



A PROJECT DEVELOPED BY



# SUSQUEHANNA UNION GREEN

**NOW UNDER CONSTRUCTION**  
HARRISBURG'S NEWEST PREMIER BUSINESS ADDRESS

## PROJECT ROSTER:



BERKSHIRE  
HATHAWAY  
HomeServices



PRESBYTERIAN  
SENIOR LIVING

## LEASING AGENTS

Justin Shoemaker  
Executive Vice President  
717.731.1990 X3006  
justin@landmarkcr.com

Drew Bobincheck  
Senior Vice President  
717.731.1990 X3018  
dbobincheck@landmarkcr.com





### PROJECT OPPORTUNITIES



Drew Bobincheck, CCIM  
Senior Vice President  
717.731.1990 X3006  
dbobincheck@landmarkcr.com

Justin Shoemaker  
Executive Vice President  
717.731.1990 X3015  
justin@landmarkcr.com

Nick Sallack  
Senior Associate  
717.731.1990 X3033  
nsallack@landmarkcr.com

[www.landmarkcr.com](http://www.landmarkcr.com)



Active Individual Member



### PROJECT ABSTRACT

Development Area	58 Acres
Gross Leasable Area	200,000 SF +/-
Frontages	900' on Linglestown , 2,250' on Progress Ave.
Traffic Counts	+/- 25,000 ADT on Linglestown Rd./Rt. 39
Zoning	Traditional Neighborhood Development
Permitted Uses	Single and Multi Family Housing, Restaurants with Drive-thru, Grocery Stores, Hotels, Banking, Retail and Personal Services, Assisted Living, Offices, Fitness

#### Commercial Opportunities

Retail Pad Sites	1 Acre and Up For Sale or Lease
Retail / Restaurant Space	1,000 - 27,000 SF For Lease or Build to Suit
Office Space	1,000 - 27,000 SF For Lease or Build to Suit

#### Residential Opportunities

Single Family Housing	40 Units
Multi Family Housing	140 Units



### PROPERTY OVERVIEW

Susquehanna Union Green is a planned pedestrian-oriented town center and Traditional Neighborhood Development. It was envisioned to create a community focal point for Susquehanna Township, with a mix of public greens, commercial/retail spaces, a grocery, hotel, and homes and apartments. The earliest known records indicate that the property was named "Union Green" after its initial conveyance by the proprietors of the Commonwealth. To honor this legacy and the history of Susquehanna Township, the historical name has been revived for the new community.

Community dialogue has driven the planning process for Susquehanna Union Green. In 2017 Susquehanna Township created a new zoning district, Traditional Neighborhood Development (TND-1), solely for this tract. In 2018 the Township unanimously approved the overall site; 24 commercial/retail buildings; a hotel with 110 rooms; a senior-living community; and 40 single-family homes.

At the heart of Susquehanna Union Green is the Central Green. The Central Green will be the scene of lively community activity and programming, such as outdoor movies, yoga on the lawn, food truck festivals, and a pop-up winter village with an ice skating rink.



Drew Bobincheck, CCIM  
Senior Vice President  
717.731.1990 X3006  
dbobincheck@landmarkcr.com

Justin Shoemaker  
Executive Vice President  
717.731.1990 X3015  
justin@landmarkcr.com

Nick Sallack  
Senior Associate  
717.731.1990 X3033  
nsallack@landmarkcr.com

[www.landmarkcr.com](http://www.landmarkcr.com)



Active Individual Member



**2615**  
LINGLESTOWN ROAD

**COMMERCIAL SITES / OFFICE / RETAIL SPACE**  
1,500 - 27,000 SF Available

SUSQUEHANNA  
**UNION GREEN**



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

Drew Bobincheck, CCIM  
Senior Vice President  
717.731.1990 X3006  
dbobincheck@landmarkcr.com

Justin Shoemaker  
Executive Vice President  
717.731.1990 X3015  
justin@landmarkcr.com

Nick Sallack  
Senior Associate  
717.731.1990 X3033  
nsallack@landmarkcr.com

[www.landmarkcr.com](http://www.landmarkcr.com)



Active Individual Member



## DEMOGRAPHICS

### An Affluent Community

Susquehanna Union Green is located at the vital intersection of Linglestown Road (PA-39) and Progress Avenue (PA-3015). This intersection boasts impressive demographics, traffic counts, visibility and accessibility. It is a wealthy, growing, and desirable location for residences and professional businesses alike, with approximately 2 million SF of office space in a two-mile radius.

