

Blue Ridge Village

Linglestown Road - Harrisburg, PA 17011

±1,750 SF Available For Lease! | 2.01-5.51 AC Remaining!

COMING SOON!



Corporate Office
224 St. Charles Way, Suite 290
York, PA 17402

Conshohocken Office
100 Front Street, Suite 560
West Conshohocken, PA 19428

Questions? Contact Us.



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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

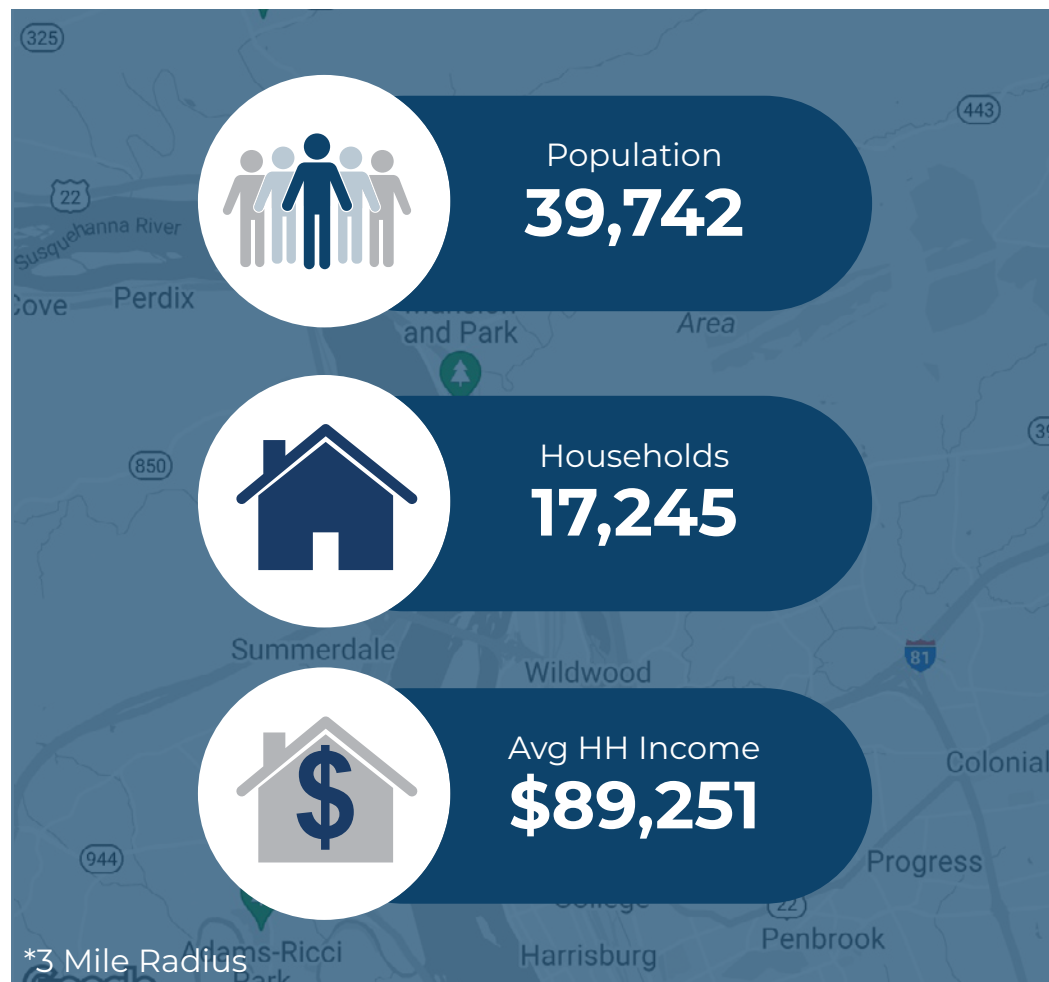
JOIN



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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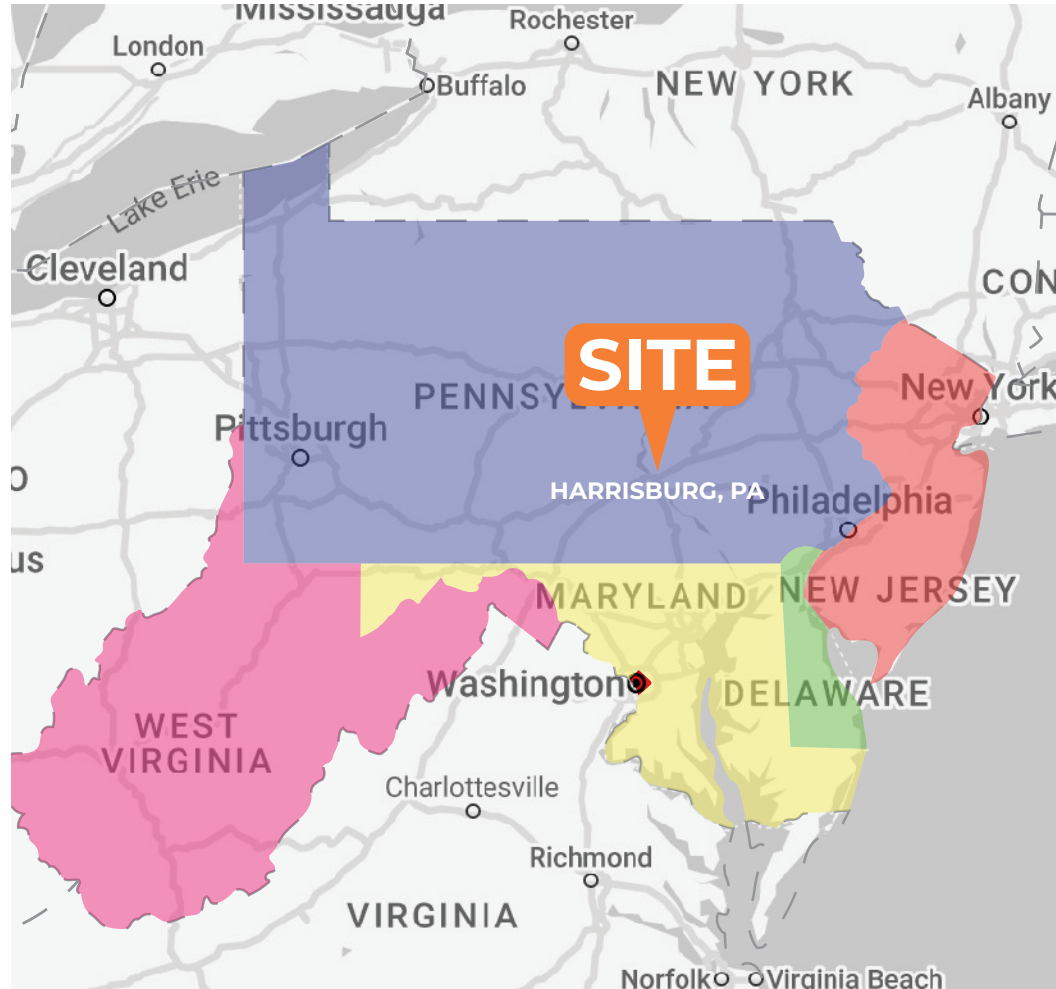
About Blue Ridge Village

