

LAND
FOR SALE

12TH STREET
LEMOYNE, PA 17043



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

1015 Mumma Road
Lemoyne, PA 17043
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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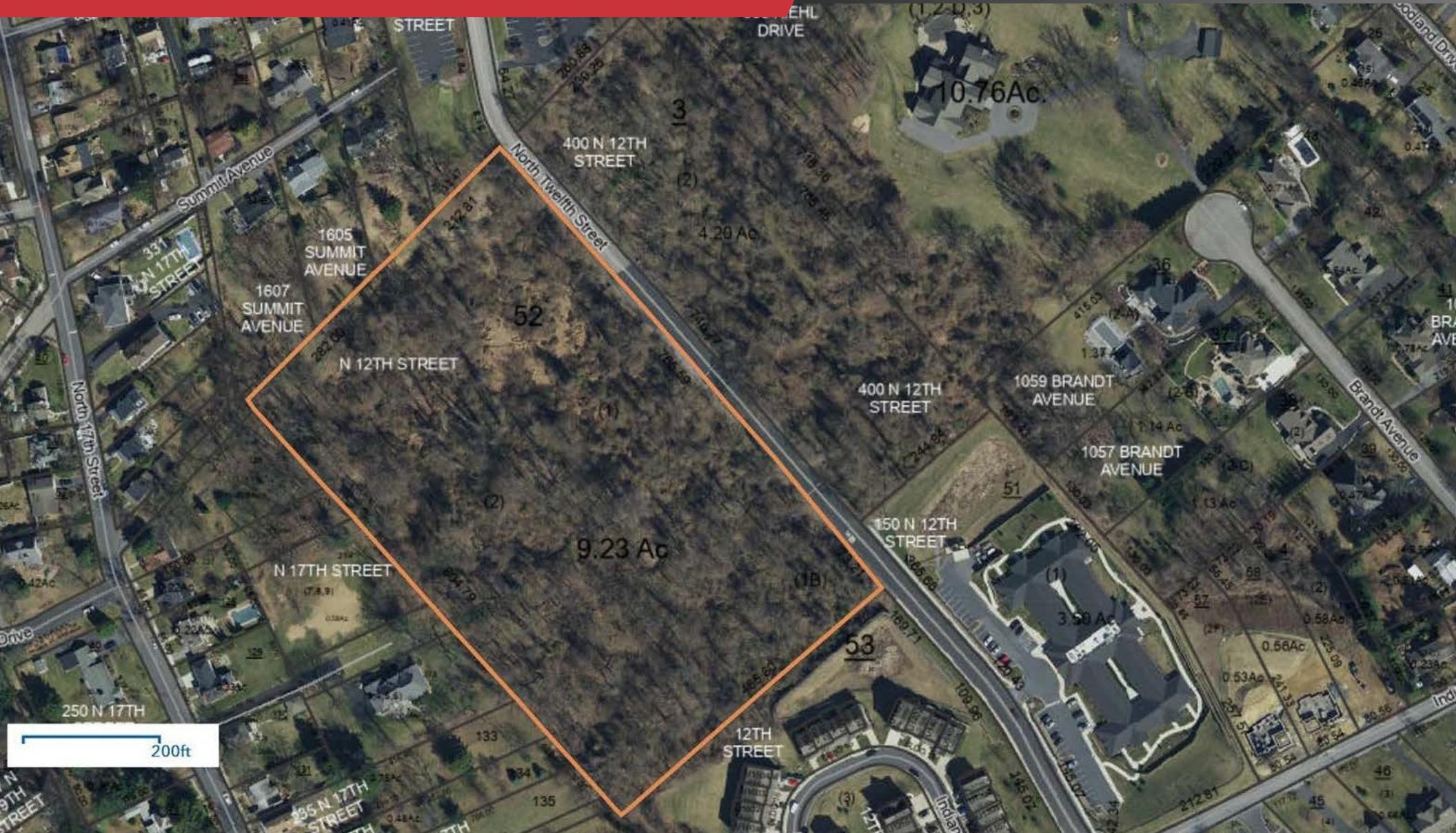
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12TH STREET TAX MAP

