



# SUSQUEHANNA UNION GREEN

# AVAILABLE NOW

*Mixed Use · Office · Retail · Hospitality*

**LANDMARK COMMERCIAL REALTY**

425 N 21<sup>st</sup> St., Ste 302, Camp Hill, PA

 (717) 731.1990

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





## DEVELOPMENT UPDATE







THE RETAIL CORE AT THE CENTER OF IT ALL

Susquehanna Union Green is a vibrant, walkable town center that brings together national brands, regional favorites, chef-inspired dining, modern residences, and professional office opportunities. It is designed for commercial/retail businesses who want visibility, energy, and direct access to an affluent customer base in one of Central PA's most desirable and fastest growing corridors..

This community-focused destination combines daily conveniences, specialty restaurants, lifestyle services, and entertainment with inviting sidewalks, plazas, and green spaces that encourage visitors to stay longer and come back often.

A GROWING LINEUP OF TENANTS



SUMMARY OF AVAILABILITY

Retail/Office Pad Sites	4,350 - 30,000 SF	Sale/Lease
Multi-Tenant Commercial/Office	1,150 SF - 30,000 SF	
*Land Sales / Lease / Build-to-Suit Opportunities		
Zoning	Traditional Neighborhood Development	
Municipality	Susquehanna Township	
County	Dauphin County	





## LIVE

Susquehanna Union Green has become one of Harrisburg's most desirable residential communities. Single family homes, the 120 unit Union Summit apartments, and the new 156 unit Garrison Heights community (delivering 2026) create a vibrant neighborhood with built in energy. With shopping, dining, parks, and everyday conveniences steps from every front door, residents enjoy a modern, connected lifestyle.



## WORK

The community continues to expand its professional offerings with nearly 100,000 square feet of planned office and quasi commercial space. The first medical and professional building is now leasing, providing modern workplaces in a walkable, amenity rich environment. Kiddie Academy, operating since 2023, supports families with convenient on site childcare.



## PLAY

Susquehanna Union Green features 19 acres of planned parks and open space, including the 25,000 square foot Central Green. This year round destination hosts concerts, markets, seasonal events, and a winter ice rink. Restoration of the Black Run stream enhances both recreation and environmental quality, creating a community centered around active outdoor living.





PROJECT ABSTRACT



COMMERCIAL / RETAIL ABSTRACT

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 110 Rooms

RESIDENTIAL COMMUNITIES

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

PROJECT ABSTRACT

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





## COMMERCIAL ABSTRACT

### FREESTANDING COMMERCIAL BUILDINGS

Unit	Description	Size (SF)	Status
1	Mick's All American Pub	4,000	Open
2	Wendy's	2,600	Open
3	Berkshire Hathaway	5,866	Open

