

Join Tenants



SUSQUEHANNA

UNION  GREEN

LINGELSTOWN ROAD & PROGRESS AVENUE  
HARRISBURG, PA





HARRISBURG, PENNSYLVANIA'S  
PREMIER RETAIL MIXED-USE CENTER

SUSQUEHANNA  
UNION GREEN

*Current Development Update*



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
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# HARRISBURG, PENNSYLVANIA'S PREMIER RETAIL MIXED-USE CENTER



SUSQUEHANNA  
**UNION GREEN**

*The Commercial Core*



## OFFERING SUMMARY

<b>Retail/Office Pad Sites</b>	<b>4,350 - 30,000 SF</b>	<b>Sale/Lease</b>
<b>Multi-Tenant Commercial/Office</b>	<b>1,150 SF - 30,000 SF</b>	
<i>*Land Sales / Lease / Build-to-Suit Opportunities</i>		

<b>Zoning</b>	<b>Traditional Neighborhood Development</b>
<b>Municipality</b>	<b>Susquehanna Township</b>
<b>County</b>	<b>Dauphin County</b>

## RETAIL CORE OVERVIEW

Susquehanna Union Green is a thoughtfully planned, pedestrian-oriented town center that aims to serve as a central hub for Susquehanna Township, integrating public greens, commercial and retail spaces, grocery, a hotel, and single/multi-family residences. The Commercial Core, located in the heart of the development, features a distinctive collection of storefronts, each offering unique architecture, double-height ceilings, and high visibility along Linglestown Road. These elements are designed to create an inviting, pedestrian friendly, and visually appealing retail environment. The tenant suites are seamlessly connected to courtyards or patios, enhancing the indoor/outdoor retail experience and fostering a sense of community.

## JOIN CURRENT TENANTS



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SUSQUEHANNA  
**UNION GREEN**



## Project Timeline



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# HARRISBURG, PENNSYLVANIA'S

## PREMIER RETAIL MIXED-USE CENTER



### Live

Susquehanna Union Green offers a diverse range of living options tailored for families and professionals. Strategically located near Harrisburg attractions, shopping centers, major travel routes, and community-building amenities, it promises to be a sought-after destination and an exceptional place to call home. The first single-family homes were delivered in 2022, providing comfortable living spaces for families. Apartment living became available in 2023 with the introduction of Union Summit, featuring 120 modern apartments. An additional 156 apartment units are now being developed with delivery in late 2025. In addition to its residential charm, Susquehanna Union Green also boasts a vibrant atmosphere with a variety of shopping, dining, and entertainment options, ensuring a fulfilling lifestyle experience for all residents.



### Work

Susquehanna Union Green continues to expand its offerings to cater to the diverse needs of its residents. In addition to its vibrant community-funded green spaces, the development is set to feature nearly 100,000 square feet of office and quasi-commercial space on approximately 20 acres. This new addition will provide professionals within the community with modern workspaces to thrive. The first medical/professional office building is currently under construction and available for lease, further enhancing the work-life balance of the neighborhood. Since 2023, the on-site Kiddie Academy Educational Childcare Center has been serving families, offering convenient childcare services within the neighborhood.



### Play

#### ENHANCED COMMUNITY FUNDED GREEN SPACE

Susquehanna Union Green was envisioned with 19 acres of formal parks and green space, with financial assistance provided by the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (RACP). At the heart of the development is the Central Green, a 25,000 square foot park and all-season public space for diverse outdoor experiences, from music and live events to pop-up markets and a winter village with an ice skating rink. Additionally, the project plays an important role in environmental stewardship with the successful floodplain restoration of Black Run, a tributary of Paxton Creek which traverses the property.



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UNION GREEN



## Project Abstract



### COMMERCIAL OPPORTUNITIES

Retail & Office Pad Sites	4,350 - 30,000 SF
Multi-Tenant Commercial/Office	1,150 - 30,000 SF for Lease or Build-to-Suit
Hospitality/Hotel	Permitted for 100 Rooms

### RESIDENTIAL OPPORTUNITIES

Single Family Housing	40 Residences
Multi-Family Housing	120 Apartments Completed / Fully Leased 156 Apartment Units Under Construction

### DEVELOPMENT OPPORTUNITIES

Development Area	58 Acres
Gross Leasable Area	200,000 SF ±
Frontages	900' Linglestown Rd 2,250' Progress Ave
Zoning	Traditional Neighborhood Development
Permitted Uses	Restaurants with Drive-thru, Grocery Stores, Hotels, Banking, Retail & Personal Services, Office, Fitness, Assisted Living, Single & Multi-Family Residential

