

SUSQUEHANNA UNION GREEN

Town Center & Traditional Neighborhood Development • Harrisburg, Pennsylvania



SUSQUEHANNA UNION GREEN is a pedestrian-oriented town center and Traditional Neighborhood Development.

It is located at the vital intersection of Linglestown Road and Progress Avenue in Susquehanna Township.

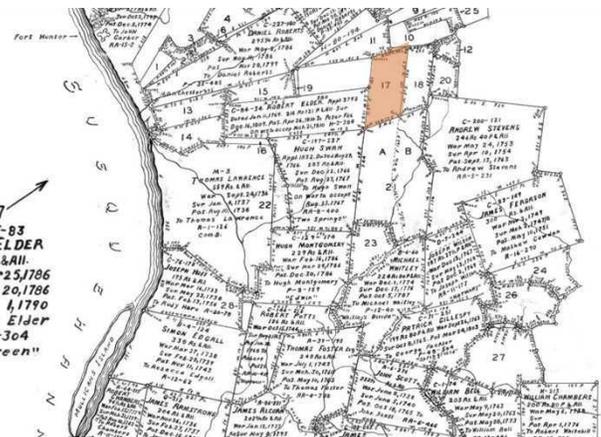
Union Green was envisioned to create a community focal point, with a mix of public greens, commercial/retail spaces, a grocery, hotel, and homes and apartments.

Historical records indicate the property was named “Union Green” after its initial conveyance by the proprietors of the Commonwealth. In honor of its legacy, the new community revived its historic name.

Community dialogue drove the planning process. The development team, municipal leadership, and members of the community collaborated to create a multi-phase master plan that expresses the values of the community and establishes a sense of place.

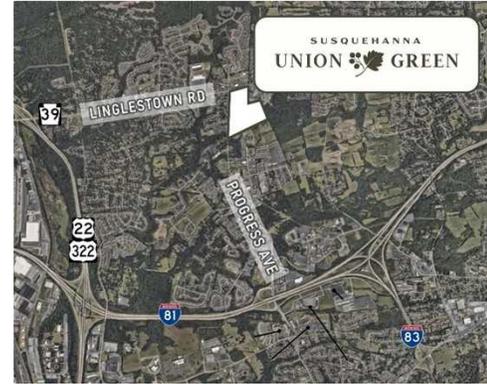
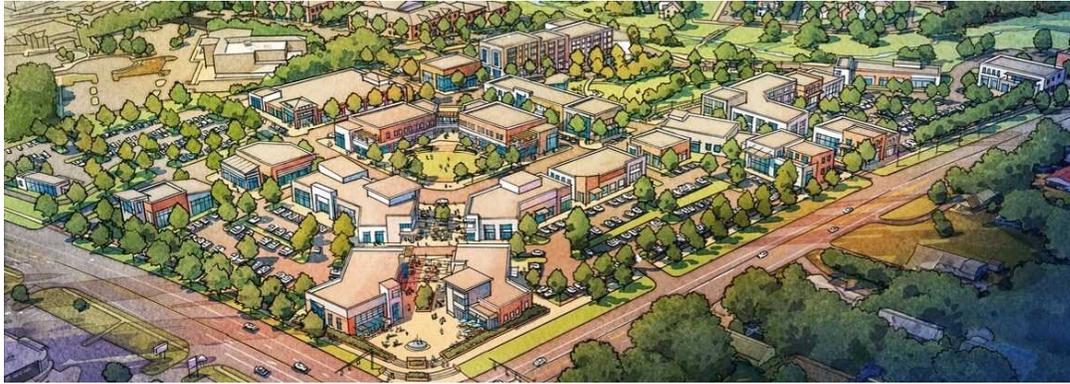
Groundbreaking took place in 2019, and Union Green opened to the public in 2021.

The project continues with active build-out in all phases.



COMMERCIAL CORE

Shopping • Dining • Commercial/Retail • Outdoor Experiences



AT A GLANCE

Location	Linglestown Rd / Progress Ave Harrisburg, PA 17110
Municipality	Susquehanna Township Dauphin County
Trade Area	Harrisburg East Shore
Offering Type	For Lease or Sale 1,300 - 30,000 square feet
Master Plan / Entitlements	18 commercial/retail buildings 110-room hotel 3 formal greens 837 parking spaces All public utilities Architectural design guidelines
Zoning	TND-1 - Traditional Neighborhood Development
PennDOT ADT	20,000+ on Linglestown Rd 13,500+ on Progress Ave

OVERVIEW

The *Commercial Core* is a unique destination for a variety of shopping, dining, outdoor experiences, and more in the heart of Susquehanna Union Green.

With storefront opportunities ranging in size from 1,100 to 30,000 square feet, it is ideal for commercial/retail businesses catering to a diverse and affluent customer base at a neighborhood scale.

The Commercial Core opened to the public in 2021.

