

# Blue Ridge Village

Linglestown Road - Harrisburg, PA 17011

1,400 - 7,200 SF & Pad Site Available: ±1.37 AC



**Questions? Contact Us.**

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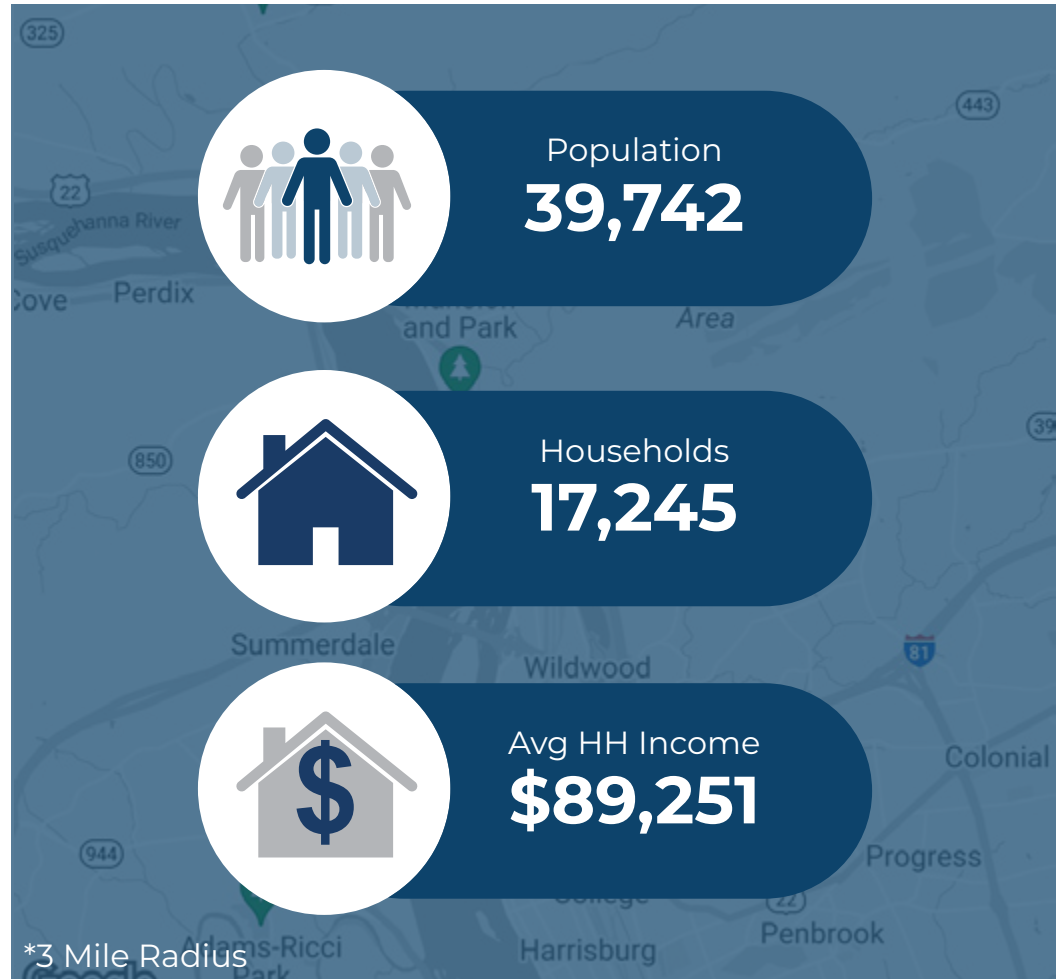
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## Highlights