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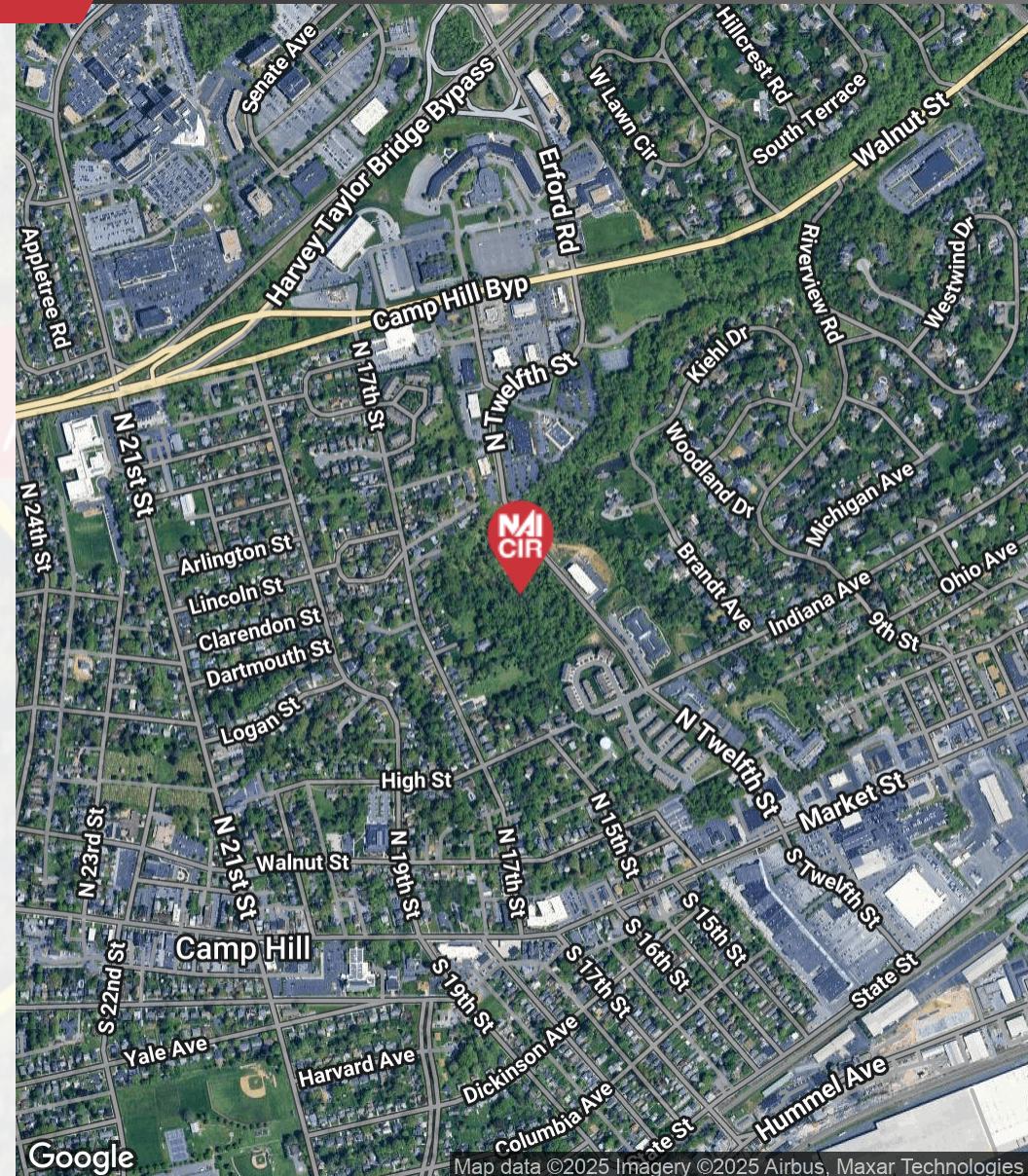
