

1137 MARKET ST

LEMOYNE, PA • 17043

SITE

MONRO
AUTO SERVICE And TIRE CENTERS

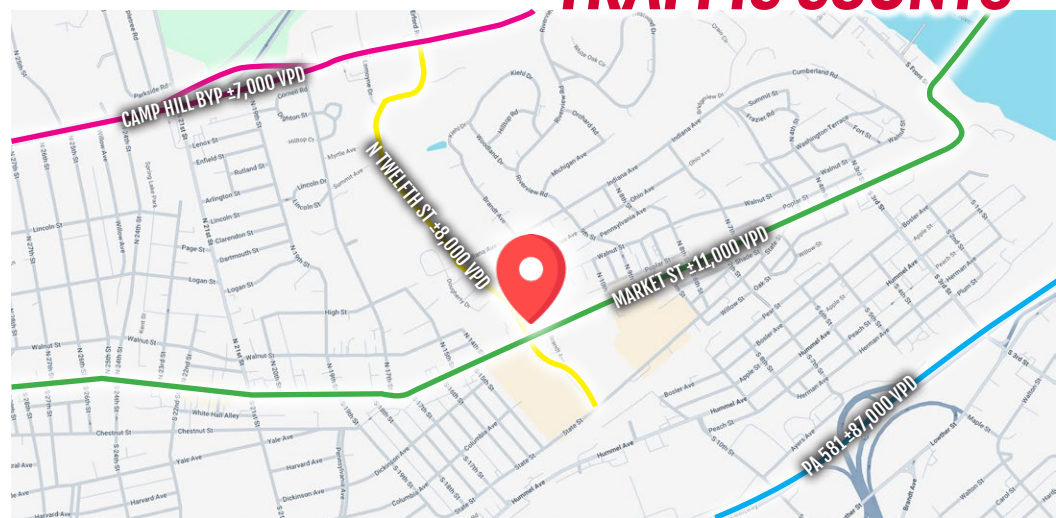
N TWELFTH ST ±8,000 VPD

MARKET ST ±11,000 VPD

±12,060 SF AVAILABLE
FOR SALE/LEASE

PROPERTY HIGHLIGHTS

- 12,060 SF retail building situated on 1.46 acres
- Former Rite Aid—previously one of the chain's top-performing stores in Pennsylvania
- Prime signalized corner at 12th Street and Market Street in Lemoyne
- Highly visible location with convenient access to Routes 15 and 581
- Minutes from Camp Hill and downtown Harrisburg
- Flexible options: use the space as-is or redevelop to suit your needs
- Surrounded by a strong mix of national retailers, local businesses, and dense residential neighborhoods
- Consistent traffic in one of the West Shore's most active commercial corridors
- Directly across from West Shore Plaza, a 216,484 SF retail center
- Ample frontage and a strategic lot layout for maximum exposure



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	90,436	197,556	294,773
TOTAL EMPLOYEES	72,811	127,574	181,638
AVERAGE HHI	\$96,964	\$100,940	\$108,236
TOTAL HOUSEHOLDS	38,090	82,094	121,781

PROPERTY OVERVIEW

Discover the potential of this 12,060 SF retail building ideally situated on 1.46 acres at the signalized intersection of 12th Street and Market Street in Lemoyne, PA. This high-profile corner location offers exceptional visibility and easy access to Routes 15 and 581, and is just minutes from Camp Hill and Harrisburg. Whether you choose to occupy the space as-is or pursue a full redevelopment, this flexible property presents a rare opportunity in one of the West Shore's most active commercial corridors.

Surrounded by a vibrant mix of national retailers, local businesses, and dense residential neighborhoods, the site enjoys steady traffic and a central location that seamlessly connects Harrisburg to the surrounding suburbs. Directly across from the 216,484 SF West Shore Plaza and within close proximity to numerous national brands, the property features ample frontage, a generous lot size, and a strategic layout—making it ideal for retail, medical, service, or mixed-use development.



LOCATION OVERVIEW

Positioned at the signalized intersection of 12th Street and Market Street, this highly visible commercial property occupies one of Lemoyne's busiest crossroads. Just minutes from downtown Camp Hill and the West Shore's major thoroughfares, the site offers outstanding accessibility for local traffic and regional commuters alike.

Surrounded by established residential neighborhoods, thriving businesses, and prominent retail destinations, this prime corner location is well-suited for a variety of uses, including retail, office, medical, or service-oriented operations. With immediate access to Routes 15 and 581, the property serves as a strategic hub to attract customers from Harrisburg and the greater Central Pennsylvania region.





PROXIMITY HIGHLIGHTS

The site shares a signal light with West Shore Plaza, a 216,484 square-foot Karn's Quality Foods anchored retail shopping center centrally located in Lemoyne, Pennsylvania. The center's leading national retailers include, but are not limited to Karn's, CVS Pharmacy, Fine Wine & Spirits, and M&T Bank. With its traffic generating tenant lineup, West Shore Plaza is one of the primary shopping destinations in the Lemoyne market.

MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



ABE KHAN

abe@bennettwilliams.com



BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



CHAD STINE

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

