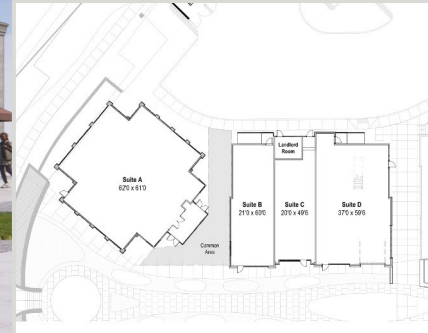
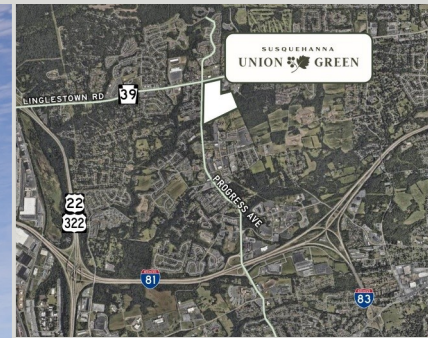


# 2605 LINGLESTOWN ROAD

Susquehanna Union Green, Harrisburg, PA 17110



## ABSTRACT

|                    |                                                  |
|--------------------|--------------------------------------------------|
| Municipality       | Susquehanna Township<br>Dauphin County           |
| Trade Area         | North Harrisburg                                 |
| Zoning             | TND-1 - Traditional<br>Neighborhood Development  |
| Building Area      | 8,862 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;<br>Nichiha paneling   |
| Roofing (varies)   | Slateline shingle;<br>EPDM flat roof             |
| Electrical Service | Individual 200 amp metering;<br>208/120V; 3PH/4W |
| HVAC               | Air-to-air; natural gas/electric                 |
| Parking            | 99 spaces in-common                              |
| Highlights         | Extensive pedestrian gathering<br>areas          |

## 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 1,150 to 2,750 square feet, 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 building.

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