The current business roster includes Wendy's, Berkshire Hathaway HomeServices HomeSale Realty, Kiddie Academy, Potato Coop, Playa Bowls, Primanti Bros., and others coming soon.

Woven through the Commercial Core is a pedestrian promenade named *Gravel Mews*, activating its storefronts and transfiguring it into an indoor/outdoor experience. And at its heart is the *Central Green*, slated to be the scene of lively community activity and programming.

PROPERTY SPOTLIGHT

Commercial Core • 2650 Gravel Road



2650 Gravel Road is a collection of storefronts in the Commercial Core at Susquehanna Union Green.

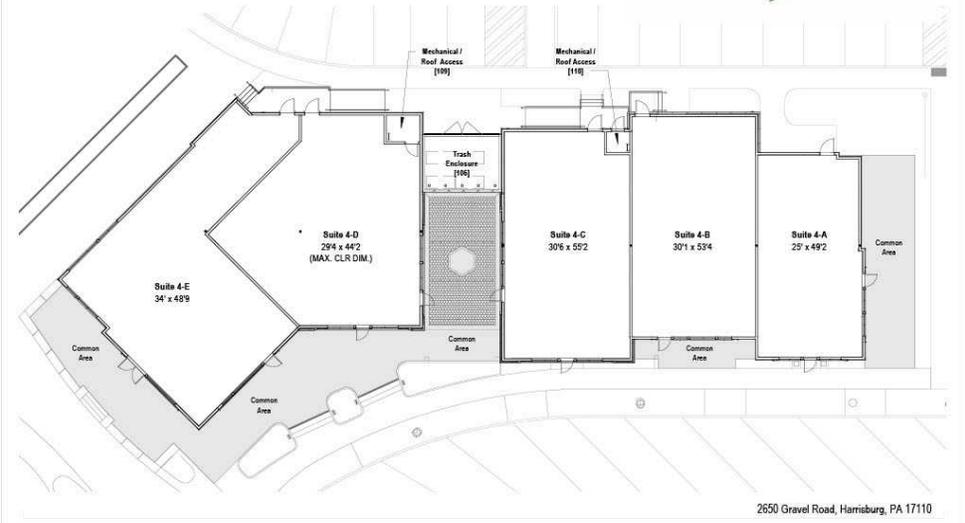
Tenant suites range in size from 1,300 to 2,300 square feet.

Building construction was completed and the first business opened in Spring 2023.

With every tenant suite connected to its courtyards and patios, the building provides a cohesive indoor/outdoor experience.

Tenant spaces feature distinctive architecture, double-height ceilings, and high-visibility signage. The project adheres to local architectural design guidelines.

Qualified tenants are invited to apply for a remaining space, subject to availability.



RESIDENTIAL LIFE

Planned Community Homes • Luxury Apartments • Senior Living



AT A GLANCE

School District	Susquehanna Township
Single-Family	<i>Residential Planned Community</i> 40 Homes
Multi-Family	<i>Union Summit</i> <i>Garrison Heights</i> 276 Apartments
Master Plan / Entitlements	3 formal greens All public utilities Architectural design guidelines
Zoning	TND-1 - Traditional Neighborhood Development

OVERVIEW

Susquehanna Union Green offers a mix of living options with distinctive community character, at a location convenient to Harrisburg attractions, shopping, travel routes and more.

The *Susquehanna Union Green Residential Planned Community* opened in June 2022. Landmark Homes is the exclusive homebuilder, offering homebuyers a portfolio of thoughtfully designed and customizable home plans.

Union Summit is an upscale rental community with 120 apartments. It opened in May 2023. Union Summit is developed in partnership with Landmark Homes.

Garrison Heights is slated to open in 2025-26. Upon completion it will consist of 156 apartments with a bevy of amenities including a pool, community center, and an enhanced pedestrian environment.

PUBLIC PARKS & GREENS

Gravel Mews • Central Green • Union Green • Black Run Park



SUSQUEHANNA UNION GREEN was envisioned with 19 acres of formal parks and green space.

At the heart of the project is the *Central Green*.

Gravel Mews is a pedestrian promenade woven through the Commercial Core, transfiguring it into an indoor/outdoor experience.

Union Green and *Black Run Park* are passive recreation spaces and protect ecologically sensitive areas.



SUSQUEHANNA UNION GREEN received a \$5 million award from the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (RACP).

This award provides financial assistance with construction of the public parks and greens making up the heart of the project.

Construction commenced in 2022 and is scheduled to continue through 2026.





MASTER PLAN DEVELOPER

VARTAN GROUP, INC.

717.657.0100 • vartangroup.com



COMMERCIAL LEASING & SALES

LANDMARK COMMERCIAL REALTY

717.731.1990 • landmarkcr.com

Justin Shoemaker
Exec. Vice President
justin@landmarkcr.com

Michelle Gueci
Senior Associate
mgueci@landmarkcr.com

SUSQUEHANNA

UNION  GREEN