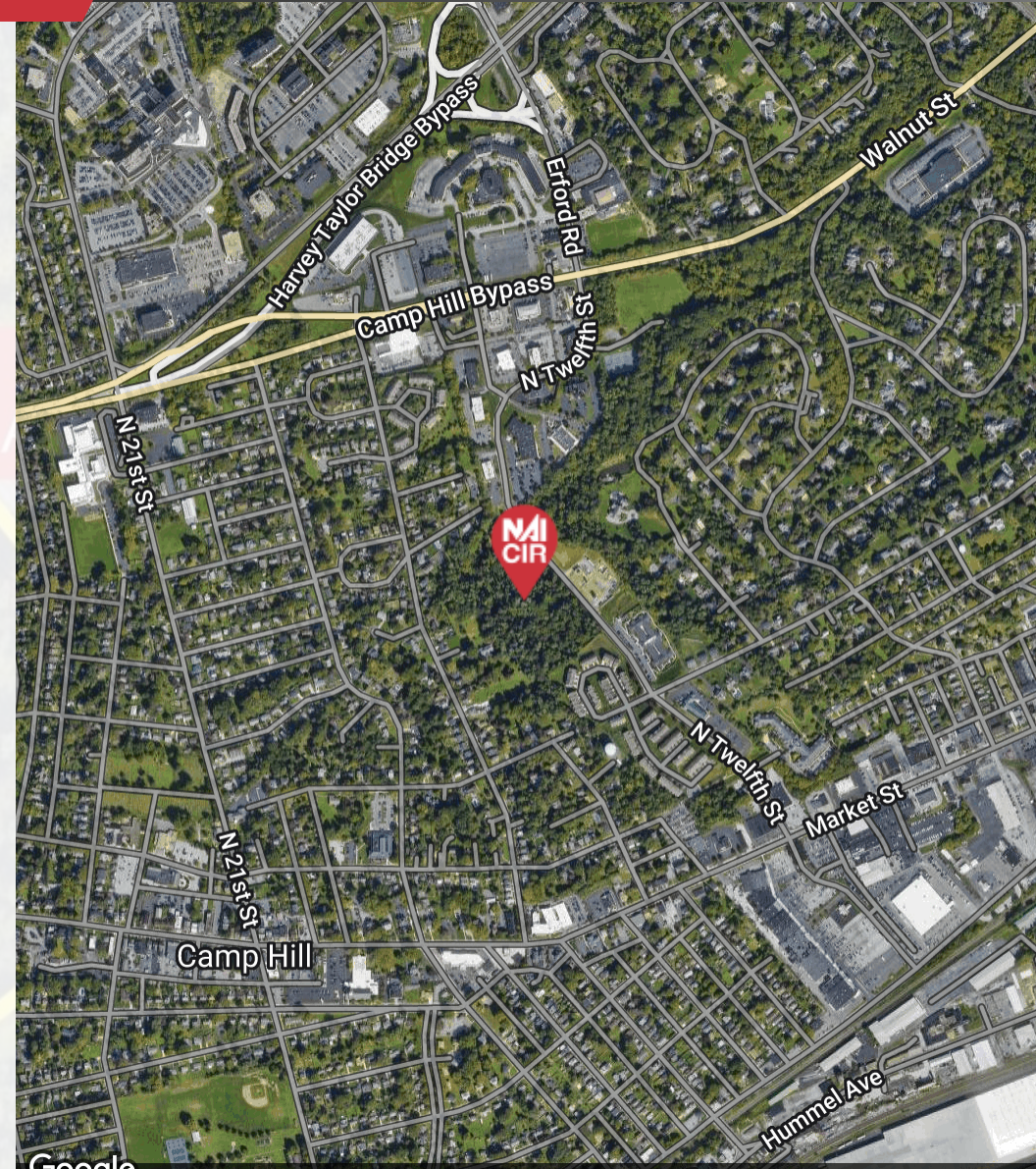
