

FOR LEASE

5010 Ritter Road, Ste. 111-112



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS:

- EASY ACCESS TO INDIVIDUAL SUITE
- ABUNDANT PARKING
- LOCATED IN A WELL-ESTABLISHED BUSINESS PARK
- ATTRACTIVE & WELL-MAINTAINED EXTERIOR
- GENEROUS LANDSCAPING



ERIN DOWNEY, CCIM
717.791.2071
edowney@high.net



HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Suite:	111-112
Available SF:	2,000 SF
Lease Rate:	\$12.95 PSF/Year NNN
CAM:	\$3.87 PSF
Building Area:	23,680 SF
County:	Cumberland
Municipality:	Lower Allen

PROPERTY OVERVIEW

This individual suite is located in a well-established business park which is conveniently situated off of the convergence of the PA Turnpike and PA Rt. 15.

OFFERING SUMMARY

HVAC:	Self-Contained/Dedicated Heat Pump	Lighting:	Fluorescent
Sprinklers:	No	Number of Floors:	1
Parking:	Approx. 133 spaces; 5/1,000 SF	Flooring:	VCT and Carpet
Water:	CAM / Pennsylvania American Water Company		
Sewer:	CAM/Lower Allen Township Authority		
Zoning:	C-3 Business Park		

ADDITIONAL COMMENTS

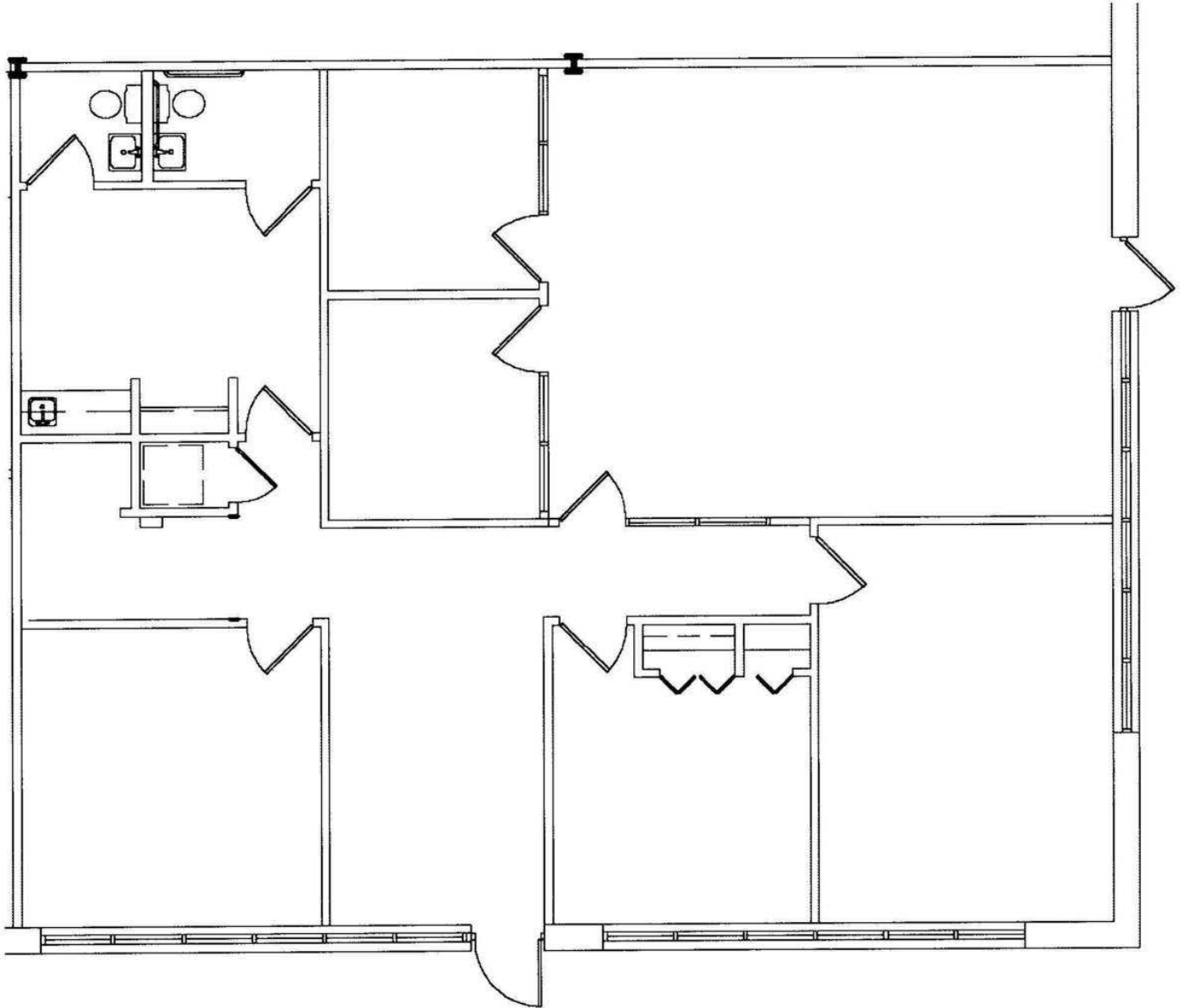
Conveniently located at the PA Turnpike and PA Route 15 in the Rossmoyne Business Center in Cumberland County. Neighboring companies include Siemens, Liberty Mutual, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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FLOOR PLAN