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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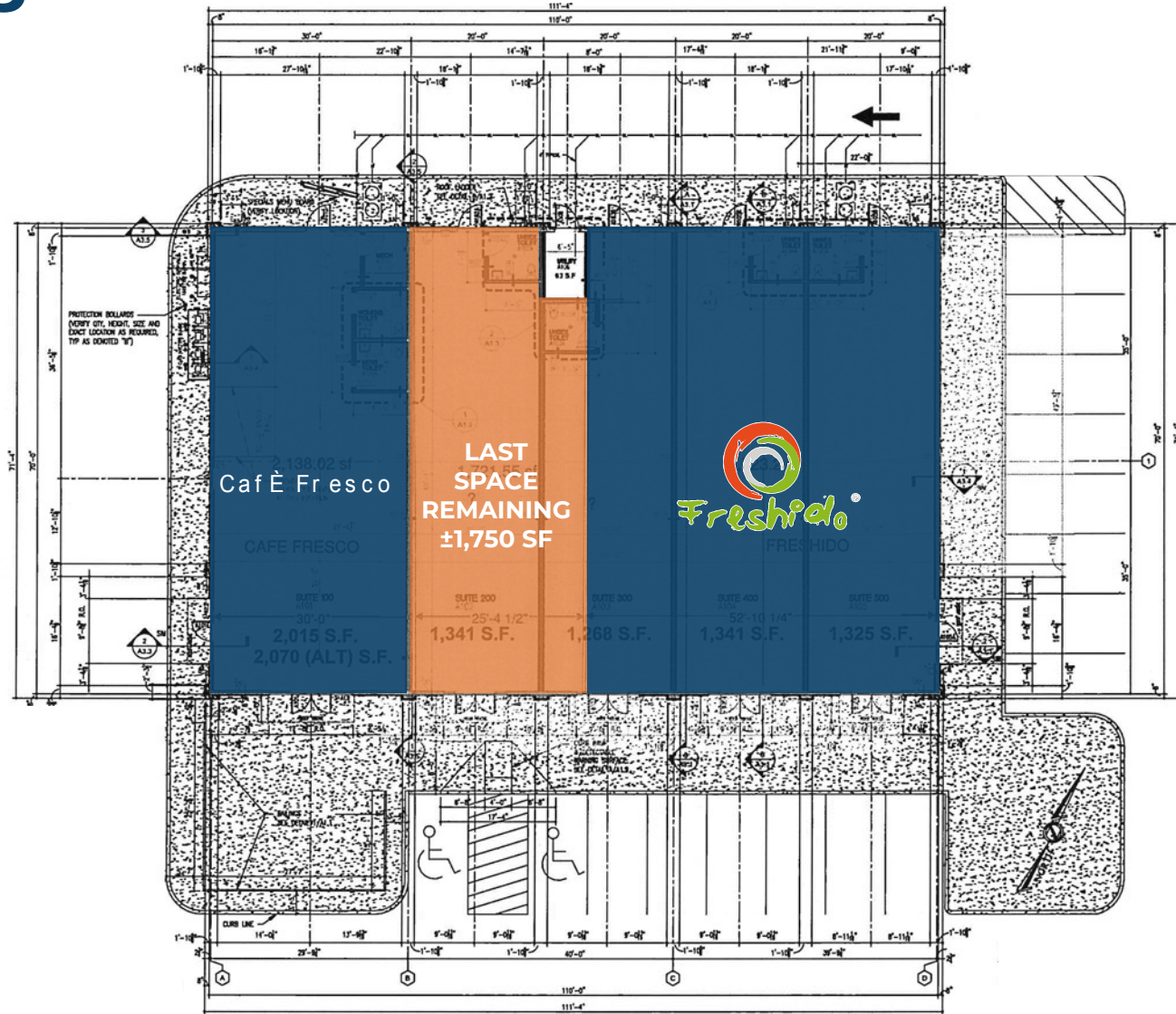
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Building C