The number of households is projected to continue growing at an annual rate of 1.21%—nearly 4x the growth rate of Pennsylvania as a whole, and nearly 2x the U.S. growth rate. The Average Household Income within a 1-Mile Radius is over \$98,000 — among the highest in Central Pennsylvania — and continues to grow. It is projected to exceed \$112,000 by 2020.

The development site is easily accessible and connected to all other Harrisburg sub-markets:

- 1.5 miles from I-81 (Exit 69, Progress Ave.)
- 2 miles from US-22/322
- 3 miles from the I-81/I-83 intersection.



### BY THE NUMBERS



#### POPULATION

1 MILE	3 MILE	5 MILE
4,769	41,233	142,071



#### EMPLOYEES

1 MILE	3 MILE	5 MILE
3,829	22,113	97,348



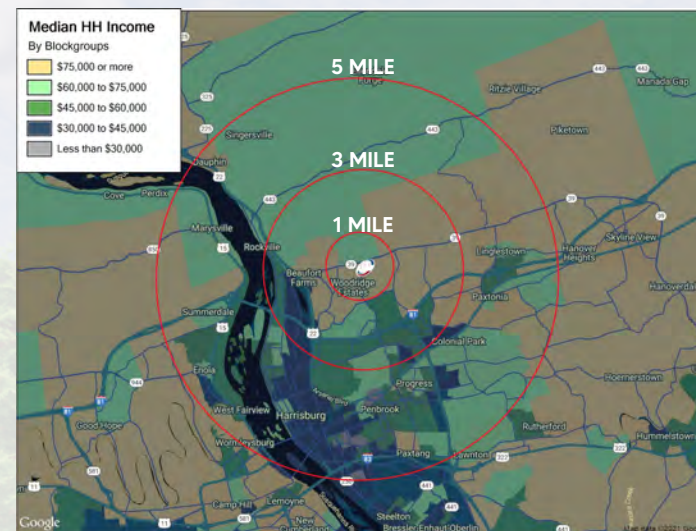
#### HOUSEHOLDS

1 MILE	3 MILE	5 MILE
1,947	17,679	60,635



#### INCOME

1 MILE	3 MILE	5 MILE
\$94,172	\$74,835	\$60,039



### In The Neighborhood

Susquehanna Union Green is located in the Harrisburg East Shore sub-market. Neighboring properties include the Widener University Law School campus and Sturbridge Business Park.

Union Green is an infill site —both the Linglestown Road and Progress Avenue corridors are built out. This is the best opportunity to secure prime retail space for this trade area. Local zoning prohibits most commercial retail use at other properties.

Blue Mountain Commons is a 120,000 SF grocery-anchored shopping center located at 2300 Linglestown Road (0.5 miles from the subject property). The anchor tenant is Giant Foods.

The Shoppes at Susquehanna Marketplace is a 110,000 SF lifestyle center located at 2547 Brindle Drive (2.0 miles from the subject property). Tenants include Banana Republic, Williams Sonoma, and Romano's Macaroni Grill.



