


LAND  
**FOR SALE**

**440 N QUEEN ST**  
LITTLESTOWN, PA 17340



**Tony Plakas**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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# 440 N QUEEN ST

## PROPERTY DETAILS

# FOR SALE

\$360,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$360,000
<b>Lot Size</b>	1.39 Acres

### PROPERTY DESCRIPTION

NAI CIR is offering for sale 1.39 acres zoned C-3 Highway-Oriented Commercial District in Littlestown, PA. The land sits in between Royal Farms and McDonald's and across from Dunkin Donuts. Zoning allows for such uses as restaurants, professional offices, and retail amongst many other uses. This South Central PA region land features high traffic from local, commuters, and tourists alike.

### LOCATION DESCRIPTION

Located in Littlestown, PA on Route 97. Only six (6) minutes from Maryland and just 10 minutes from Route 15 in historic Gettysburg, PA.

### PROPERTY SUMMARY

<b>Address</b>	440 N Queen Street Littlestown, PA 17340
<b>Municipality</b>	Littlestown Borough
<b>County</b>	Adams County
<b>Tax Parcel #</b>	27-004-0010A-000
<b>Zoning</b>	Commercial-Oriented Commercial District

### PROPERTY HIGHLIGHTS

- 1.39 Acres for sale in Littlestown, PA
- Zoned C-3 Highway-Oriented Commercial District
- Neighbored by Royal Farms, McDonald's & other major retailers
- Public Utilities
- Excellent Visibility
- High Volume Traffic


### BUILDING INFORMATION

### UTILITIES & ZONING



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ADDITIONAL PHOTOS

FOR SALE  
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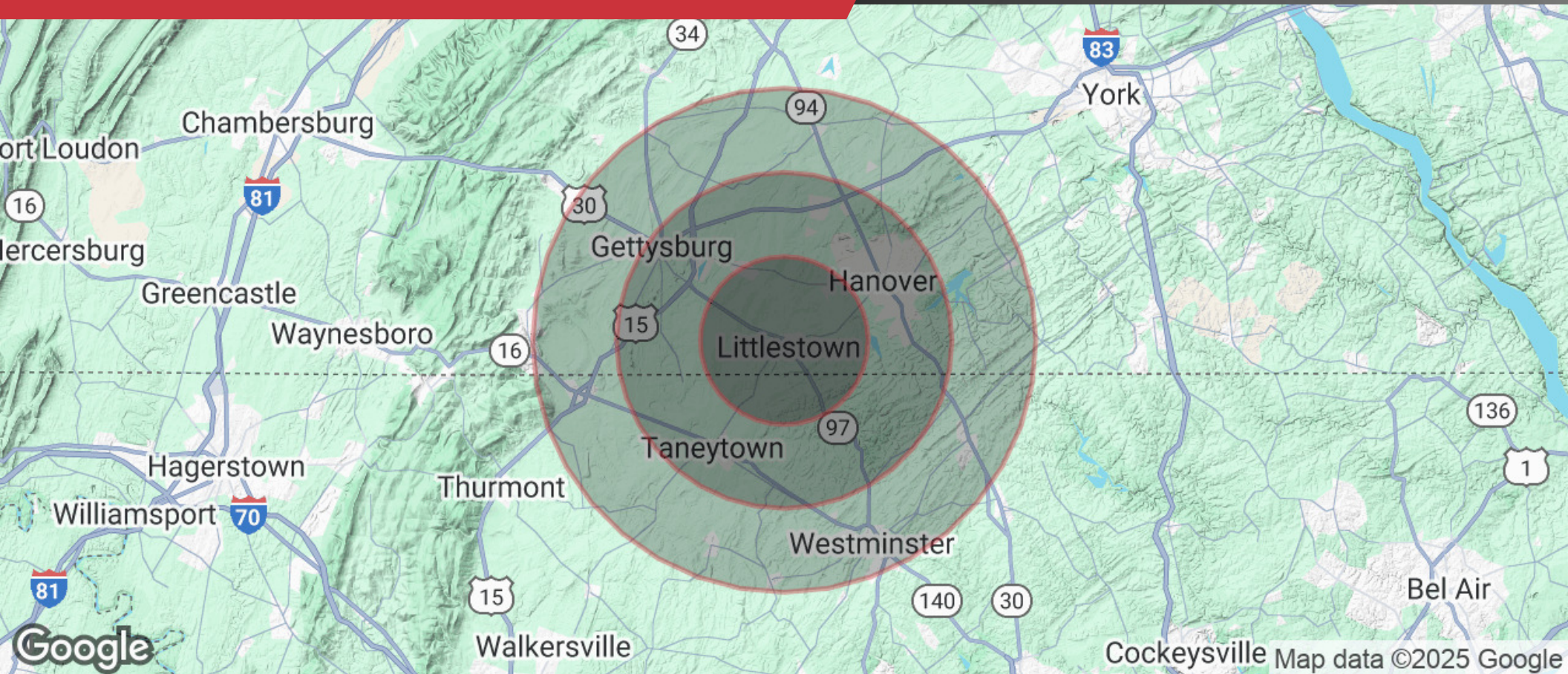
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## DEMOGRAPHICS

**FOR SALE**  
\$360,000



### POPULATION

5 MILES	10 MILES	15 MILES
21,180	122,328	218,659



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
8,360	47,492	83,894



### INCOME

5 MILES	10 MILES	15 MILES
\$102,289	\$99,301	\$106,051

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