

Blue Ridge Village

Linglestown Rd, Harrisburg, PA 17011

1,400 - 7,200 SF & Pad Sites Available: 3.50 AC - 5.08 AC



Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

Melissa Lippe

MLippe@jcbarprop.com

p. 610-206-3319

c. 215-264-6964

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Highlights

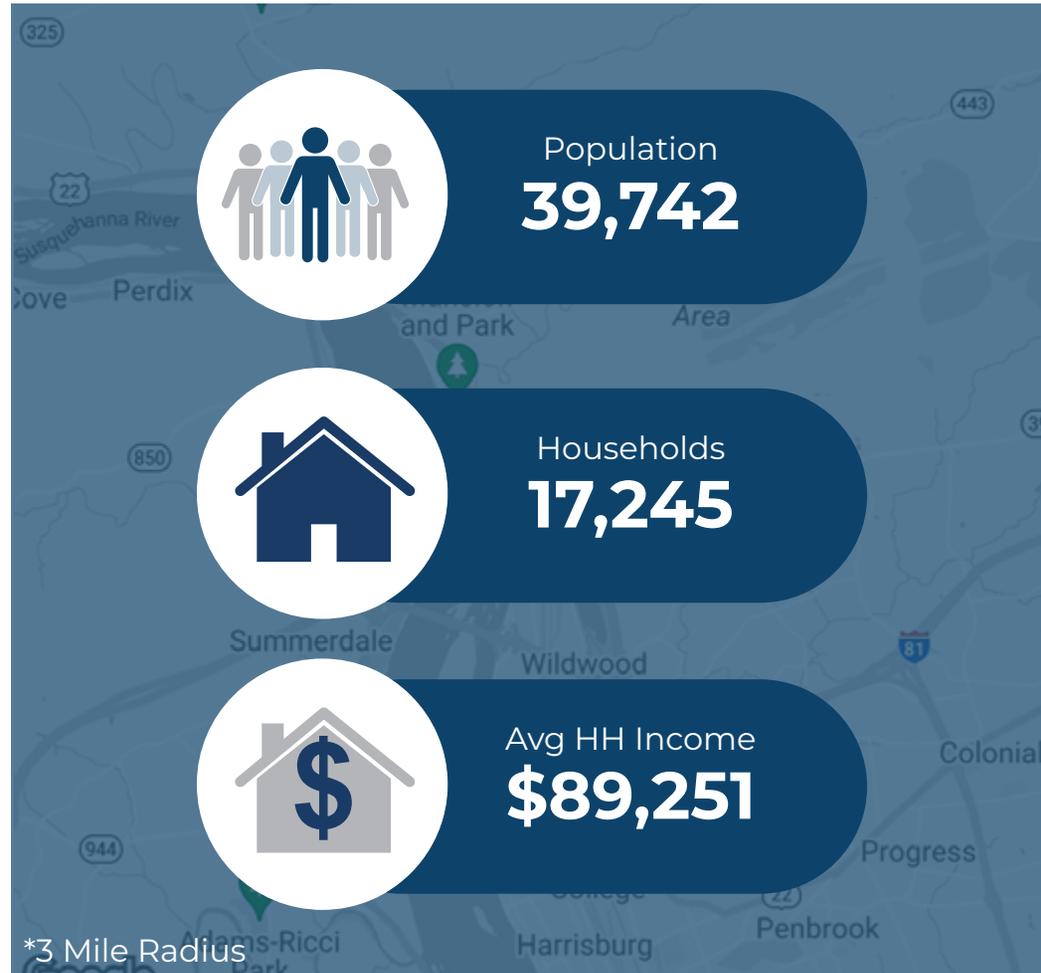
- Opportunity for Quick Service or Full-Service Restaurants situated along Linglestown Road with premiere visibility
- Construction complete & in move-in ready condition for Retail Spaces!
- Linglestown Road VPD: 14,833
- Situated directly in front of 236 homes & 184 apartments
- GLA: 15,400 SF
- Join:



AT&T



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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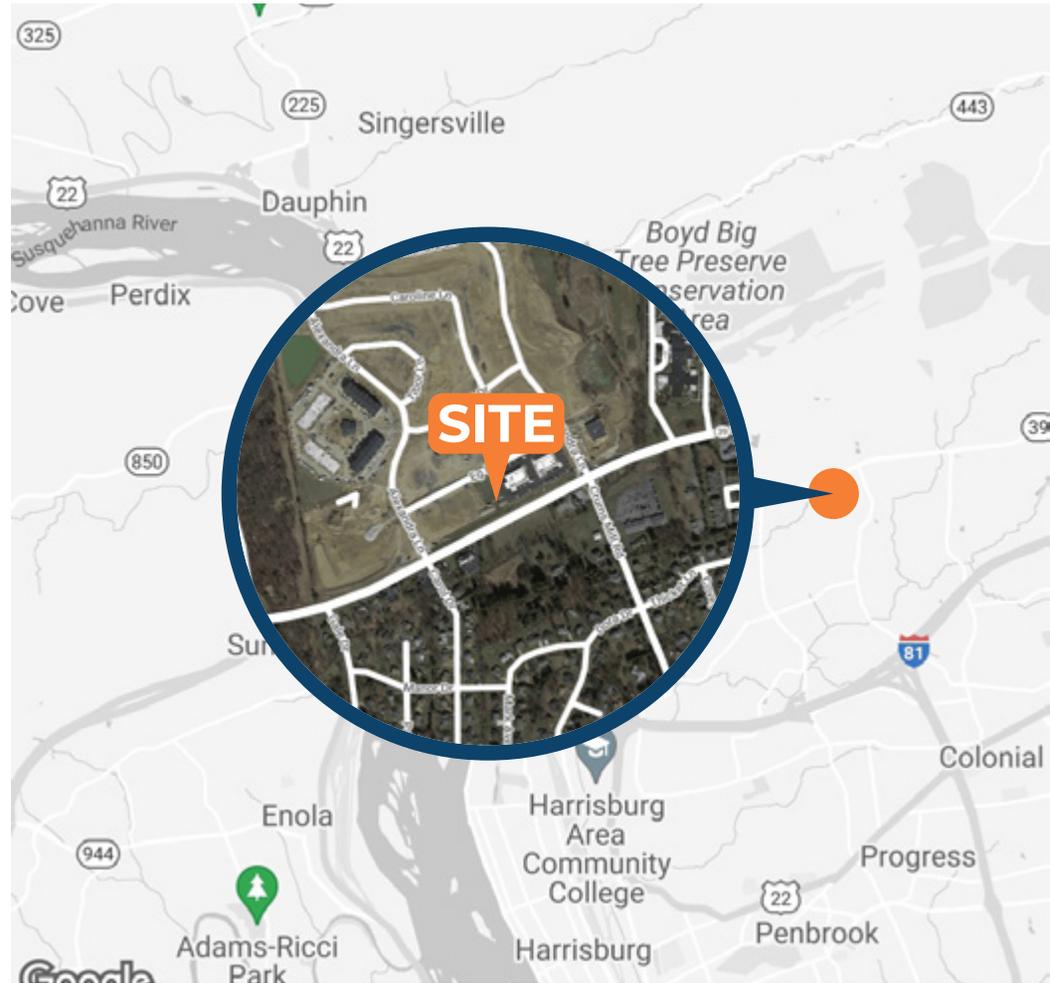
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About Blue Ridge Village

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.

