

Blue Ridge Village

Linglestown Road, Harrisburg, PA 17011

1,400 - 7,200 SF & Pad Sites Available: 3.50 AC - 5.11 AC



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Highlights

- Join:    
- Opportunity for Quick Service or Full-Service Restaurants situated along Linglestown Road with premiere visibility
- Construction complete & in move-in ready condition for Retail Spaces!
- Linglestown Road VPD: 14,833
- Situated directly in front of 236 homes & 184 apartments
- GLA: 15,400 SF



Population

39,742



Households

17,245



Avg Household Income

\$89,251


Questions? Get in touch.



Greg Jones


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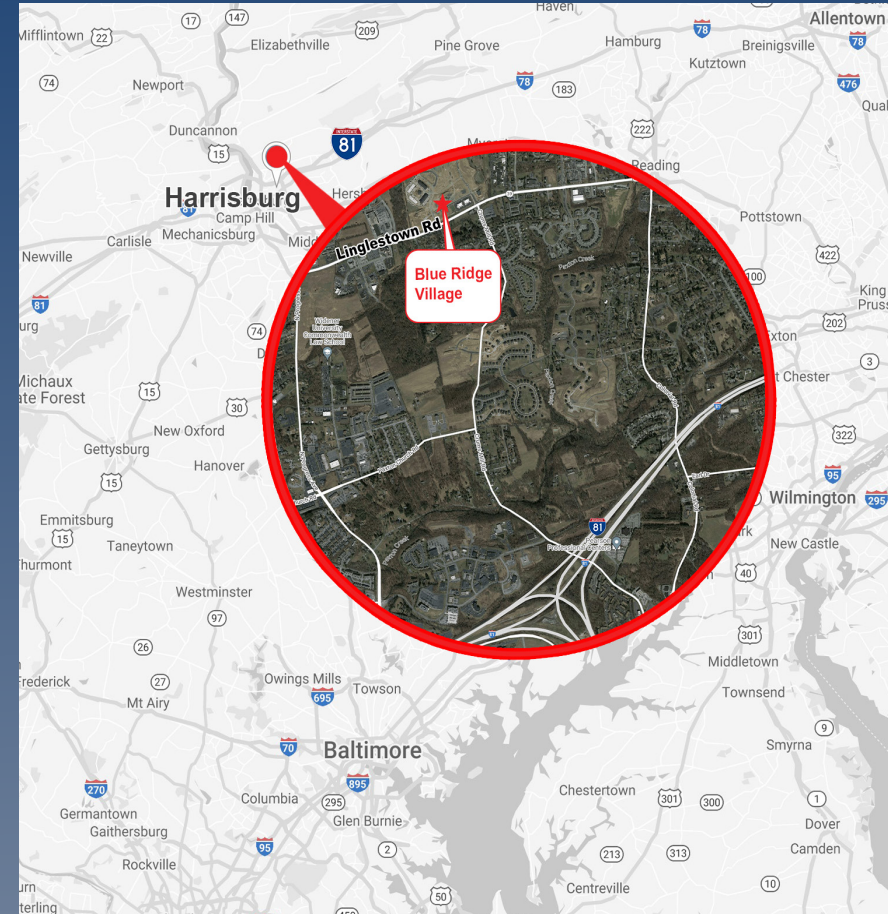
About Blue Ridge

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.

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.

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



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FULLY LEASED

**FOR SALE
OR LEASE
3.5 AC**

**RETAIL SPACE
AVAILABLE
1,400-7,200 SF**

**FOR SALE
OR LEASE
5.08 AC**

**UNDER
CONTRACT
to Car Wash**

128 Proposed
Townhomes By:
**Ryan
Homes**

108 Single Family
Homes By:
**Ryan
Homes**

184 Proposed
Apartments By:
Triple Crown Corporation
DEVELOPERS ■ BUILDERS ■ MANAGERS
Providing excellence in real estate services since 1977



3-Mile Radius

3 mi Radius



SITE

GIANT
DOLLAR TREE
STARBUCKS
DOLLAR GENERAL

DUNKIN' weis

OLLIE'S
BURGER KING
MCDONALD'S
DOLLAR GENERAL

BURGER KING
pure barre
REGAL
DUNKIN'
STARBUCKS
Arby's

GIANT
noodles
target
KOHLS
Marshalls
ROSS
DAVIDS
FIVE GUYS
FIVE BEL'VE

ALDI
LONGHORN
WILD WINGS
sears
RED LOBSTER
MCDONALD'S
TACO BELL

DOLLAR GENERAL
MCDONALD'S
save a lot
DOLLAR TREE

DUNKIN' DQ Kentucky Fried Chicken

Harrisburg Area Community

FULLY LEASED



- A** UNDER CONTRACT
To Car Wash
1.91 AC ± 7,700SF
- B** Move in Ready!
Vanilla Shell Condition
1,400-7,200 SF
- C** For Sale or Lease!
23,000 SF on 5.02 AC
- D** For Sale or Lease!
20,000 SF on 3.50 AC




J.C. BAR