SCALE: 1/8"=1'-0"



BUILDING 51
5010 RITTER ROAD
LANCASTER, PA
SUITE 111

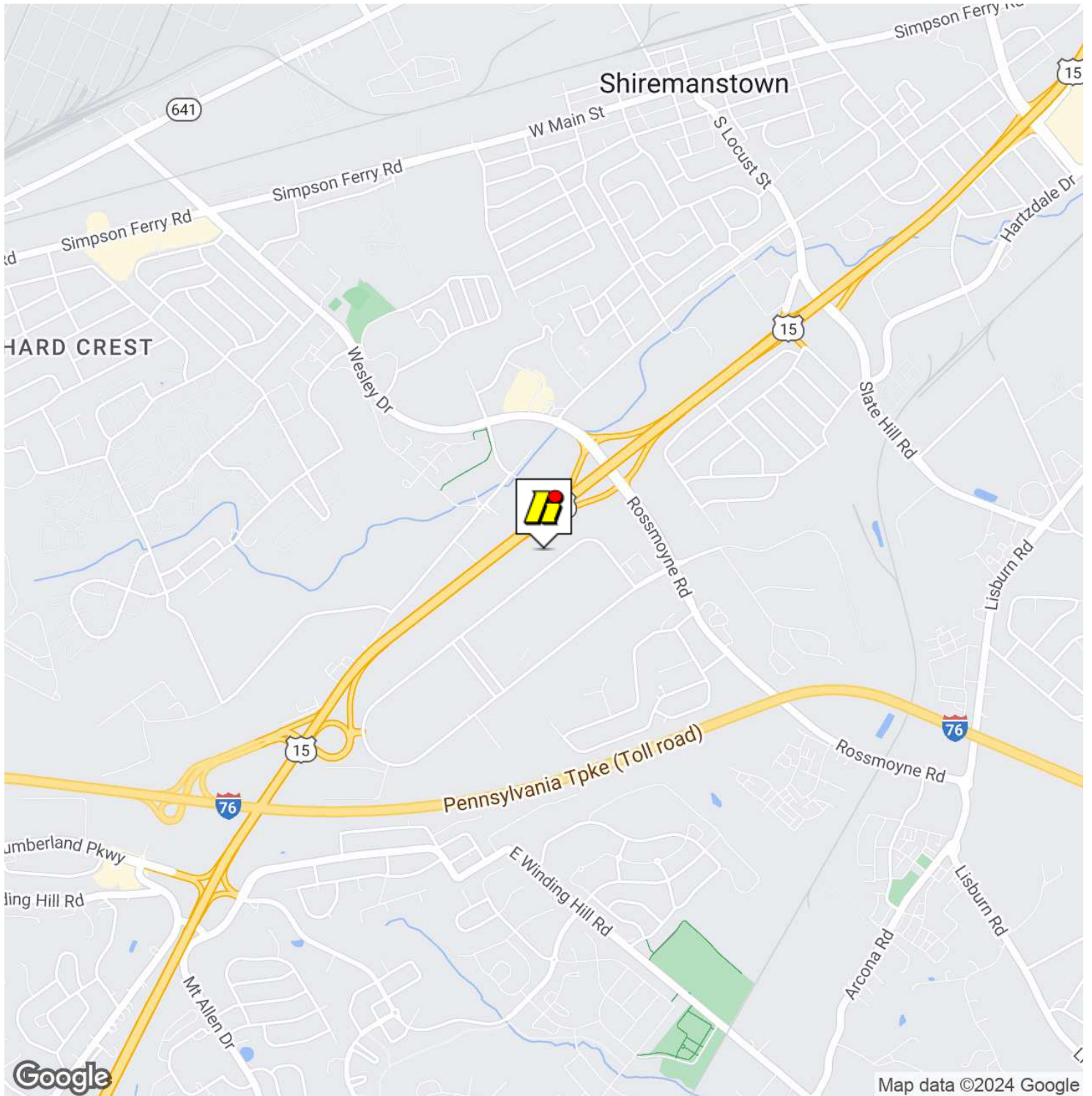