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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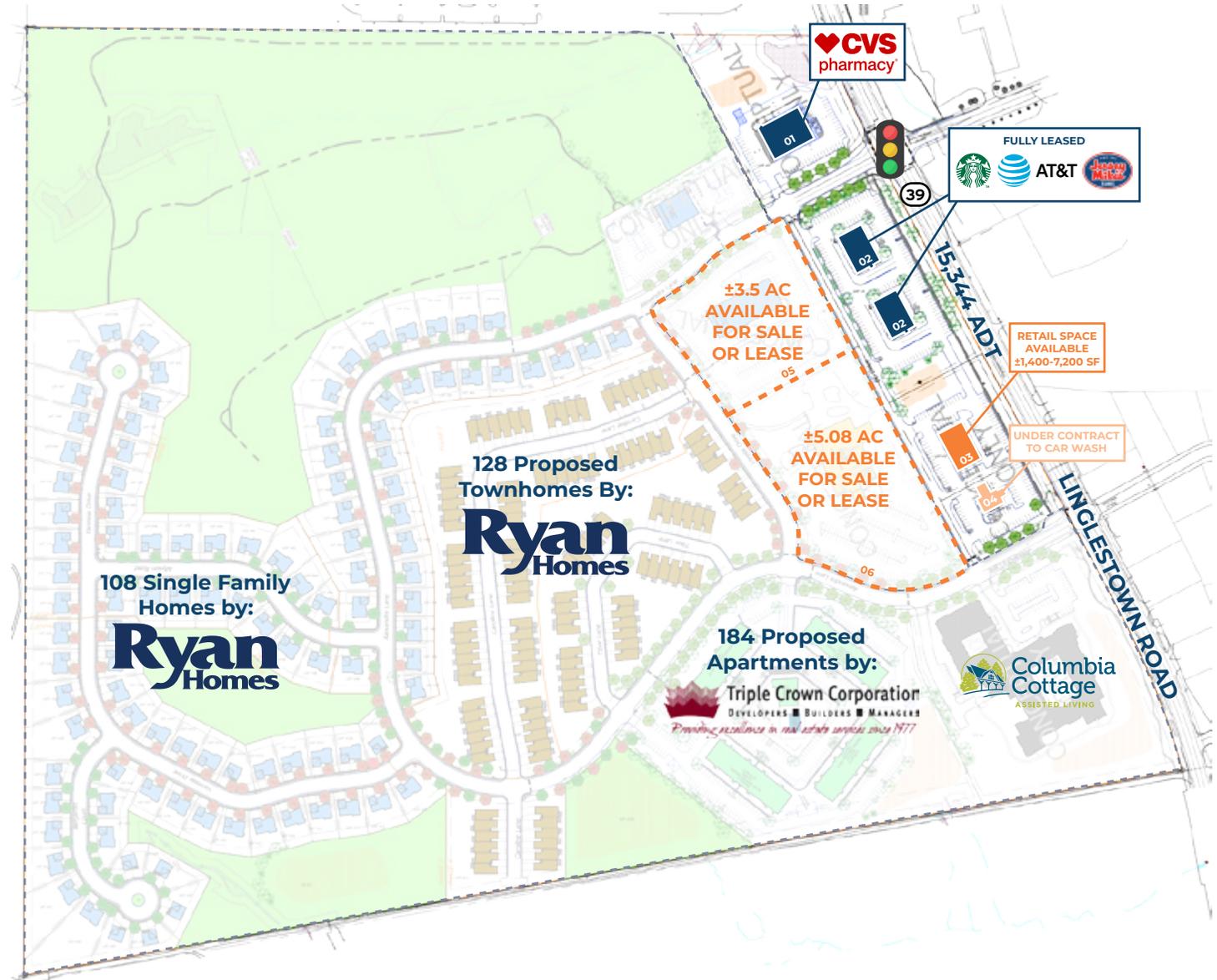
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Unit	Tenant	Square Footage
01	CVS Pharmacy	±9,656 SF
02	Starbucks	±2,000 SF
02	AT&T Wireless	±1,500 SF
02	Jersey Mike's	±1,639 SF
02	Link Bank	±2,600 SF
02	Tide Cleaners	±2,826 SF
03	AVAILABLE	±1,400-7,200 SF
04	UNDER CONTRACT	PAD
05	AVAILABLE	±3.5 AC
06	AVAILABLE	±5.11 AC