### COMMERCIAL CORE

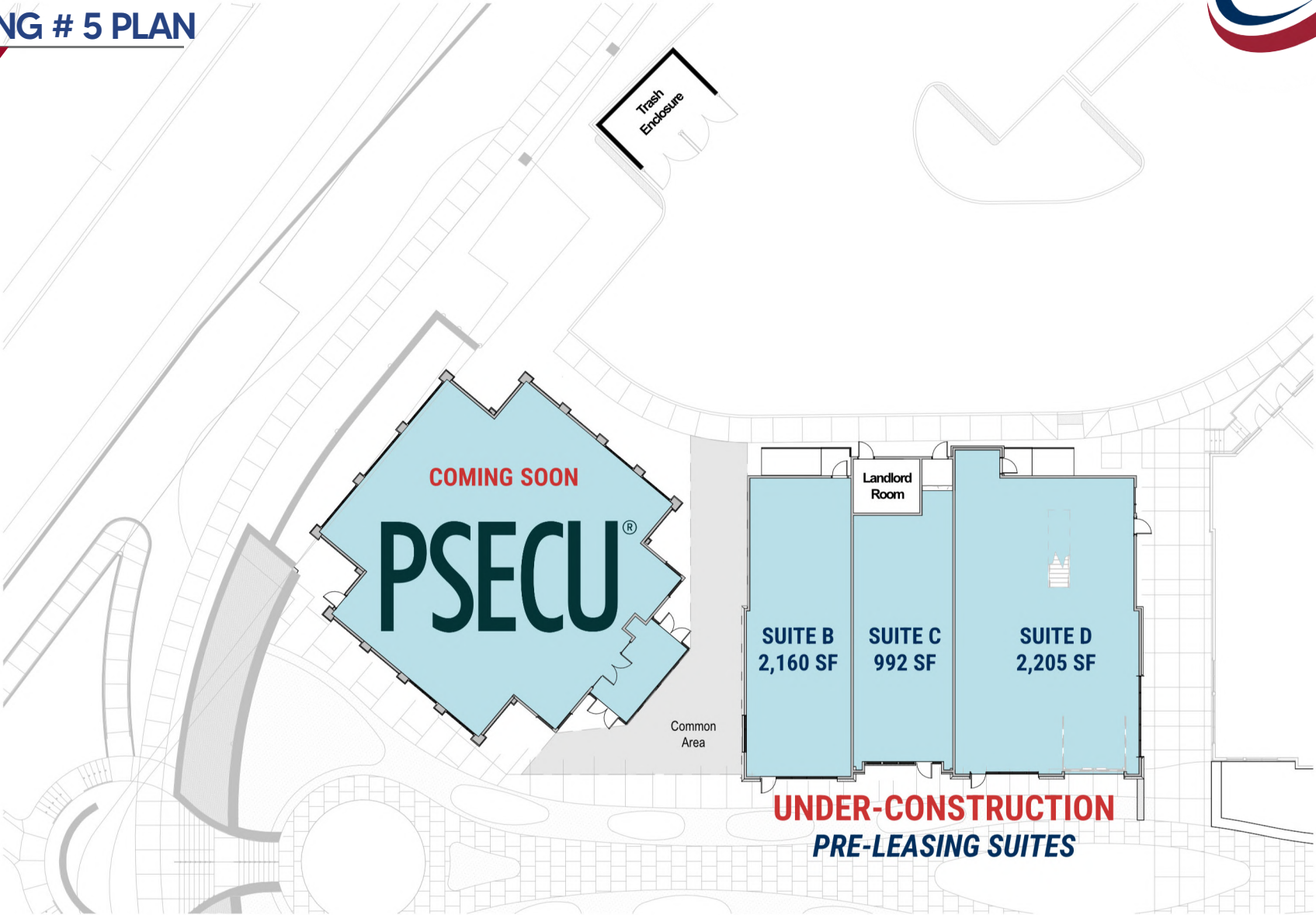
Unit	Description	Size (SF)	Status
4A	The Potato Coop	1,311	Open
4B	ZIPs Cleaner	1,705	Open
4C	Playa Bowls	1,778	Open
4E	Luna Italian Cuisine	5,037	Under Construction
5	Commercial Core Building 5	±9,163	Under Construction
5A	PSECU	± 3,767	Under Construction
5B-D	Available Suite Configurations	1,197 - 2,735	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 # 5 PLAN**





### OFFICE / GROCERY / HOSPITALITY

#### 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	Available
OIP: Orthopedic Institute of Pennsylvania		Coming Soon



#### RESIDENTIAL - IN PARTNERSHIP WITH 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



### AN AFFLUENT COMMUNITY

Susquehanna Union Green sits at the highly traveled intersection of Linglestown Road (PA 39) and Progress Avenue, placing it at the center of one of Harrisburg's strongest and fastest growing commercial corridors. The area offers exceptional visibility, high traffic counts, and direct access to affluent surrounding neighborhoods and major employment centers, including nearly 2 million square feet of office space within a two mile radius.

