

FOR LEASE

5000 Ritter Road, 203 - 2,506 SF



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS

- GENEROUS LANDSCAPING
- ABUNDANT PARKING
- EASY ACCESS TO YOUR INDIVIDUAL SUITE
- CONVENIENTLY LOCATED AT THE CONVERGENCE OF PA TURNPIKE AND PA RTE. 15 IN THE ROSSMOYNE BUSINESS CENTER



ANNETTE CASSEL MEANS  
717.791.2064  
ameans@high.net



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

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FOR LEASE

# 5000 Ritter Road



## LEASE INFORMATION

Suite:	203
Rentable SF:	2,506 SF
Useable SF:	2,506 SF
Lease Rate:	\$19.98 SF/yr Gross
County:	Cumberland
Municipality:	Lower Allen

## PROPERTY OVERVIEW

Suite boasts a reception area, cubicle area, workroom, server room, conference room, kitchen and three private offices.

## OFFERING SUMMARY

HVAC:	Gas Fired/Elec. VAV's	Lighting:	T-8 Fluorescents
Sprinklers:	Yes, Common Areas	Flooring:	VCT and Carpet
Parking:	Approx. 350 spaces; 5/1,000 SF	Number of Floors:	2
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, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



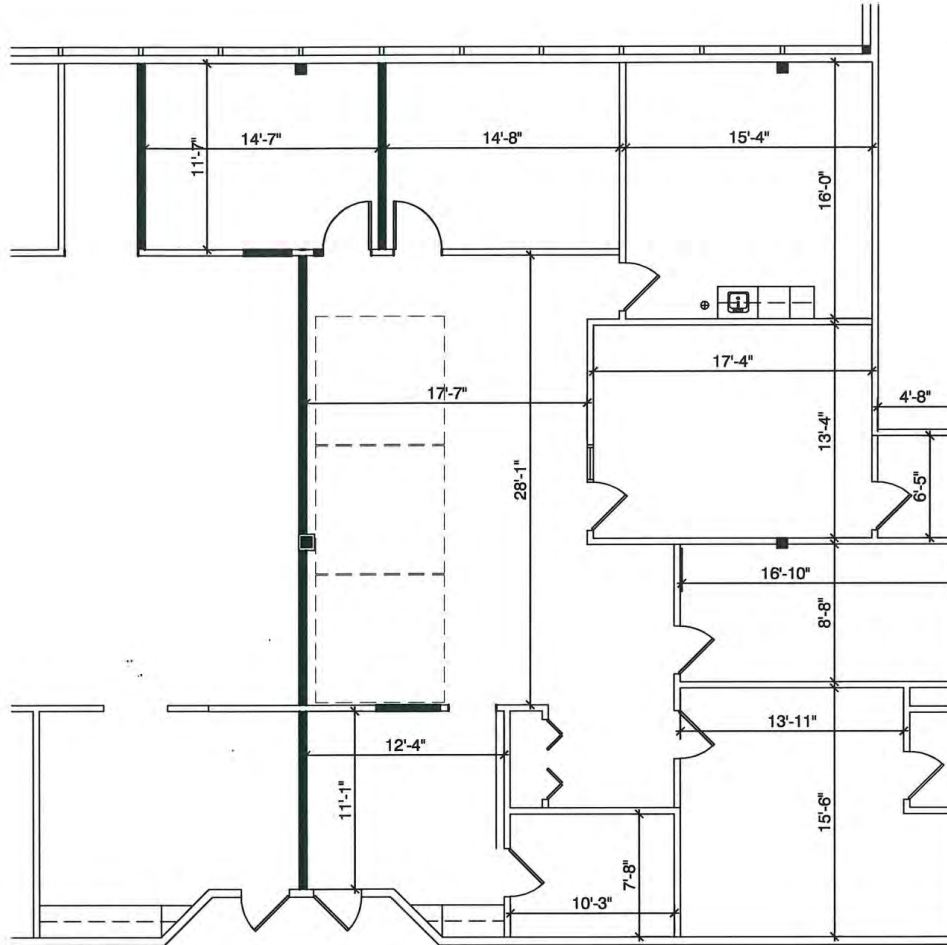
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**FLOOR PLAN-1**  
SCALE: 1/8" = 1'-0"

