



# Premier Development Opportunity

@ I-81 & I-83 FOR SALE

## RIDGEVIEW ROAD, HARRISBURG, PA

RIDGEVIEW ROAD · HARRISBURG, PA 17112  
 PRIME REDEVELOPMENT OPPORTUNITY  
 @ I-81 & I-83


FOR SALE



PROPERTY DETAILS

Property Location	Premier I-81 & I-83 Location @ Ridgeview Rd
Price	\$2,395,000
Lot Size	28.31 Acres
APN	35-038- 4, 14, 35, 36, 37, 38 & 35-050-171
Utilities	Public Water   Public Sewer
Property Uses	Professional Office   Residential Development
Submarket	Harrisburg East
Zoning	Business Campus/R1
Municipality	Lower Paxton Township
County	Dauphin County

PROPERTY HIGHLIGHTS

- Excellent development opportunity in the Heart of Harrisburg's East Shore
- Excellent visibility along  which is considered a premium regionally based development site with ± 44,000 vehicles passing daily
- Centrally located in the submarket's most affluent neighborhoods with excellent demographics and growing expansive development underway
- Business Campus (BC) zoning affords the opportunity for a wide range of uses. R-1 zoning allow for various other residential development
- Property also includes two (2) residential houses, affording other possibilities
- Easy access from Valley Road the area's premier retail corridor and quick access to



- Corporate neighbors include:



LANDMARK COMMERCIAL REALTY  
 425 N 21<sup>ST</sup> STREET, SUITE 302  
 CAMP HILL, PA 17011  
 P : 717.731.1990

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## SITE PLAN A



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PREMIER REDEVELOPMENT SITE  
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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	9,229
3 MILE	82,055
5 MILE	176,194

HOUSEHOLDS

1 MILE	4,082
3 MILE	34,076
5 MILE	72,617

AVERAGE HOUSEHOLD INCOME

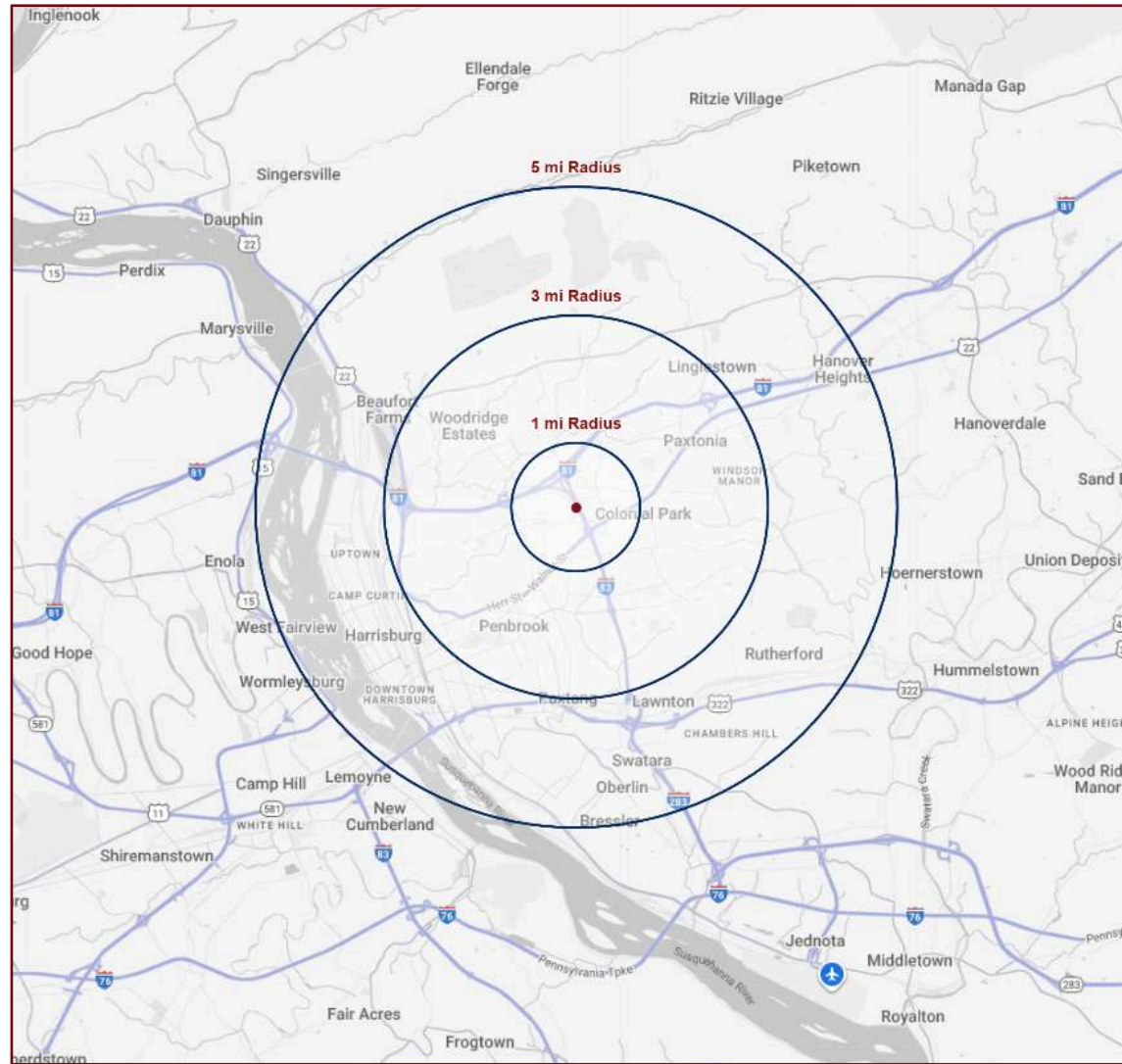
1 MILE	\$77,711
3 MILE	\$100,325
5 MILE	\$97,835

