



SUSQUEHANNA UNION GREEN



What's available : LOT PURCHASES, BUILD-TO-SUIT, SMALL OFFICE, RETAIL



HARRISBURG, PENNSYLVANIA



**MIXED-USE
RETAIL/OFFICE/COMMERCIAL
OPPORTUNITIES**

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CURRENT DEVELOPMENT UPDATE

- 2017: Traditional Neighborhood Development Zoning Approved
- 2018: Master Land Development Plan Approved
- 2019: Infrastructure, Site work, and Road construction begin
- 2020: Construction of first buildings begin
- 2021: First businesses open to the public, including Berkshire Hathaway, Panera Bread, and Wendy's
- 2022: Landmark Homes delivers the first single family homes
Landmark Homes initiates construction on 120 apartments
The Vartan Group breaks ground on the first retail building



EXECUTIVE SUMMARY

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.

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 master plan. The result is a master plan with 17+ acres of green space (30% of 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.



LIVE

Susquehanna Union Green offers a mix of living options for families and seniors. With a location convenient to Harrisburg attractions, shopping, travel routes, and community-building amenities, Susquehanna Union Green will be an attractive destination and great place to live. Developed in partnership with Landmark Homes, 40 single-family home sites are now under construction. Presbyterian Senior Living will break ground in 2023.



WORK

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PLAY



ENHANCED COMMUNITY FUNDED GREEN SPACE

Vartan Group, Inc. announced an award of \$4.5 million via Pennsylvania's Redevelopment Assistance Capital Program (RACP) toward dedicated community space at Susquehanna Union Green.

Comprised of over 19 acres, the open spaces establish Susquehanna Union Green as a true town center for Susquehanna Township. Through the Commonwealth's investment, residents and visitors of Susquehanna Township and Dauphin County will have a new space to gather and recreate year round.

These features will include space for outdoor music and entertainment, grounds for a farmer's market, a winter village with ice skating rink, green spaces for community events and fairs, and pedestrian walkways that enhance access to businesses and other natural features.

Susquehanna Union Green plays an important role in environmental stewardship. The project is designed to restore and protect Black Run, a tributary of Paxton Creek. This restoration work will yield major benefites for the entire watershed.

PROJECT ABSTRACT

COMMERCIAL OPPORTUNITIES

Retail & Office Pad Sites	½ 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

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



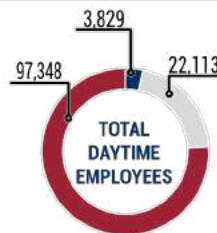
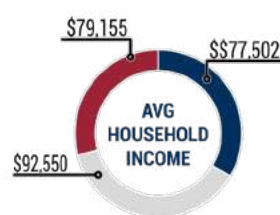
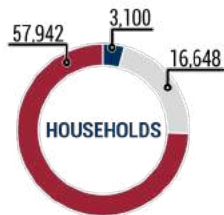
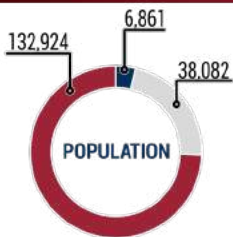
DEMOGRAPHICS

2022 ESTIMATES

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS



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



TRADE AREA DESCRIPTION

Susquehanna Union green is located in the Harrisburg East Shore sub-market. Neighboring properties include the Widener University Commonwealth 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 as local zoning prohibits most commercial retail use at other properties.

Blue Mountain Commons is a 120,000 SF Giant-anchored shopping center located at 2300 Linglestown Road (1/2 miles from the subject property). Other tenants include Chipotle, Starbucks, and PA Fine Wine & Good Spirits

The Shoppes at Susquehanna Marketplace is an 110,000 SF lifestyle center located at 2547 Brindle Drive (2-miles from the subject property). Tenants include Banana Republic, Williams Sonoma, and Romano's Macaroni Grill