- 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 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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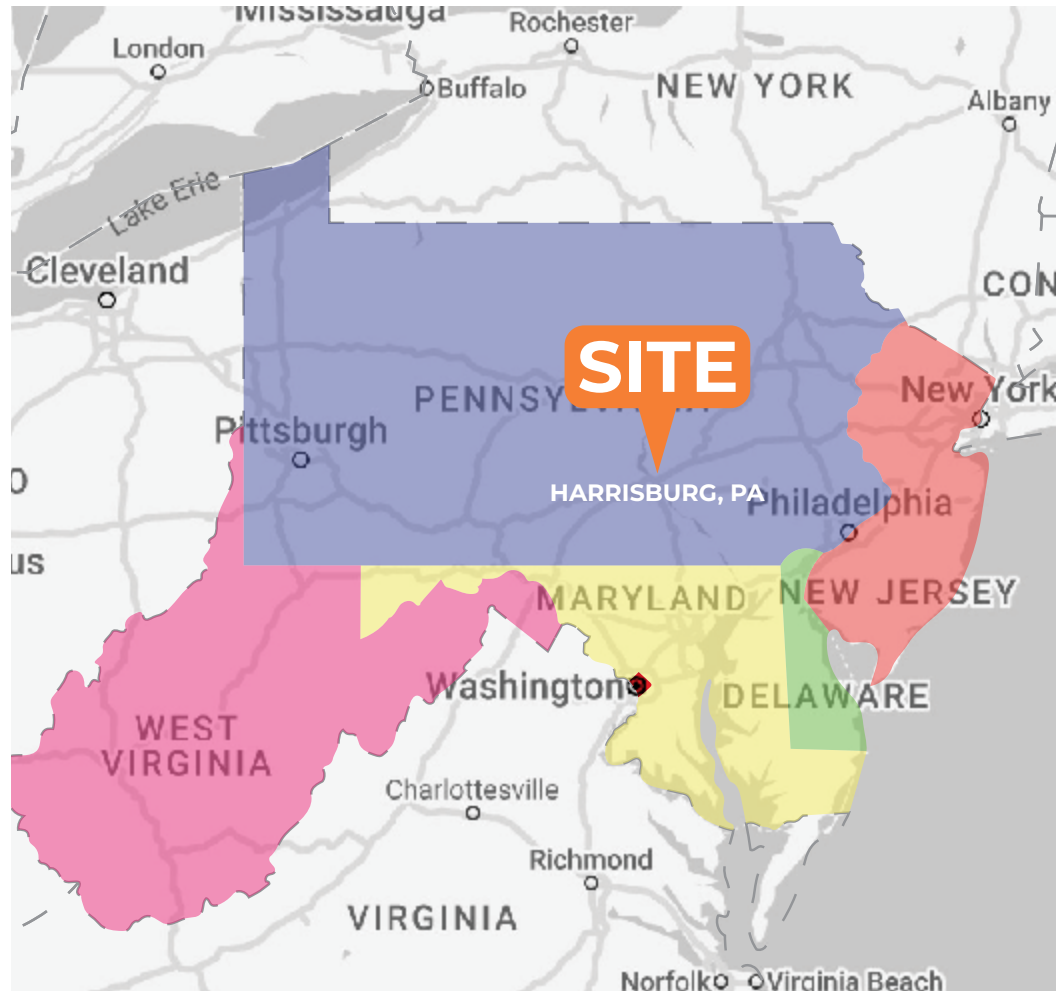
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## About Blue Ridge Village

