

Blue Ridge Village

Linglestown Road, Harrisburg, PA 17110

Retail 100% Leased | 2.01 AC & 3.50 AC Remaining!

COMING SOON!



Questions? Contact Us.

Melissa Lippe

MLippe@jcbarprop.com

p. 717-761-7801

c. 215-264-6964

Rob V. Gothier, III

RG3@jcbarprop.com

p. 717-761-7801

c. 717-712-4601

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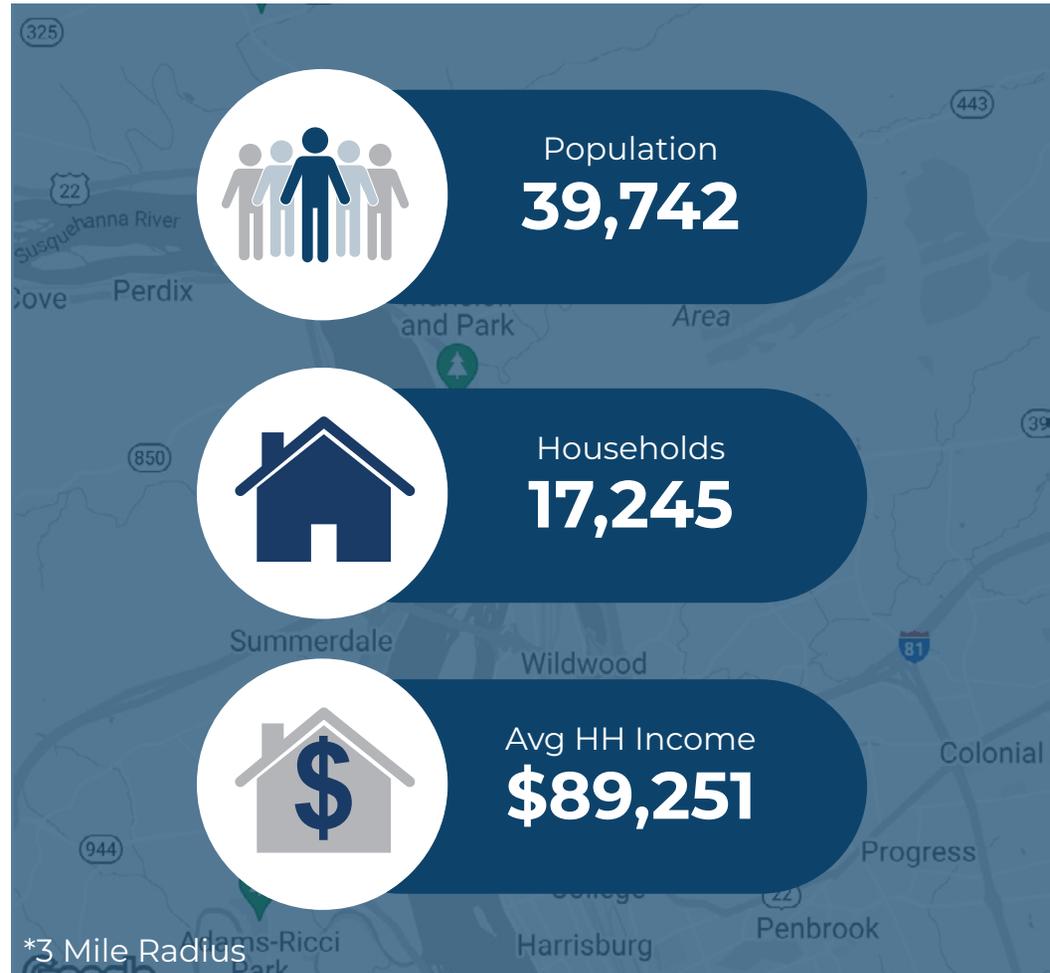
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Highlights

- Aldi Under Construction!
- Opportunity for Quick Service or Full-Service Restaurants situated along Linglestown Road with premiere visibility
- Linglestown Road AADT: 14,833
- Situated directly in front of 236 homes & 184 apartments
- GLA: ±15,400 SF



Demographic	1 Mile	3 Miles	5 Miles
Population	6,734	39,742	117,962
Households	3,003	17,245	50,533
Avg HH Income	\$92,006	\$89,251	\$78,509
Daytime Employees	2,438	2,493	68,933