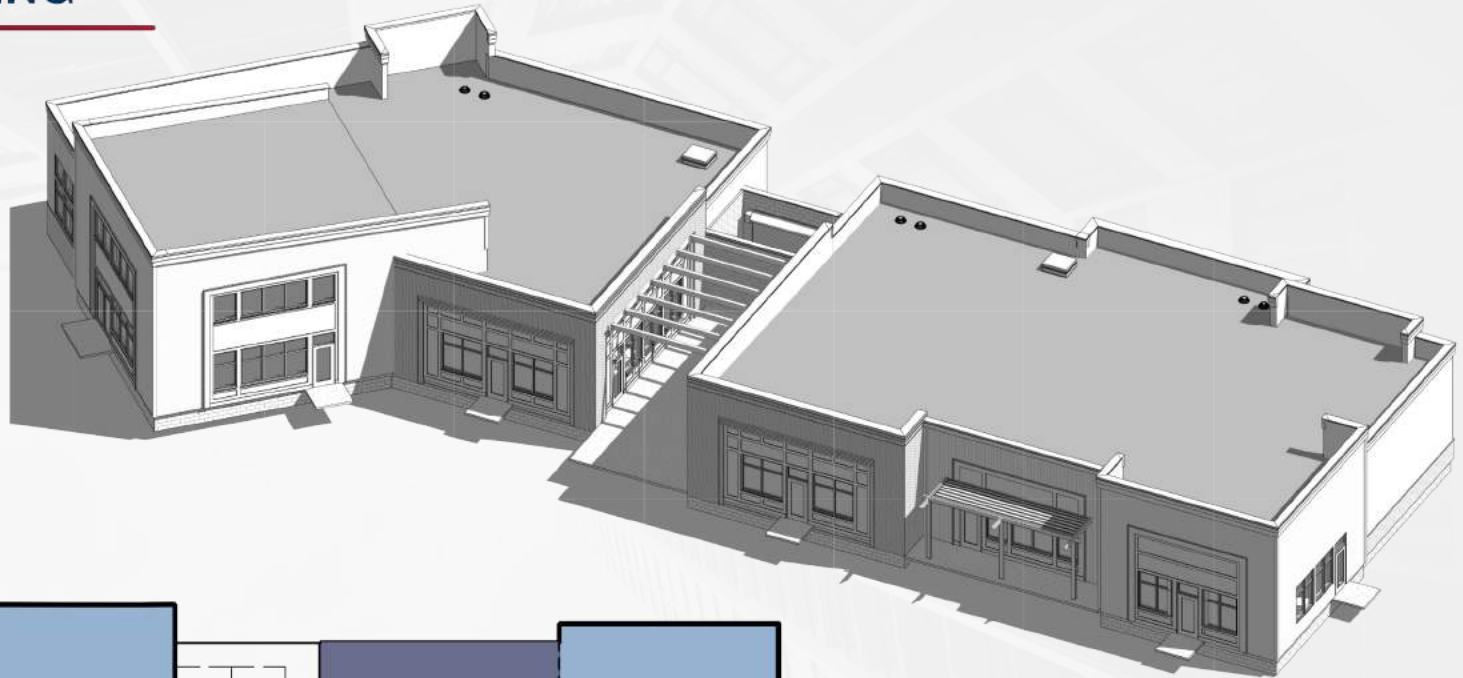


AVAILABILITY LEGEND

UNIT	USER	SF	STATUS
1	PANERA BREAD CO		OPEN
2	WENDY'S		OPEN
3	BERKSHIRE HATHAWAY		OPEN
4	RETAIL/COMMERCIAL/RESTAURANT	1,600-2,400	NOW LEASING
5	RETAIL/COMMERCIAL/BREWERY	1,200-5,200	NOW LEASING
6	RETAIL/COMMERCIAL/RESTAURANT	≤ 9,200	AVAILABLE
7	RETAIL/COMMERCIAL/RESTAURANT	≤ 8,600	AVAILABLE
8	RETAIL/COMMERCIAL/RESTAURANT	≤ 4,400	AVAILABLE
9	COMMERCIAL/RETAIL/OFFICE	≤ 11,400	AVAILABLE
10	COMMERCIAL/RETAIL/OFFICE	≤ 8,400	AVAILABLE
11	COMMERCIAL/RETAIL/OFFICE	≤ 5,400	AVAILABLE
12	GROCERY/SPECIALTY	≤ 26,700	AVAILABLE
13	COMMERCIAL/RETAIL/OFFICE	≤ 9,100	AVAILABLE
14	COMMERCIAL/RETAIL/OFFICE	≤ 12,300	AVAILABLE
16	MEDICAL OFFICES		NOW LEASING
17	MEDICAL OFFICES		NOW LEASING
18-23	LANDMARK HOMES - MULTIFAMILY		COMING SOON
24	KIDDIE ACADEMY		UNDER CONSTRUCTION
25-27	HOSPITALITY	≤ 67,600	AVAILABLE
28	PRESBYTERIAN SENIOR LIVING		UNDER CONSTRUCTION
29-30	LANDMARK HOMES - SINGLE FAMILY		UNDER CONSTRUCTION