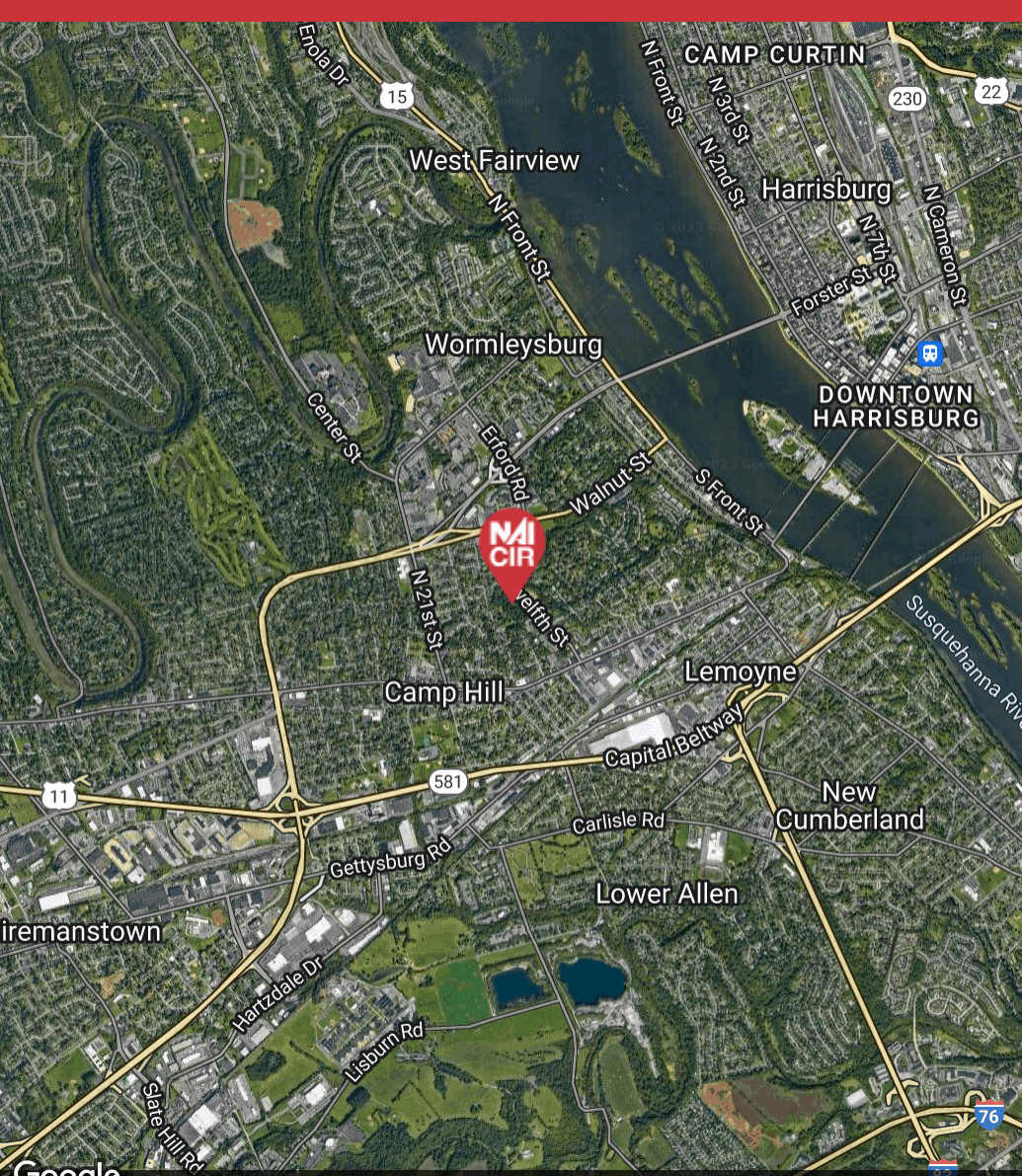