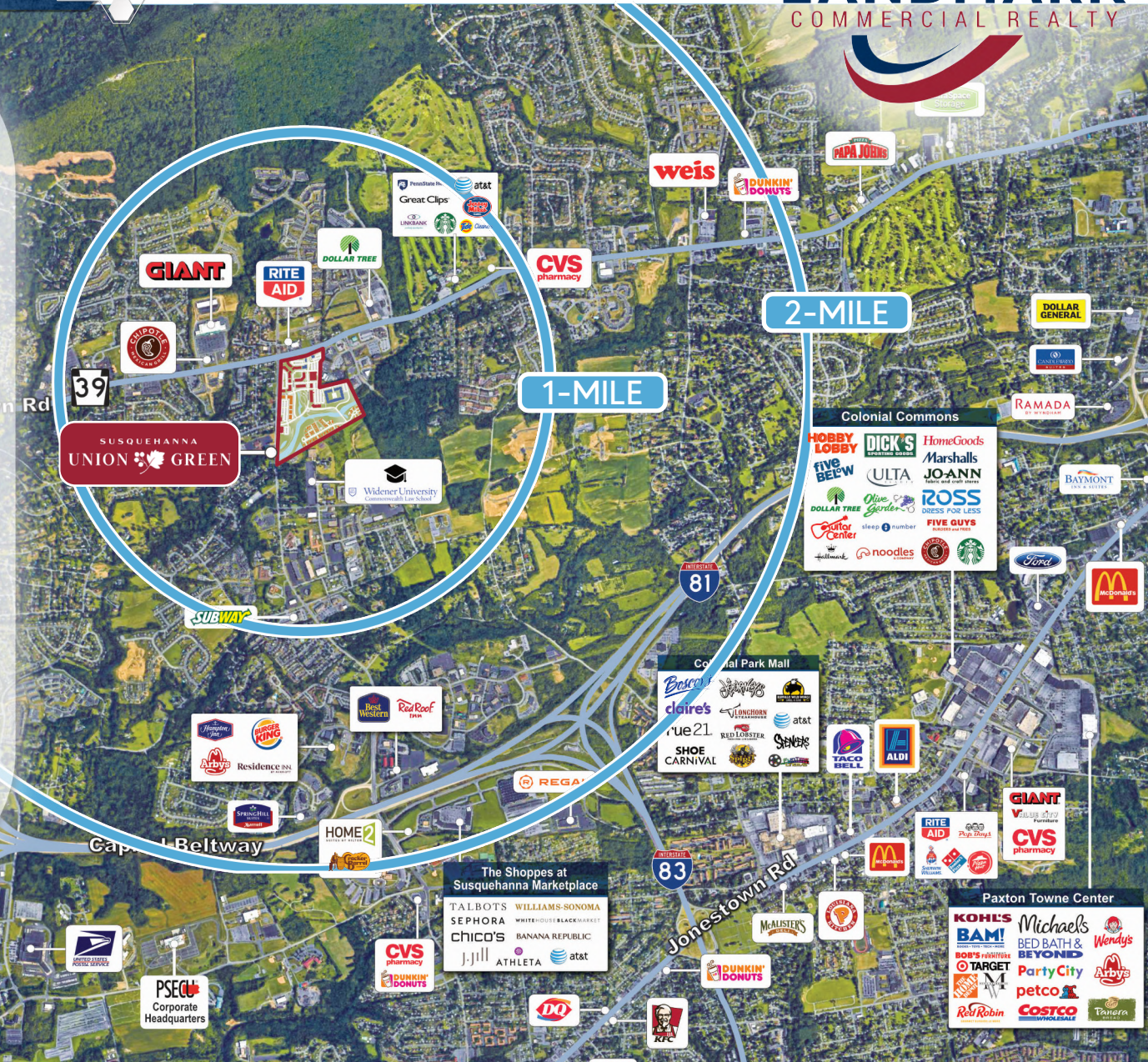
Local demographics continue to outperform regional and national benchmarks. Households are growing at an annual rate of 1.21 percent, far exceeding both Pennsylvania and U.S. averages. The three mile trade area reports an average household income above 92,000 dollars with projections surpassing 110,000 dollars, positioning the community among the most prosperous in Central Pennsylvania.

The site offers quick, convenient connectivity to all Harrisburg submarkets, including:

1 ½ miles from **INTERSTATE 81** (Exit 69 - Progress Ave)

2 miles from **22 322**

3 miles from **INTERSTATE 81 83** intersection





## LIFESTYLE & MARKET POSITIONING



### *An Affluent Community*

Susquehanna Union Green sits at the high-visibility intersection of Linglestown Road and Progress Avenue, placing it in the heart of one of Harrisburg's most active and established commercial corridors. This rare infill location offers strong traffic counts, seamless regional access, and immediate proximity to growing residential neighborhoods.