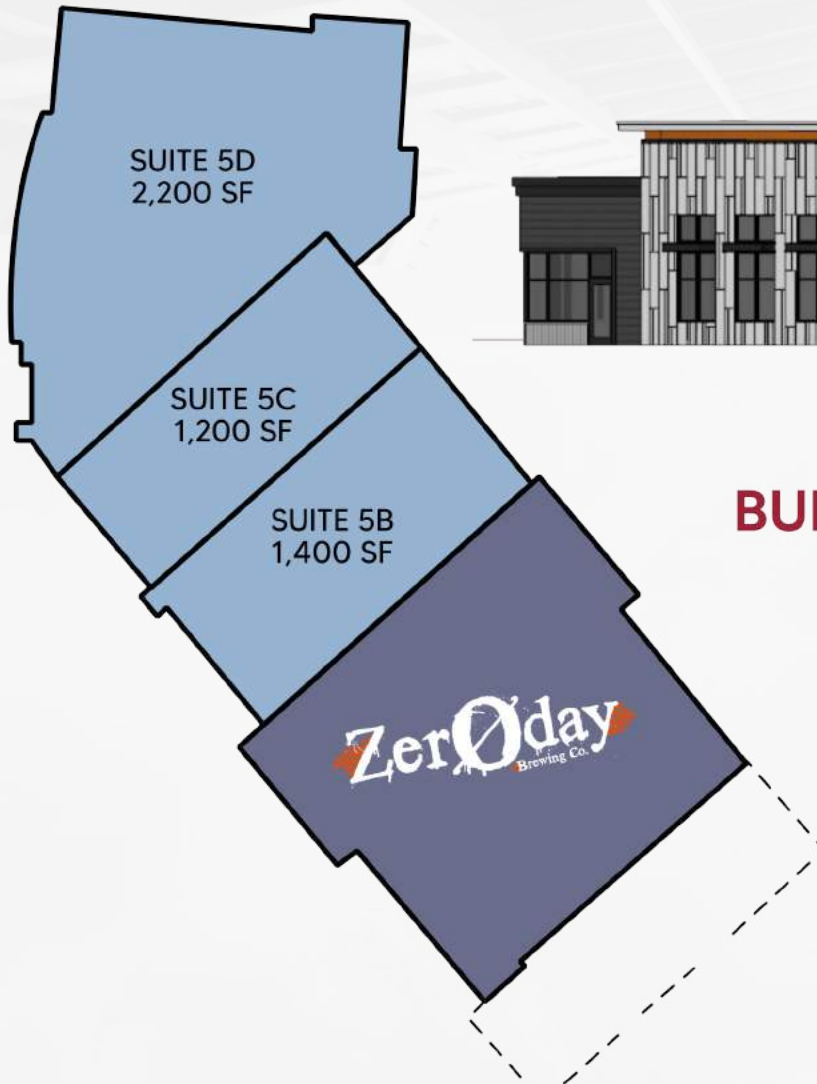


CURRENT RETAIL LEASING



BUILDING FOUR AVAILABILITY - DELIVERED

CURRENT RETAIL LEASING



BUILDING FIVE - SUMMER 2023 DELIVERY



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



MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)

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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.