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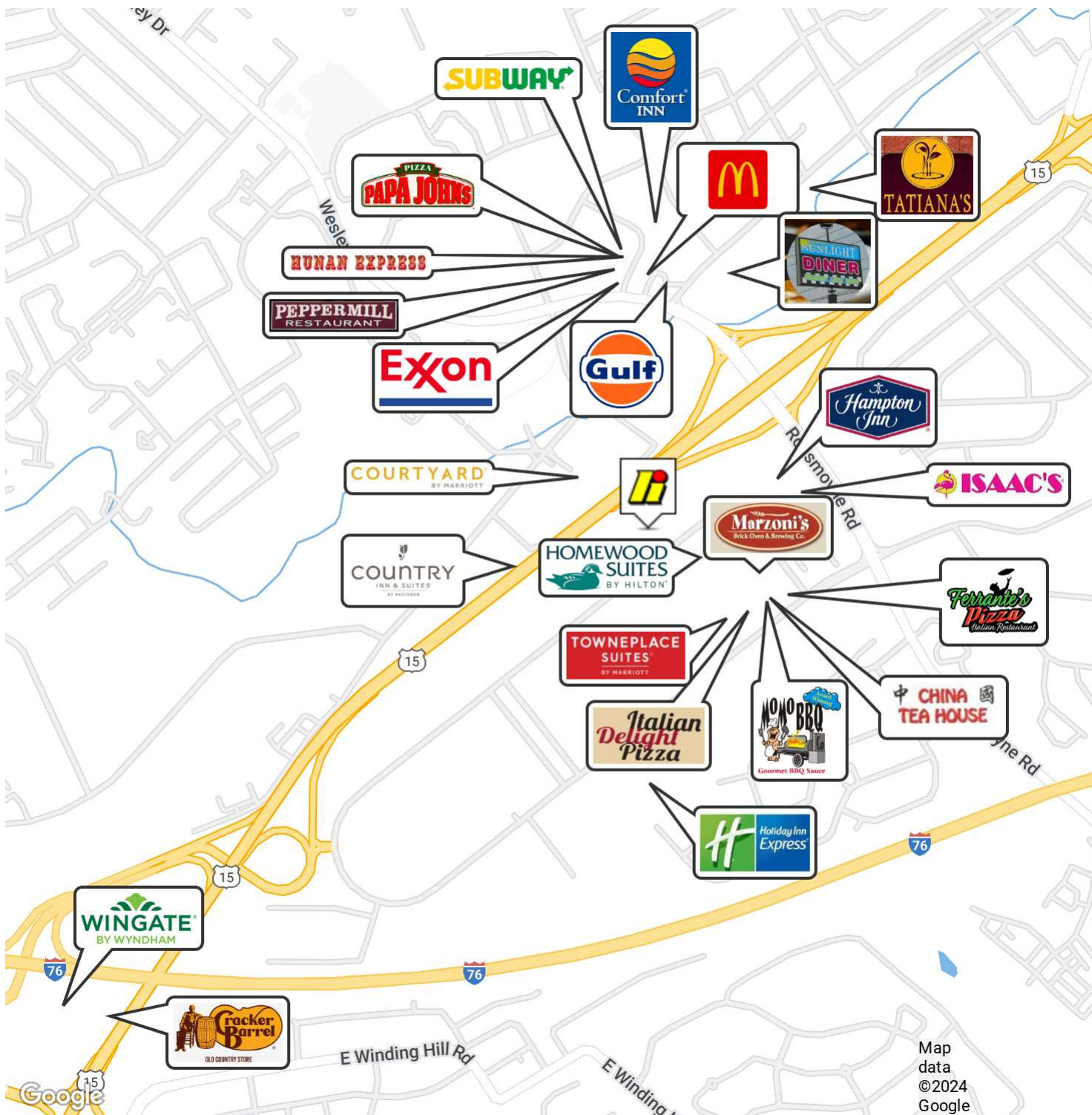