### *A Walkable Mixed-Use Destination*

The master plan emphasizes a balanced blend of retail, dining, residential, and office uses supported by 19 acres of planned parks and open space. Wide sidewalks, activated public areas, and community programming create an inviting setting for residents and visitors throughout the year.



### *Established Residential Momentum*

Surrounding neighborhoods add depth and stability to the trade area. Stray Winds Farm, located just off Linglestown Road near I-81, offers modern two-story homes on quarter-acre lots and contributes to steady local growth. On-site housing at Union Summit and Union Green's single-family homes, along with the upcoming Garrison Heights apartments, provide a strong built-in customer base.



### *Retail Density and Regional Draw*

Union Green benefits from an established East Shore retail ecosystem. Nearby destinations such as The Shoppes at Susquehanna Marketplace and Blue Mountain Commons attract daily shopping traffic and reinforce the corridor as a premier retail address for national and regional tenants.



### *Recreation, Dining, and Entertainment*

The area offers a robust mix of amenities that support both daytime activity and evening/weekend visitation. Popular destinations include:

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

These regional attractions, combined with Union Green's walkable design and community-driven programming, create a vibrant lifestyle environment that enhances visibility and long-term tenant performance.





# Susquehanna Union Green

Harrisburg's Next-Generation Retail & Lifestyle Destination



## DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	7,674	21,049	39,877
Households	3,441	8,908	16,819
Average Household Income	\$129,217	\$143,075	\$123,262
Businesses	374	883	1,753
Employees	4,103	10,496	23,750

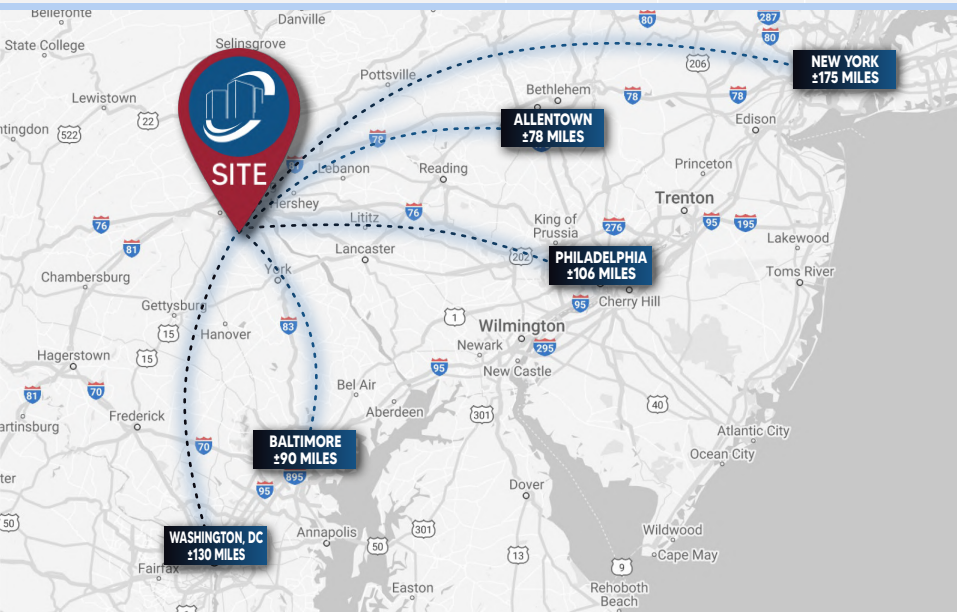
## LOCATION & DEMOGRAPHICS

**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.



## WHAT'S NEARBY...



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WORLDWIDE  
REAL ESTATE SERVICES





## ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

### BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

### CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

### MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies
- Demographic Analysis

## PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



HARRISBURG

CARLISLE

STATE COLLEGE

YORK

ALLENTOWN

GETTYSBURG

HAZLETON

LEBANON

HAGERSTOWN

LANCASTER

CHAMBERSBURG

HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.





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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.