Drew Bobincheck, CCIM  
Senior Vice President  
717.731.1990 X3006  
dbobincheck@landmarkcr.com

Justin Shoemaker  
Executive Vice President  
717.731.1990 X3015  
justin@landmarkcr.com

Nick Sallack  
Senior Associate  
717.731.1990 X3033  
nsallack@landmarkcr.com

[www.landmarkcr.com](http://www.landmarkcr.com)



Active Individual Member



# 2615

LINGLESTOWN ROAD

## COMMERCIAL SITES / OFFICE / RETAIL SPACE

1,500 - 27,000 SF Available

SUSQUEHANNA  
UNION  GREEN



### AVAILABILITY LEGEND

Unit	User	Available SF	Status
1	Panera Bread Co.		Under Construction
2	Wendy's		Under Construction
3	Berkshire Hathaway		Completed
4	Retail / Restaurant/Commercial	1,600-4,200	Now Leasing
5	Brewery /Retail/Commercial	1,200-5,200	Now Leasing
6	Retail/Restaurant/Commercial	≤9,200	Now Leasing
7	Retail/Restaurant/Commercial	≤ 8,600	Available
8	Retail/Restaurant/Commercial	≤4,400	Available
9	Retail/Restaurant/Commercial	≤11,400	Available
10	Retail/Restaurant/Commercial	≤8,400	Available
11	Grocery / Specialty	≤26,700	Available
12	Commercial/Retail/Office	≤5,400	Available
13	Commercial/Retail/Office	12,300	Available
14	Commercial/Retail/Office	9,100	Available
15	Commercial/Retail/Office	6,000	Available
16-21	Multifamily		Coming Soon
22	Retail/Commercial	12,300	Now Leasing
23	Hospitality	67,600	Available
24	Commercial/Office	7,400	Available
25	Commercial/Office	4,900	Available
	Senior Living		Coming Soon
	Single-Family		Under Construction



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

Drew Bobincheck, CCIM  
Senior Vice President  
717.731.1990 X3006  
dbobincheck@landmarkcr.com

Justin Shoemaker  
Executive Vice President  
717.731.1990 X3015  
justin@landmarkcr.com

Nick Sallack  
Senior Associate  
717.731.1990 X3033  
nsallack@landmarkcr.com

[www.landmarkcr.com](http://www.landmarkcr.com)



Active Individual Member



# 2615

LINGLESTOWN ROAD

COMMERCIAL SITES / OFFICE / RETAIL SPACE  
1,500 - 27,000 SF Available

SUSQUEHANNA  
UNION GREEN

## SMALL SHOPS- NOW LEASING

BUILDING 4 SAMPLE  
ARCHITECTURE



BUILDING 4 SAMPLE  
ARCHITECTURE



A	Wendy's
B	Berkshire Hathaway Home Sale Realty
C	Potato Coop
D	1,600 SF
E	1,600 SF
F	1,200 SF
G	3,000 SF
H	Zero Day Brewery
I	Shakedown BBQ
J	5,207 SF
K	4,395 SF
L	985 SF
M	985 SF
M	1,100 SF
N	930 SF
O	3,500 SF



Drew Bobincheck, CCIM  
Senior Vice President  
717.731.1990 X3006  
dbobincheck@landmarkcr.com

Justin Shoemaker  
Executive Vice President  
717.731.1990 X3015  
justin@landmarkcr.com

Nick Sallack  
Senior Associate  
717.731.1990 X3033  
nsallack@landmarkcr.com

[www.landmarkcr.com](http://www.landmarkcr.com)



Active Individual Member



# 2615

LINGLESTOWN ROAD

## COMMERCIAL SITES / OFFICE / RETAIL SPACE

1,500 - 27,000 SF Available

SUSQUEHANNA  
UNION  GREEN

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the partt including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at ot increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

Drew Bobincheck, CCIM  
Senior Vice President  
717.731.1990 X3006  
dbobincheck@landmarkcr.com

Justin Shoemaker  
Executive Vice President  
717.731.1990 X3015  
justin@landmarkcr.com

Nick Sallack  
Senior Associate  
717.731.1990 X3033  
nsallack@landmarkcr.com

[www.landmarkcr.com](http://www.landmarkcr.com)



Active Individual Member