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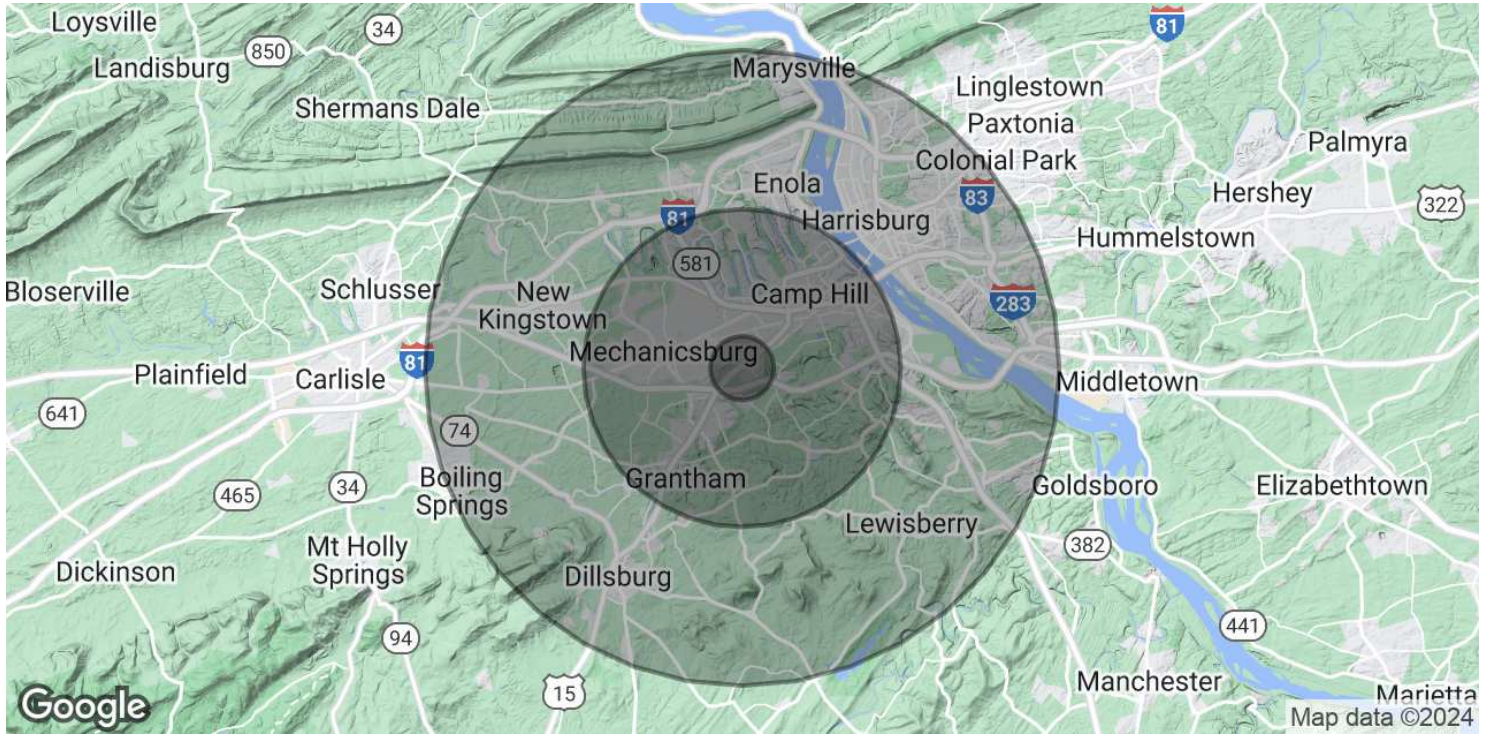


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,357	113,435	312,680
Average Age	48.3	41.7	39.1
Average Age (Male)	42.8	39.5	37.3
Average Age (Female)	53.2	42.7	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,633	46,764	128,111
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$59,721	\$79,614	\$69,528
Average House Value	\$162,217	\$216,984	\$181,206

2020 American Community Survey (ACS)

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422