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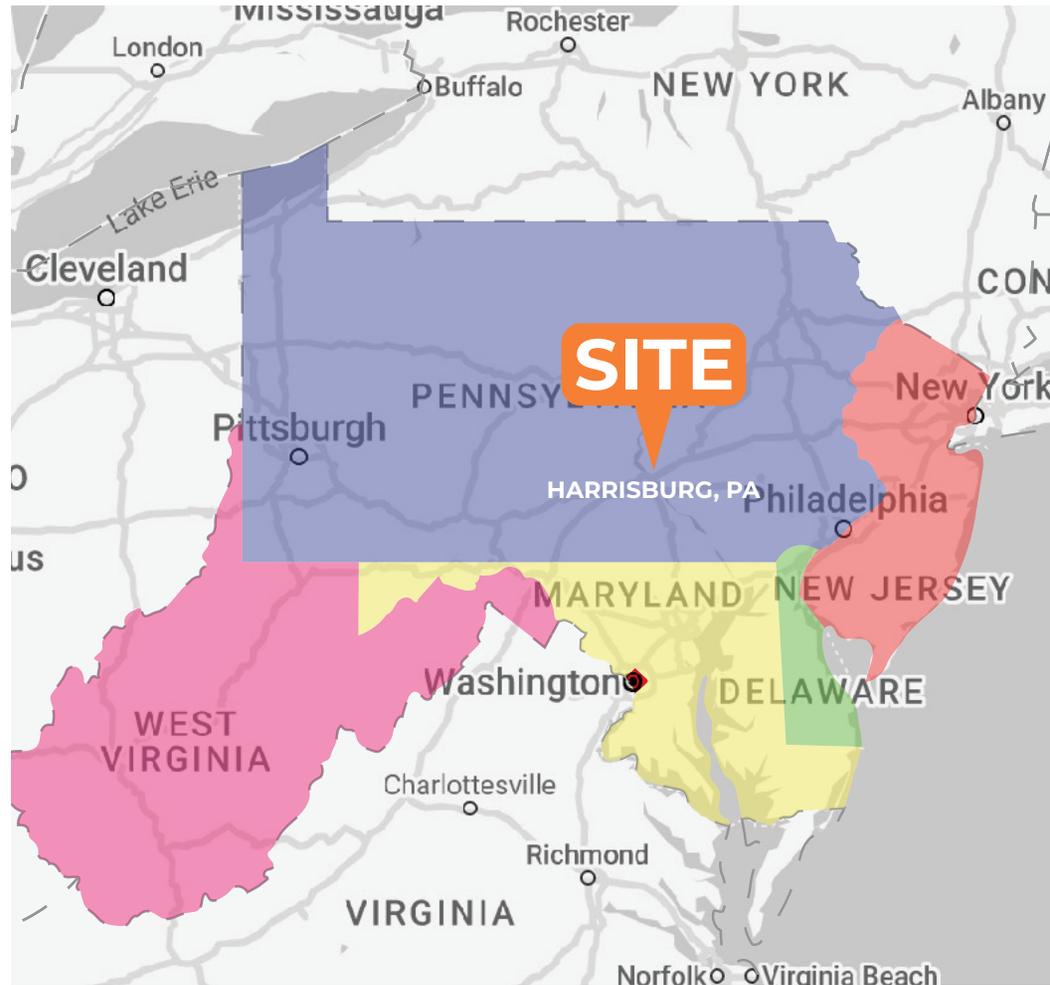
About Blue Ridge Village

Blue Ridge Village is a 130 acre redevelopment project in Dauphin County with spectacular views of the Blue Mountain range. The highly anticipated community is currently constructing the 79 acres of housing, 16 acres of retail, and an additional 11 acres for commercial or office use. A 30+ acre township park is in future planning stages.

Ryan Homes has completed 73 single family homes with a total of 108 to be built as well as 76 townhomes completed with a total of 128 planned. Triple Crown Corporation has fully leased 184 apartment units with 98% occupied. Of the total 420 dwellings approved for this project, 333 are built and occupied (79.3%).

Construction for Phase II Retail "Building B" shell is complete and ready for tenants.

Conveniently located, just 4 miles from Interstate 81, 8 miles from State Capitol Complex/Downtown Harrisburg, and 15 Miles from Harrisburg International Airport.