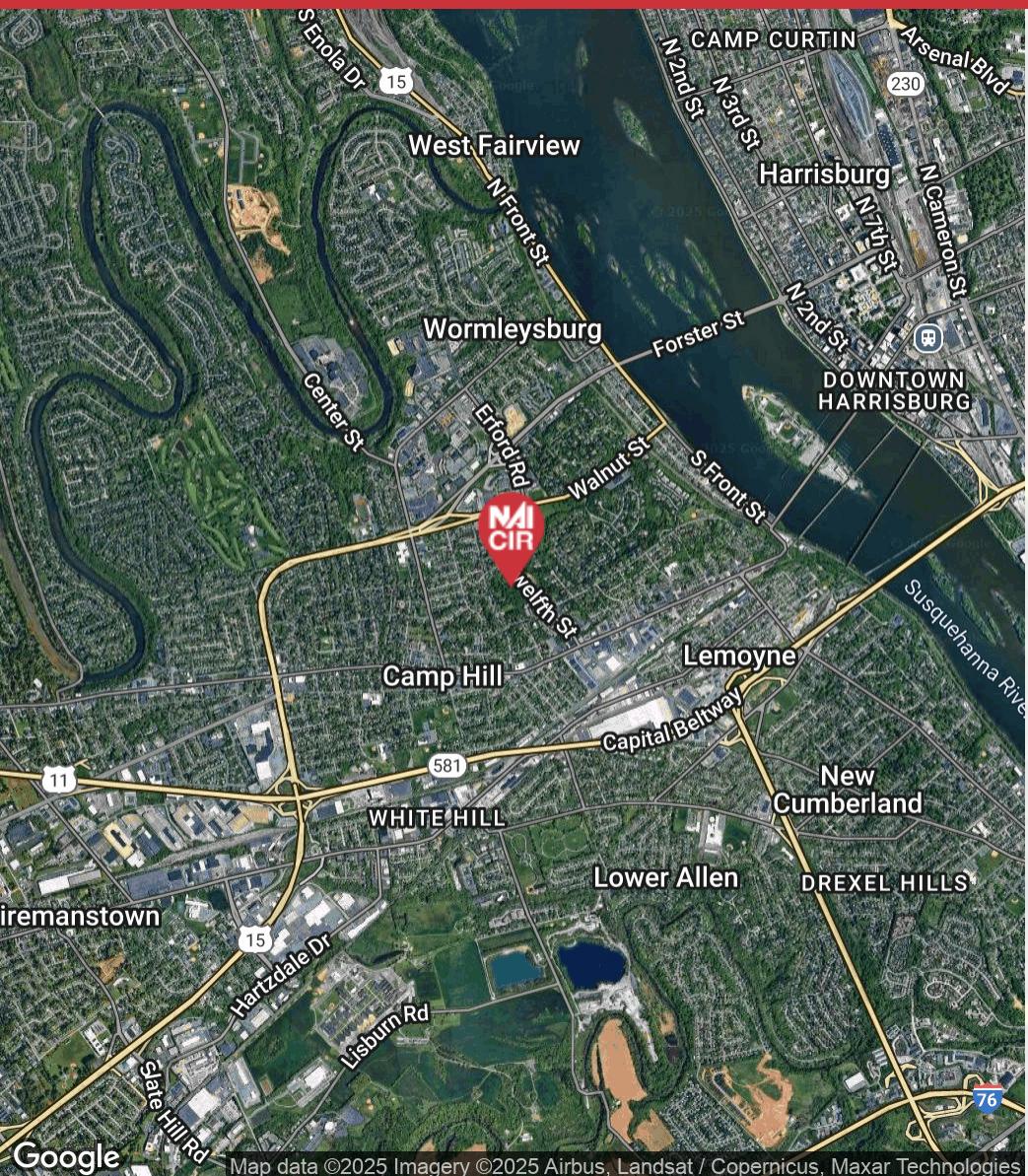
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12TH STREET LOCATION MAP