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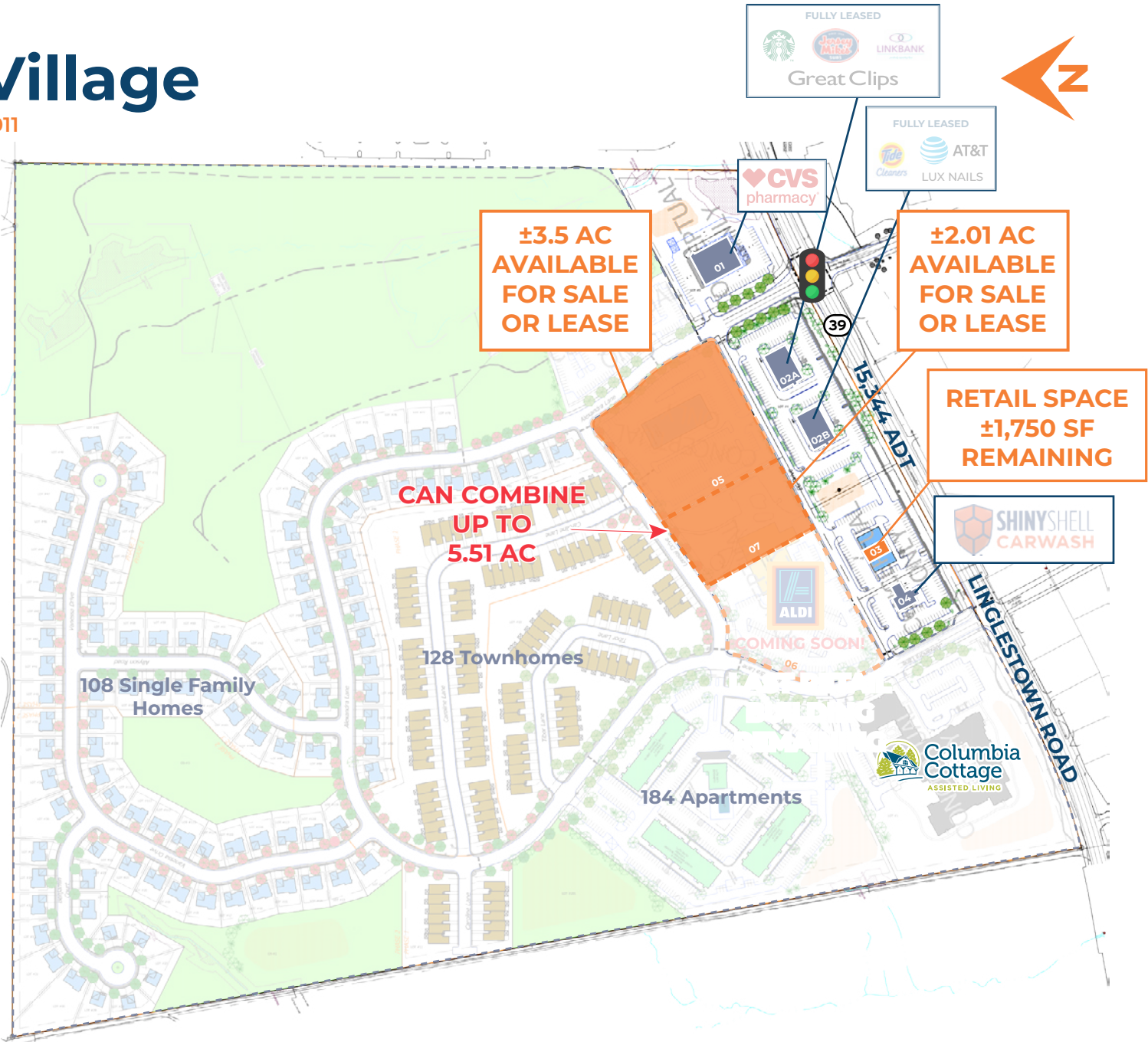
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Space Plan

Blue Ridge Village

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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	AVAILABLE	±1,750 SF
04	Shiny Shell Car Wash	PAD
05	AVAILABLE	±3.5 AC
06	ALDI COMING SOON	±3.07 AC
07	AVAILABLE	±2.01 AC



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Site Plan

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108 Single Family
Homes by:

**Ryan
Homes**

108 Single Family
Homes by:

**Ryan
Homes**

184 Apartments by:



Triple Crown Corporation
DEVELOPERS ■ BUILDERS ■ MANAGERS

Providing excellence in real estate services since 1977



**COMING
SOON**



**Columbia
Cottage**
ASSISTED LIVING



**RETAIL SPACE
±1,750 SF
REMAINING**

**±3.5 AC
AVAILABLE
FOR SALE
OR LEASE**



FULLY LEASED



Great Clips



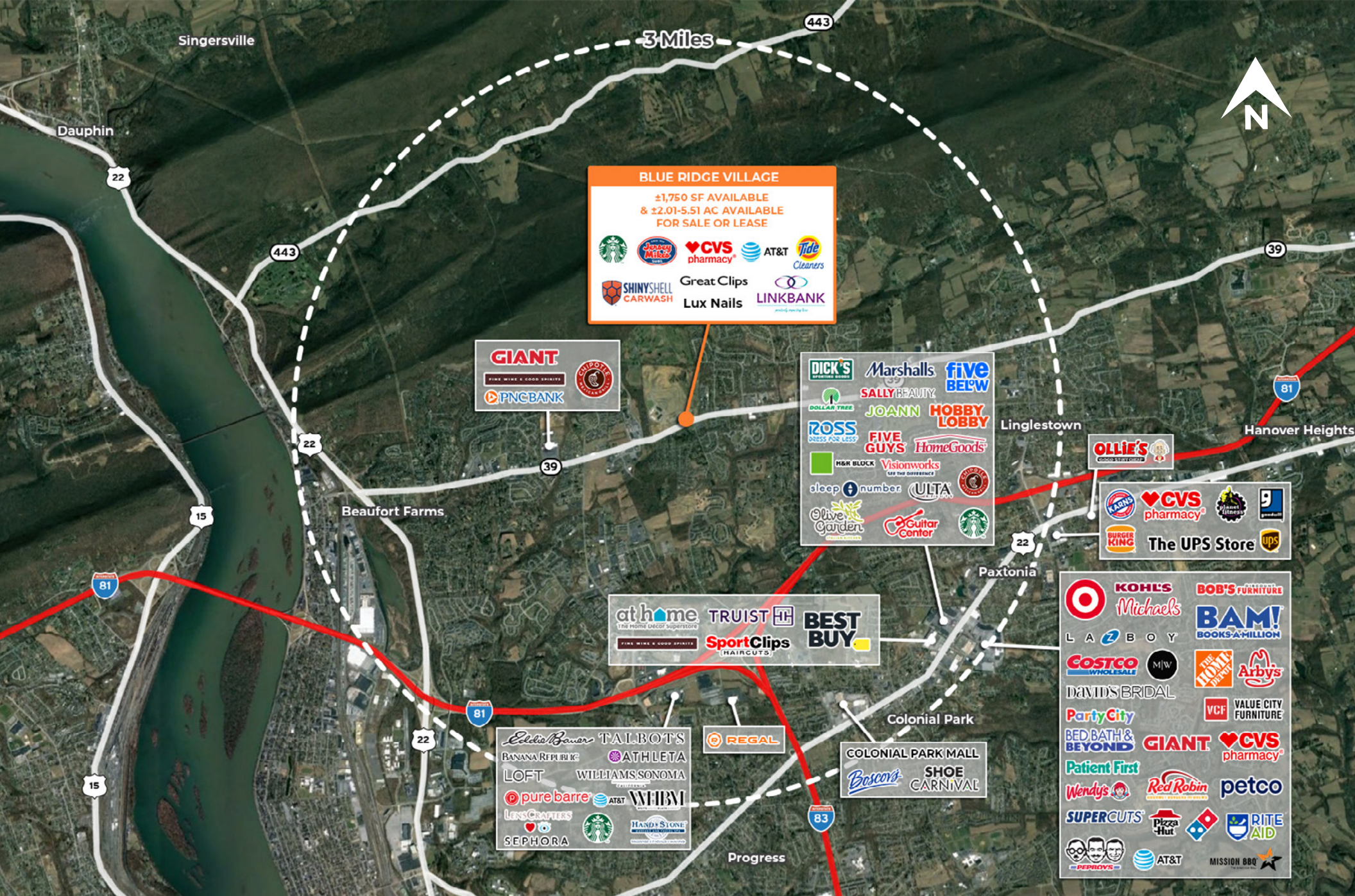
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Local Aerial



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Market Aerial

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