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c. 215-264-6964

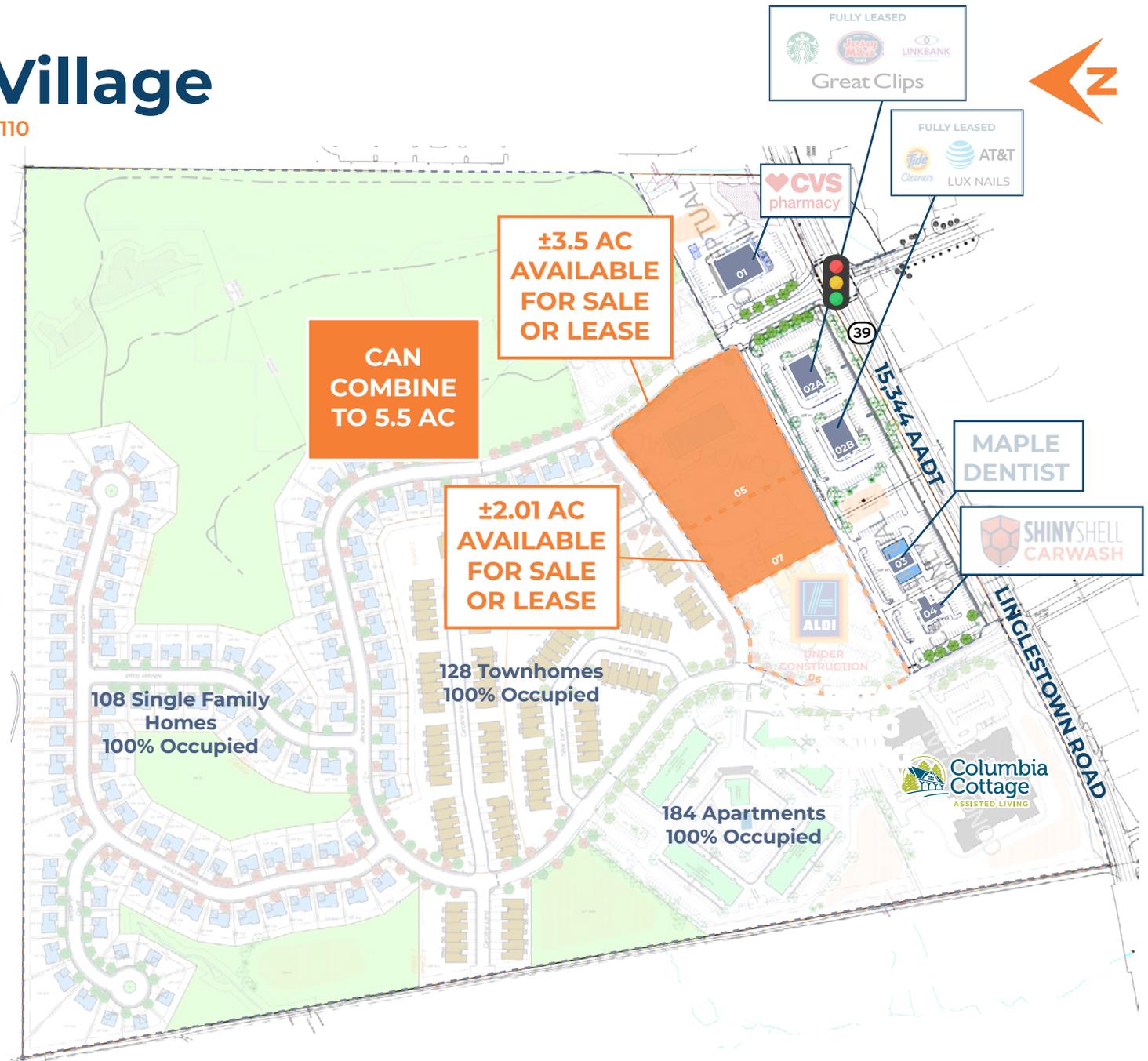
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Unit	Tenant	Square Footage
01	CVS Pharmacy	±9,656 SF
02A	Starbucks	±2,000 SF
02A	Jersey Mike's	±1,639 SF
02A	Link Bank	±2,600 SF
02A	Great Clips	±1,000 SF
02B	AT&T Wireless	±1,500 SF
02B	Tide Cleaners	±2,826 SF
02B	Lux Nails	±1,250 SF
03	Maple Dentist	±1,750 SF
04	Shiny Shell Car Wash	PAD
05	AVAILABLE	±3.5 AC
06	ALDI UNDER CONSTRUCTION	±3.07 AC
07	AVAILABLE	±2.01 AC



Site Plan



108 Single Family Homes by:



108 Single Family Homes by:



±3.5 AC AVAILABLE FOR SALE OR LEASE

184 Apartments by:



CAN COMBINE TO 5.5 AC



UNDER CONSTRUCTION



Lingelstown Road 19,344 ADT



±2.01 AC AVAILABLE FOR SALE OR LEASE

Grums Mill Road

Local Aerial

The information and images contained herein are from sources deemed reliable. However, J.C.BAR Properties, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.



Market Aerial

Welcome Home

Blue Ridge Village

Linglestown Road, Harrisburg, PA 17011



J.C. BAR

Exclusive Marketing Team

Melissa Lippe
SVP, Principal
e. MLippe@jcbarprop.com
p. 610-206-3319
c. 215-264-6964

Rob V. Gothier, III
VP of Leasing & Property Management
e. RG3@jcbarprop.com
p. 717-761-7801
c. 717-712-4601

Offices

Corporate Location
224 St. Charles Way, Suite 290
York, PA 17402
p. 717-761-7801

Conshohocken Office
One Tower Bridge
100 Front Street, Suite 560
West Conshohocken, PA 19428
p. 610-234-6491