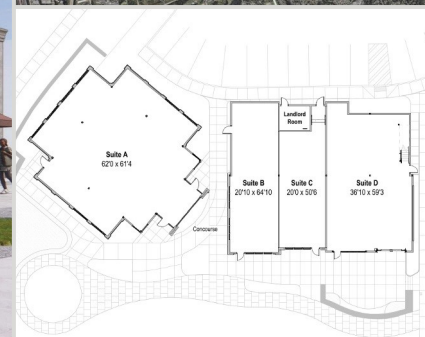


2605 LINGLESTOWN ROAD

Susquehanna Union Green, Harrisburg, PA 17110



ABSTRACT

Municipality	Susquehanna Township Dauphin County
Trade Area	North Harrisburg
Zoning	TND-1 – Traditional Neighborhood Development
Building Area	9,163 square feet
Year Built	2026 (projected)
Construction Type	VB (2018 IBC)
Utility Service	All public utilities
Structural Frame	Steel & wood frame
Façade (varies)	Masonry; SmartSide siding; Nichiha paneling
Roofing (varies)	Slateline shingle; 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	Extensive pedestrian gathering areas

PROJECT OVERVIEW

2605 Linglestown Road is a collection of storefronts in the Commercial Core at Susquehanna Union Green. It is sited at the highly visible and prestigious corner of Linglestown Road (PA-39) and N. Progress Avenue.

With tenant suites ranging in size from 1,193 square feet and up, it is ideal for commercial/retail businesses catering to a diverse, affluent, and growing customer base at a neighborhood scale.

Every storefront connects to pedestrian gathering areas, to provide a cohesive indoor/outdoor experience.

Tenant spaces feature distinctive architecture and prominent signage opportunities. The project adheres to local architectural design guidelines.

A full-service PSECU branch anchors the property.

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