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# HARRISBURG, PENNSYLVANIA'S PREMIER RETAIL MIXED-USE CENTER



## Project Plan - Retail



### FREESTANDING COMMERCIAL BUILDINGS

Unit	Description	Size (SF)	Status
1	Primanti Bros	4,000	Spring 2025 Opening
2	Wendy's	2,600	Open
3	Berkshire Hathaway	5,866	Open

### COMMERCIAL CORE - LEASE AVAILABILITY

Unit	Description	Size (SF)	Status
4	Commercial Core Building 4	± 9,200	Delivered 2023
4B	Available	1,705	Available Now
4D	Luna Italian Cuisine	4,375	Under Construction
5	Commercial Core Building 5	±8,831	Under Construction
5A	LEASED	± 3,600	Under Construction
5B-D	Flexible Suite Configurations	1,157 - 2,718	Pre Leasing (Q1 2026)
	Commercial Core Building 6	± 9,200	Pre-Leasing
	Commercial Core Building 7	± 8,600	Pre-Leasing
	Commercial Core Building 8	± 4,350	Pre-Leasing

### BUILDING 4

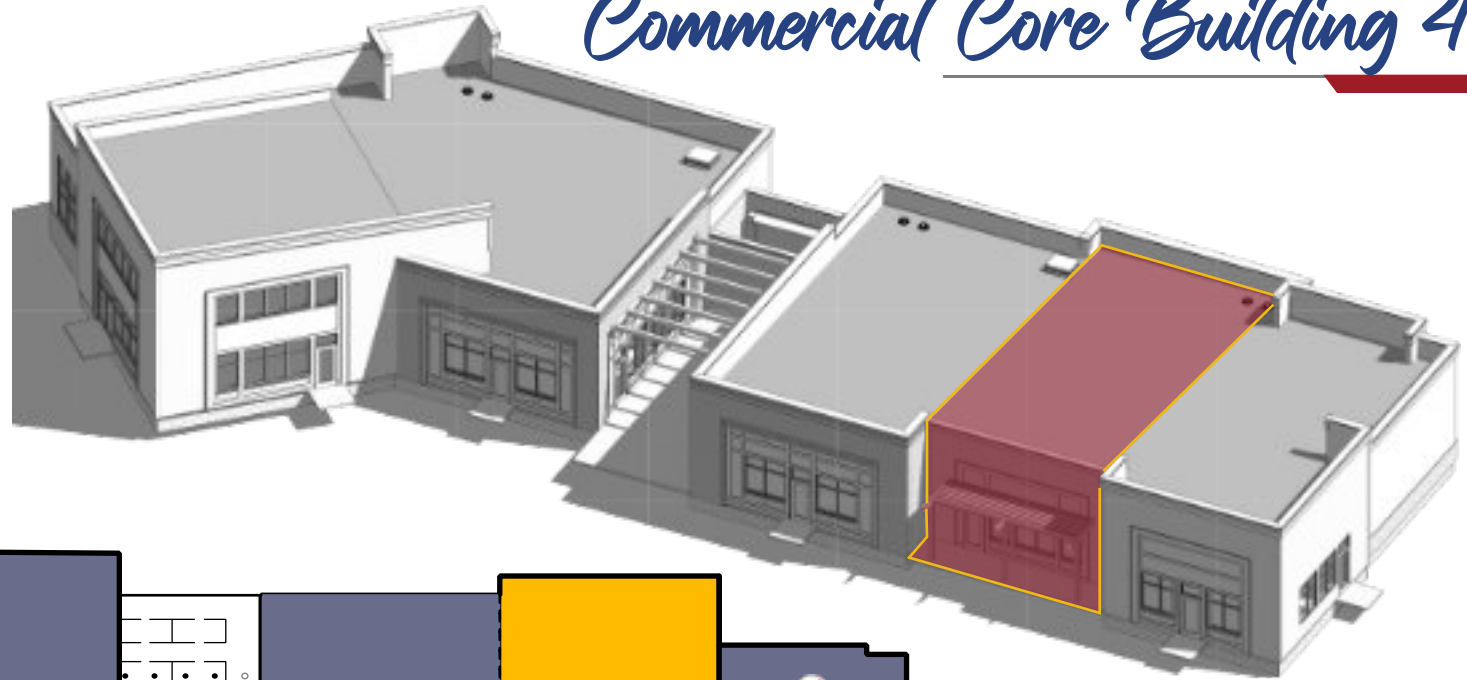


### BUILDING 5: CONCEPT RENDERING





# Commercial Core Building 4



**Luna**  
ITALIAN CUISINE  
COMING SOON

**PLAYA BOWLS**  
100% ORIGINAL LOCAL PRODS

**AVAILABLE NOW!**  
SUITE 4B  
1,705 SF

**Potato Coop**



HARRISBURG, PENNSYLVANIA'S

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*Commercial Core Building 5*

