

# 2650 GRAVEL ROAD

Susquehanna Union Green, Harrisburg, PA 17110



## ABSTRACT

Municipality	Susquehanna Township Dauphin County
Trade Area	North Harrisburg
Zoning	TND-1 – Traditional Neighborhood Development
Building Area	9,169 square feet
Year Built	2023
Construction Type	VB (2015 IBC)
Utility Service	All public utilities
Structural Frame	Wood frame
Façade (varies)	Masonry; SmartSide siding; Nichiha paneling
Roofing	EPDM flat roof
Electrical Service	Individual 200 amp metering; 208/120V; 3PH/4W
HVAC	Air-to-air; natural gas/electric
Parking	99 spaces in-common
Highlights	Private courtyards & patios

## PROJECT OVERVIEW

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

With tenant suites ranging in size from 1,300 to 2,300 square feet, it is ideal for commercial/retail businesses catering to a diverse and affluent customer base at a neighborhood scale.

Every tenant suite is connected to a private patio or courtyard, to provide 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.

The site is within *Susquehanna Union Green*, a unique destination for a mix of living, shopping, dining, outdoor experiences and more.