Site Plan



108 Single Family Homes by:
Ryan Homes

128 Proposed Townhomes By:
Ryan Homes

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

±3.5 AC AVAILABLE FOR SALE OR LEASE

±5.08 AC AVAILABLE FOR SALE OR LEASE

Columbia Cottage
ASSISTED LIVING

UNDER CONTRACT to Car Wash

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

Lingelstown Road 15,344 AD

CVS pharmacy

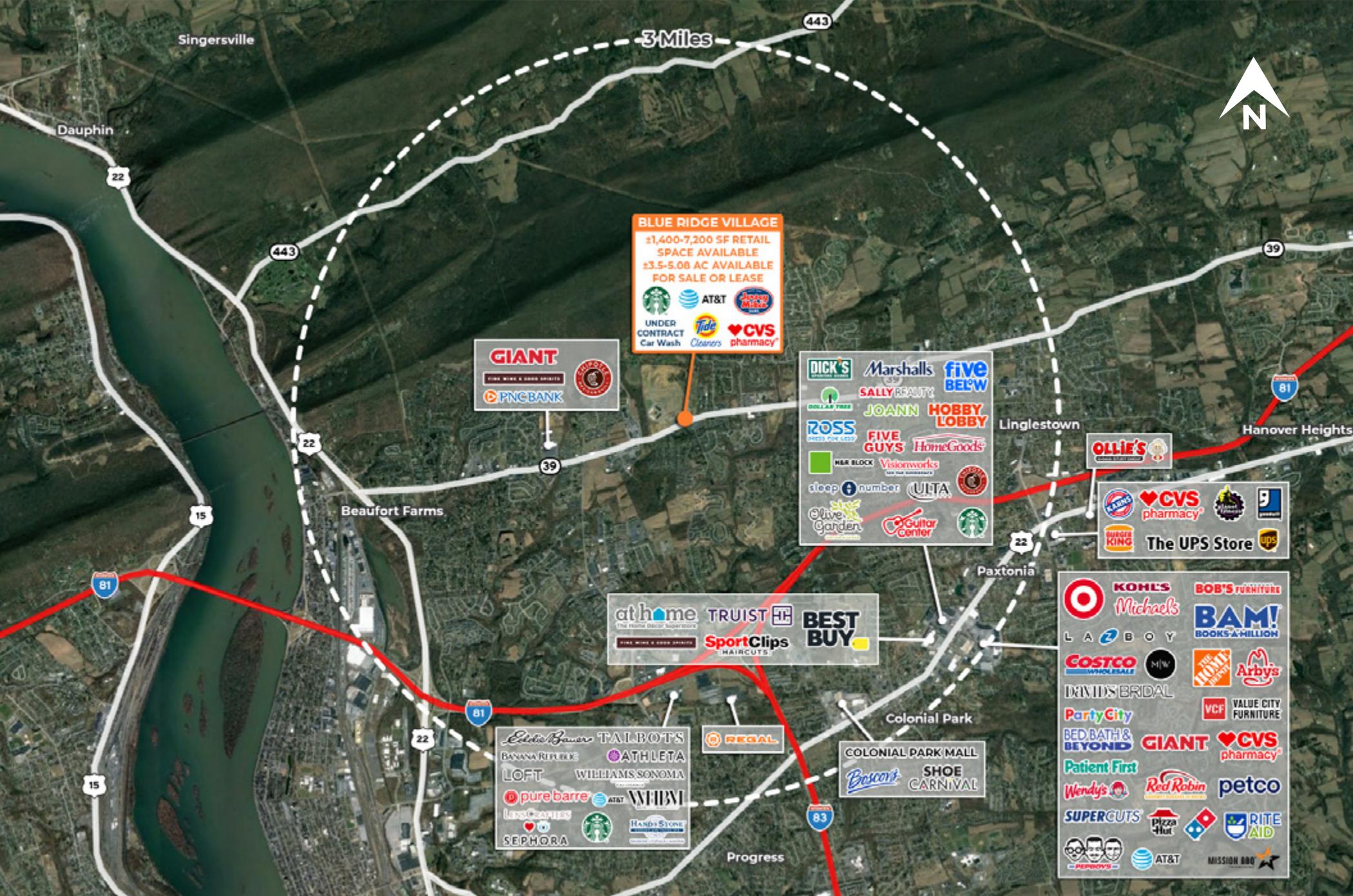
FULLY LEASED
Starbucks AT&T
Jersey Mike's Tide Cleaners

Grum's Mill Road



Local Aerial

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Market Aerial