**ANTICIPATED DELIVERY  
Q1 - 2026**



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# HARRISBURG, PENNSYLVANIA'S PREMIER RETAIL MIXED-USE CENTER



## Project Plan - Other



### PHASE II COMMERCIAL CORE - PAD SITES / LEASE / BUILD-TO-SUIT

Description	Size (SF)	Status
Office Core Building 10/11	6,000 - 9,000	Available
Office Core Building 13	≤ 5,400	Available
Office Core Building 14	≤ 12,300	Available

### PHASE II SPECIALTY

Description	Size (SF)	Status
Grocery/Specialty Pad 12	≤ 30,000	Available
Hospitality Pad 23	Up to 110 Rooms	Available

### PHASE II OFFICE CORE

Description	Size (SF)	Status
Medical Office Building 16	≤ 15,000	Now Leasing
Office / Medical Pad 26	± 12,200 - 25,000	Available

### RESIDENTIAL BY LANDMARK HOMES

Description	Size (SF)	Status
Union Summit	120 Unit Apartment Complex	Delivered
Garrison Heights	156 Unit Apartment Complex	Under Construction
Union Green	40 Single Family Homes	Fully-Leased

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### *An Affluent Community*

Susquehanna Union Green is located at the vital intersection of Linglestown Road (PA-39) and Progress Avenue (PA State Route 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 square feet of offices space in a two-mile radius.

The number of household is projected to continue growing at an annual rate of 1.21% - nearly four times the growth rate of Pennsylvania as a whole, and nearly two times the U.S. Growth rate. The average household income within a three-mile radius is over \$92,000 - among the highest in Central Pennsylvania - and is projected to exceed \$110,000 by 2025.

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

- 1 ½ miles from (Exit 69 - Progress Ave)
- 2 miles from
- 3 miles from intersection





Susquehanna Union Green enjoys a strategic location within the bustling Harrisburg East Shore sub-market. Adjacent to prestigious neighbors such as the Widener University Commonwealth Law School campus and Sturbridge Business Park, the development stands as a beacon of progress in an already thriving area. Union Green represents a rare infill site amidst the fully developed Linglestown Road and Progress Avenue corridors, making it the prime destination for securing coveted retail space within this trade area. Local zoning restrictions elsewhere further highlight the exclusive opportunity presented by Susquehanna Union Green.

Nestled at the critical intersection of Linglestown Road and Progress Avenue, Susquehanna Union Green serves as the cornerstone of Susquehanna Township's vision for a vibrant community hub. This meticulously planned pedestrian-oriented town center and traditional neighborhood development offer a harmonious blend of green spaces, commercial ventures, residential dwellings, and retail opportunities. The master plan showcases a commitment to balanced urban living, featuring 19 acres of lush green space, accounting for one-third of the entire site.

#### THE SHOPPES SUSQUEHANNA MARKETPLACE

The Shoppes at Susquehanna Marketplace is a premier retail center hosting a variety of national high-end retailers. The property is located near a 14-screen Regal Cinema Movie Theater, along the intersection of I-81 & I-83, minutes from downtown Harrisburg and surrounding neighborhoods.

#### RETAILERS INCLUDE:

- Eddie Bauer
- Loft
- Williams Sonoma
- Romano's Macaroni Grill
- Harvest Seasonal Grill & Wine Bar

#### Blue Ridge Commons

Blue Mountain Commons is a vibrant retail hub located on Linglestown Road in Harrisburg, PA. Conveniently situated near major highways and just a short drive from downtown Harrisburg, this shopping center offers a diverse array of dining and retail options.

#### ANCHOR TENANTS INCLUDE:

- Giant Food Stores
- Chipotle Mexican Grill
- Fine Wine & Good Spirits
- Starbucks

#### StrayWinds FARM

Stray Winds Farm is right off Linglestown Road and near I-81, in Lower Paxton Township and just minutes from downtown Harrisburg. Stray Winds Farm offers a collection of modern two-story homes featuring quarter-acre homesites.

#### LOCAL SHOPPING, DINING, AND RECREATION

- Strawberry Square
- The Harrisburg Mall
- Colonial Golf & Country Club





## Area Overview

**DAUPHIN COUNTY** is located in south-central Pennsylvania, from part of Lancaster County. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.



Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



2022 ESTIMATED POPULATION **288,176**

## DEMOGRAPHICS



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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.