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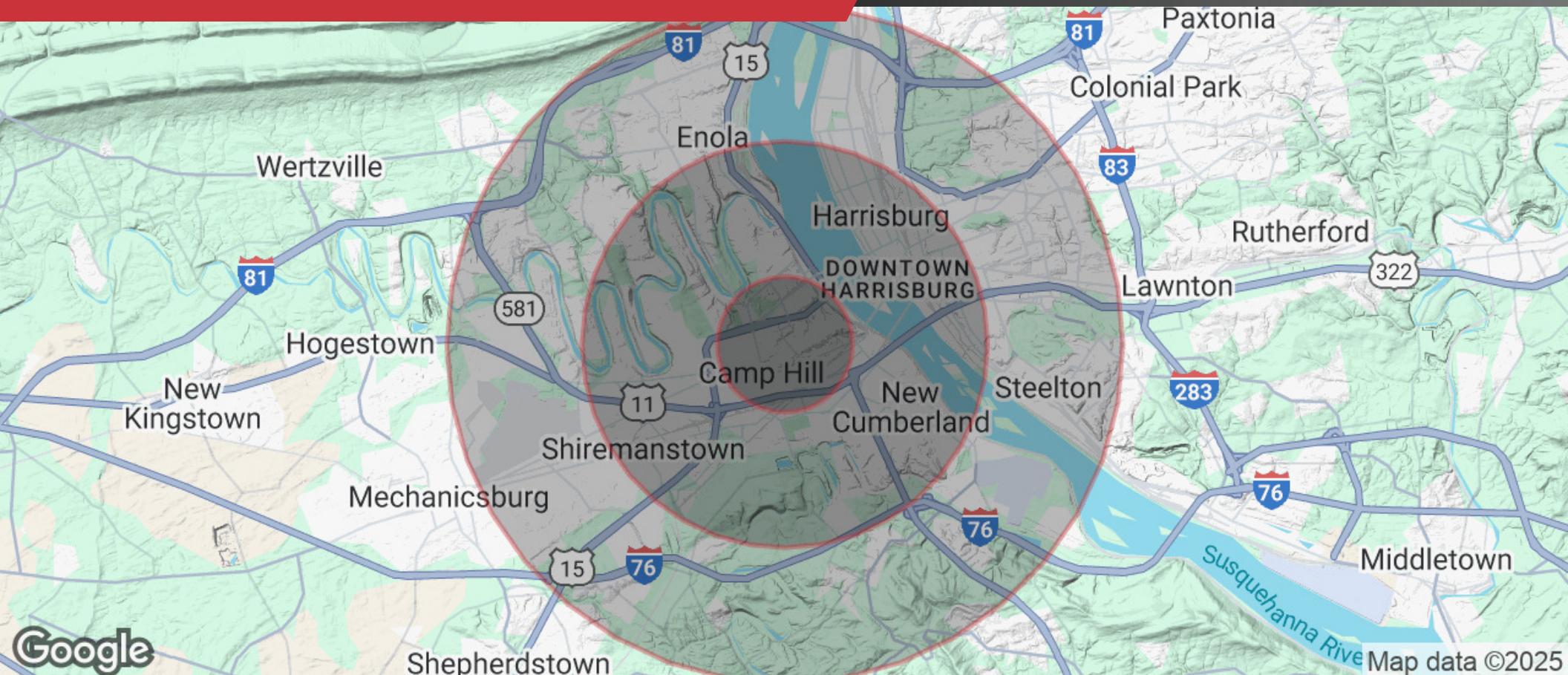
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12TH STREET

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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