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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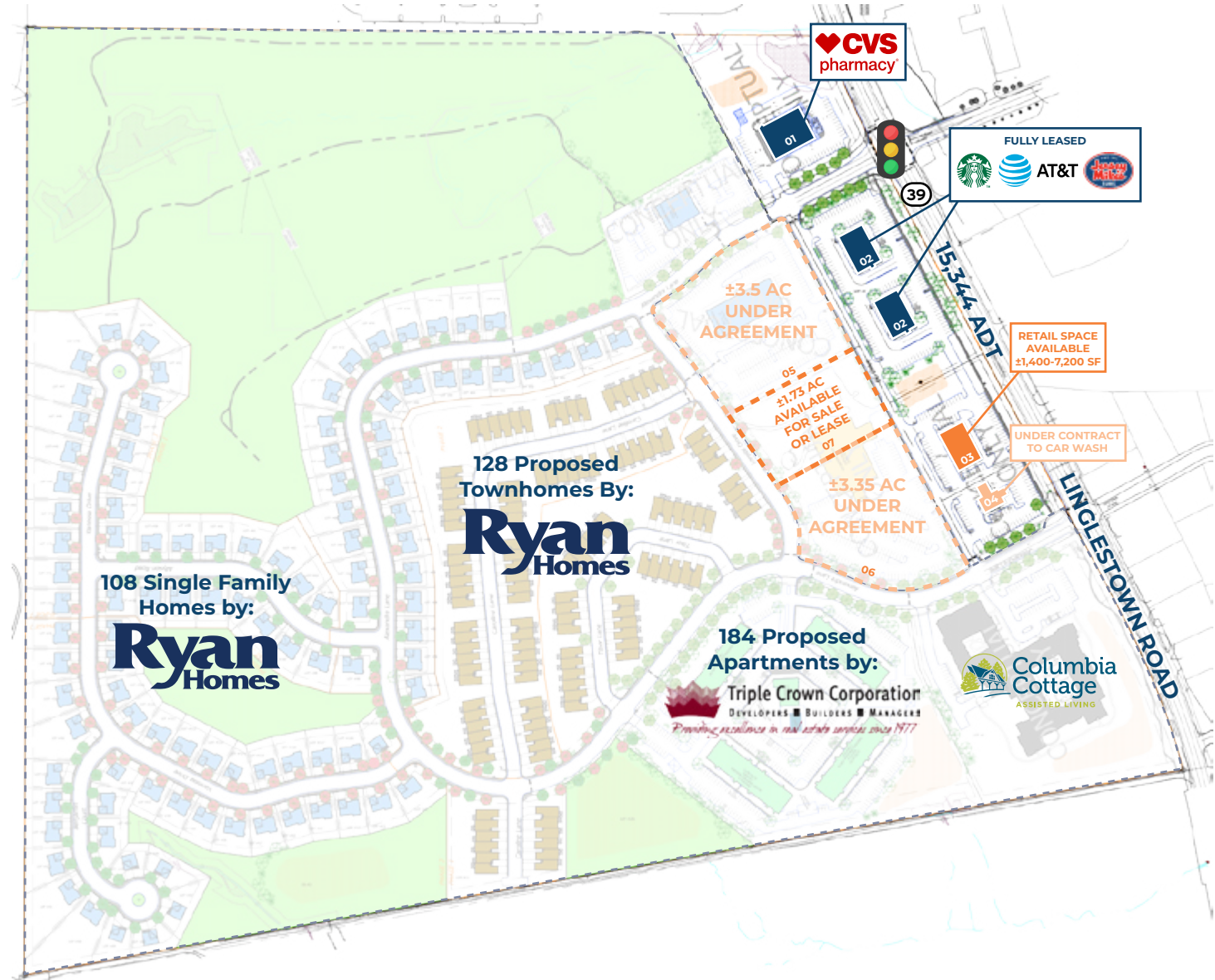
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Unit	Tenant	Square Footage
01	CVS Pharmacy	±9,656 SF
02	Starbucks	±2,000 SF
02	AT&T Wireless	±1,500 SF
02	Jersey Mike's	±1,639 SF
02	Link Bank	±2,600 SF
02	Tide Cleaners	±2,826 SF
03	AVAILABLE	±1,400-7,200 SF
04	UNDER CONTRACT	PAD
05	UNDER AGREEMENT	±3.5 AC
06	UNDER AGREEMENT	±3.35 AC
07	AVAILABLE	±1.37 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 UNDER AGREEMENT  
±1.37 AC AVAILABLE FOR SALE OR LEASE  
±3.35 AC UNDER AGREEMENT