# 12TH STREET LOCATION MAP

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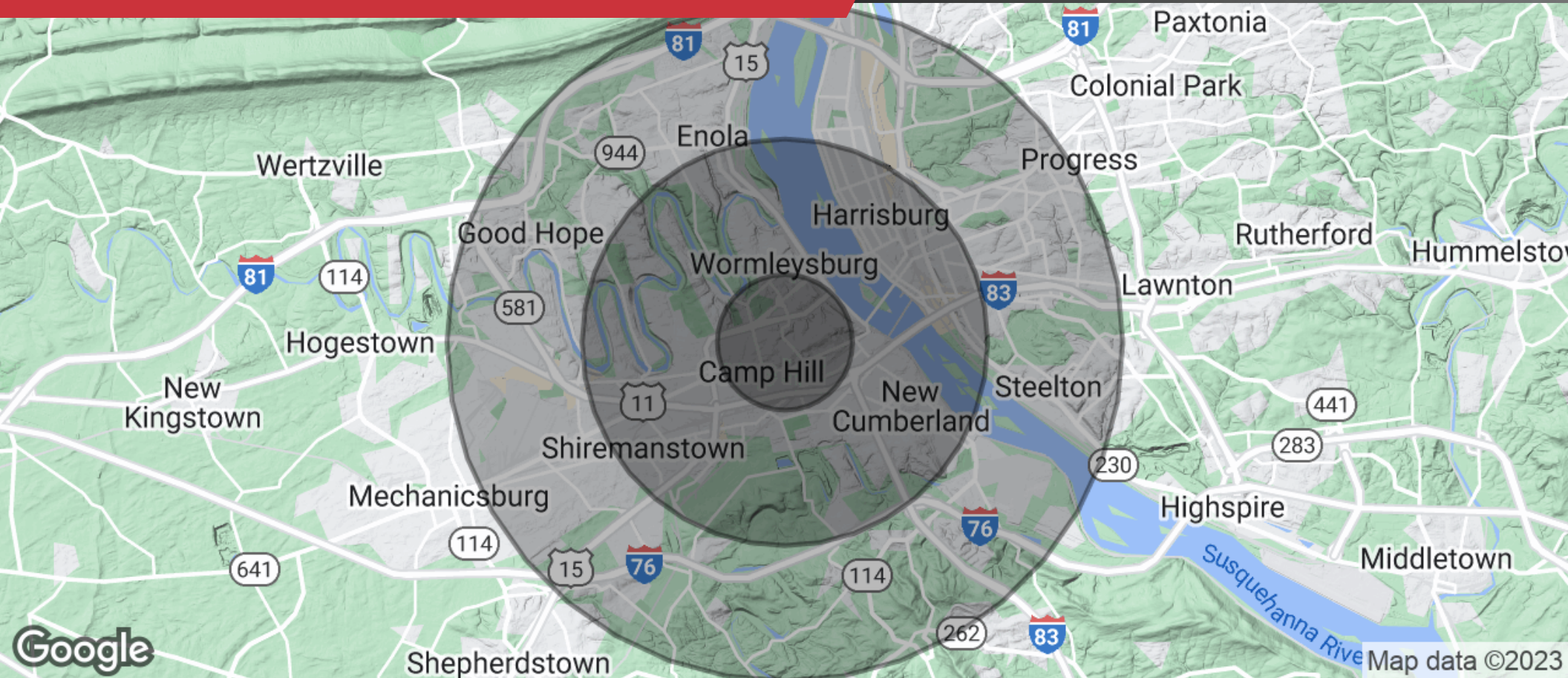




# 12TH STREET

## DEMOGRAPHICS

**FOR SALE**  
\$3,500,000



### POPULATION

1 MILE	3 MILES	5 MILES
10,200	78,598	178,358



### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,718	34,744	75,047



### INCOME

1 MILE	3 MILES	5 MILES
\$67,815	\$63,079	\$62,364

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