TOTAL BUSINESSES

1 MILE	429
3 MILE	3,275
5 MILE	7,669

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,361
3 MILE	41,494
5 MILE	117,849



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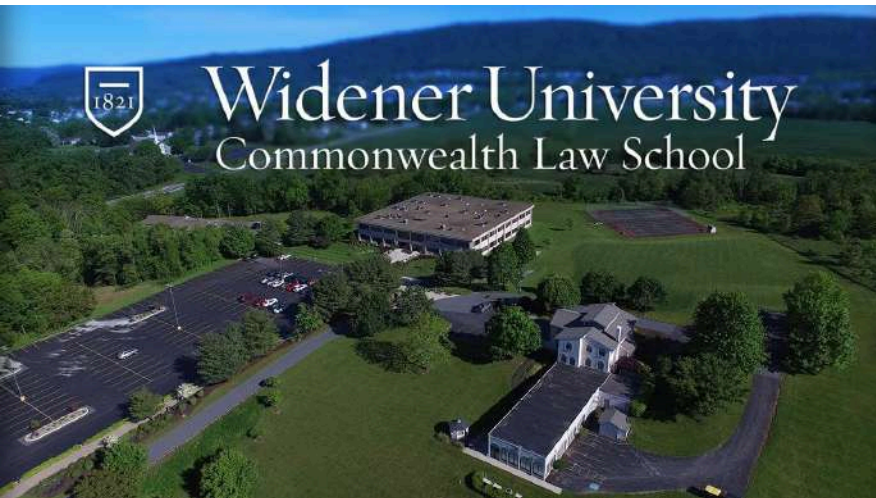


## AREA OVERVIEW

**RIDGEVIEW ROAD** is strategically positioned at the critical intersection of I-81 and I\_83 via direct access from Valley Rd in the heart of Lower Paxton Township. This dynamic sub-market on Harrisburg's East Shore boasts nearly 2 million square feet of office space within a two-mile radius, affluent demographics, and sustained residential growth. Average household incomes exceed \$92,000 within a three-mile radius, with projections surpassing \$110,000 by 2025, while household growth far outpaces both Pennsylvania and national trends. The site benefits from unmatched visibility, excellent traffic counts, and seamless connectivity to downtown Harrisburg and all surrounding markets.

The area is anchored by premier shopping and dining destinations, including the **Shoppes at Susquehanna Marketplace**—home to Williams Sonoma, Loft, Eddie Bauer, Harvest Seasonal Grill & Wine Bar, and Romano's Macaroni Grill—and **Blue Ridge Commons**, a thriving retail hub featuring Giant Food Stores, Starbucks, Chipotle, and Fine Wine & Good Spirits. Adjacent institutions such as **Widener University Commonwealth Law School** and **Sturbridge Business Park** further enhance the area's prestige, while proximity to I-81/I-83 ensures strong regional accessibility. This rare infill opportunity sits at the center of an already thriving trade area where zoning limitations elsewhere make new retail and mixed-use space highly sought after.

As part of **DAUPHIN COUNTY**, this location is uniquely positioned within a region recognized as both a critical transportation hub along the Boston-to-Richmond corridor and a community known for its exceptional quality of life. Harrisburg, the capital city and county seat, merges urban sophistication with small-town charm along the scenic Susquehanna River. With a strong workforce, major employers like Hershey Chocolate USA and Tyco Electronics/AMP, and proximity to air, rail, and highway networks, Dauphin County continues to attract businesses and residents alike. Together, these advantages make Susquehanna Union Green a cornerstone of growth and a premier redevelopment destination in Central Pennsylvania.



Widener University  
Commonwealth Law School

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