**CVS pharmacy**

**Columbia Cottage**  
ASSISTED LIVING

**Lingiestown Road 15,344 AD**

**FULLY LEASED**

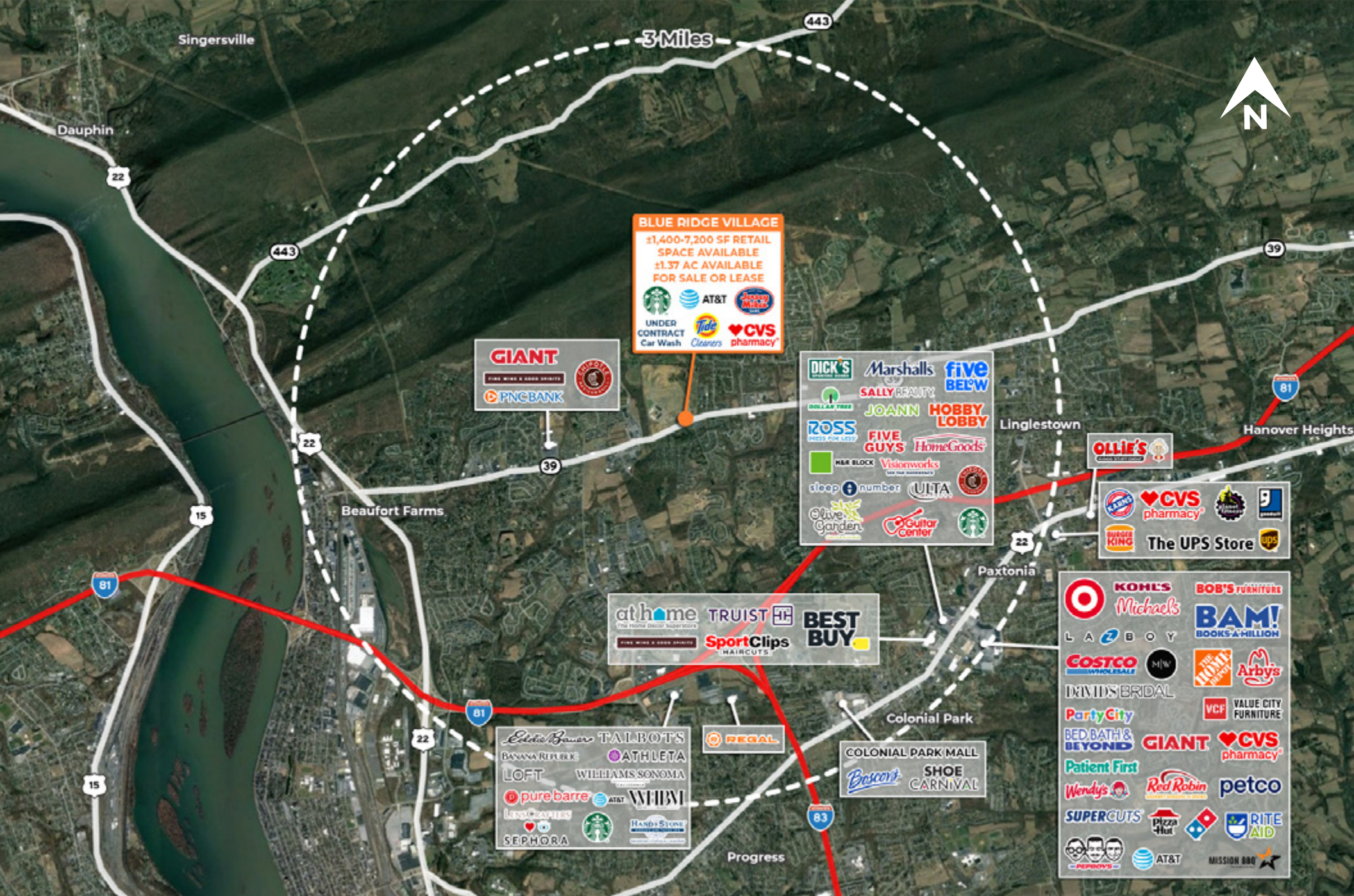
**UNDER CONTRACT to Car Wash**

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

**Grum's Mill Road**

# Local Aerial

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**BLUE RIDGE VILLAGE**

±1,400-7,200 SF RETAIL SPACE AVAILABLE  
 ±1.37 AC AVAILABLE FOR SALE OR LEASE

UNDER CONTRACT  
 Car Wash

# Market Aerial

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