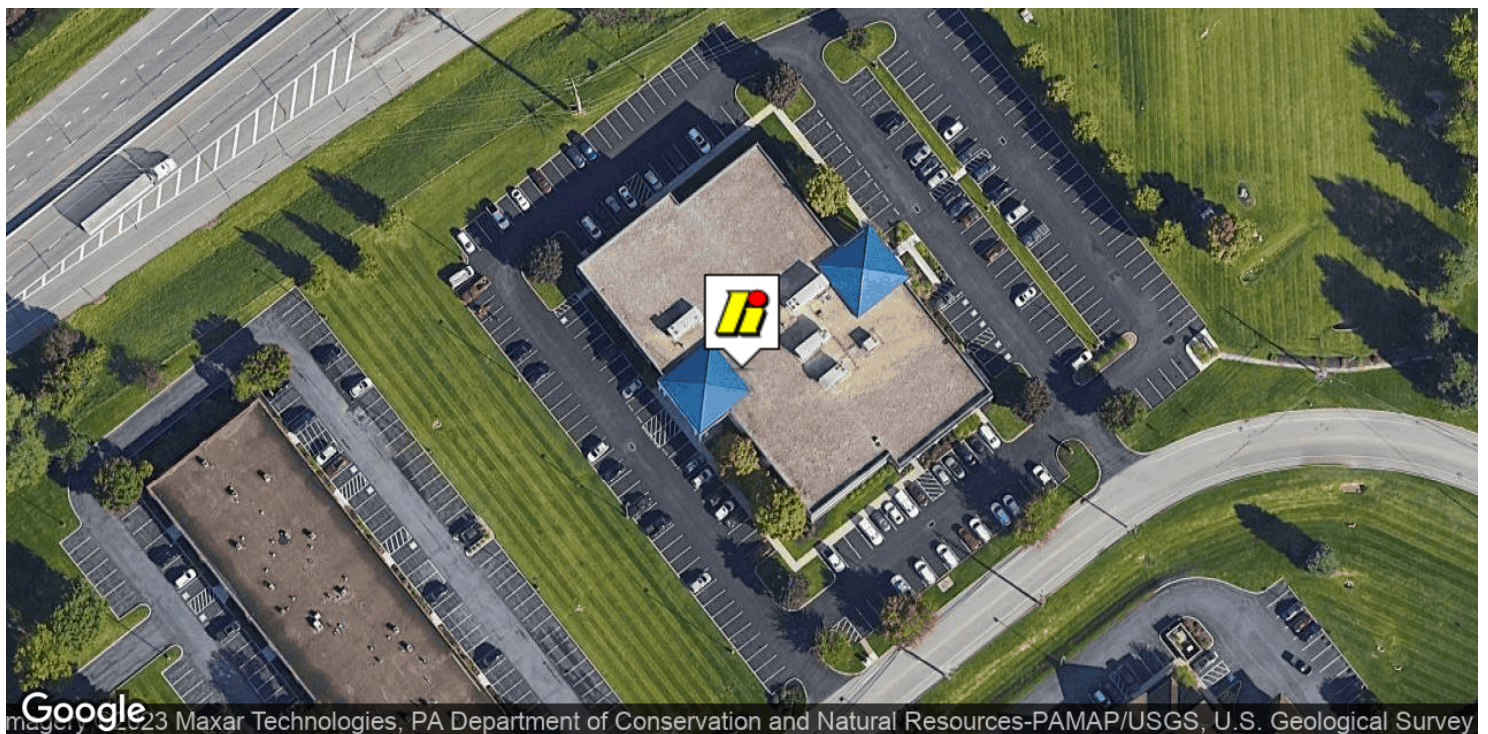
DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES.

**BUILDING 52**  
5000 RITTER ROAD  
MECHANICSBURG, PA  
SUITE 203

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Rossmoyne Business Center features office, light industrial, hospitality and retail facilities for lease in the Greater Harrisburg, PA, market. This master-planned corporate center is located in Mechanicsburg, PA, in the heart of Pennsylvania's Capital Region.

Directly accessible from the Pennsylvania Turnpike and convenient to other major transportation corridors, Rossmoyne's location is ideal for the more than 125 businesses located here as well as those who service them. Rossmoyne features the following nearby and on-site amenities

- The Shoppes at Rossmoyne: Italian Delight, Asian Express, MoMo BBQ and other retailers
- Marzoni's Brick Oven
- Isaac's Restaurant & Deli
- Homewood Suites by Hilton
- The Hampton Inn by Hilton
- TownePlace Suites by Marriott
- Children's Family Center
- The Goddard School
- Life Storage
- McDonalds
- Gulf
- Exxon



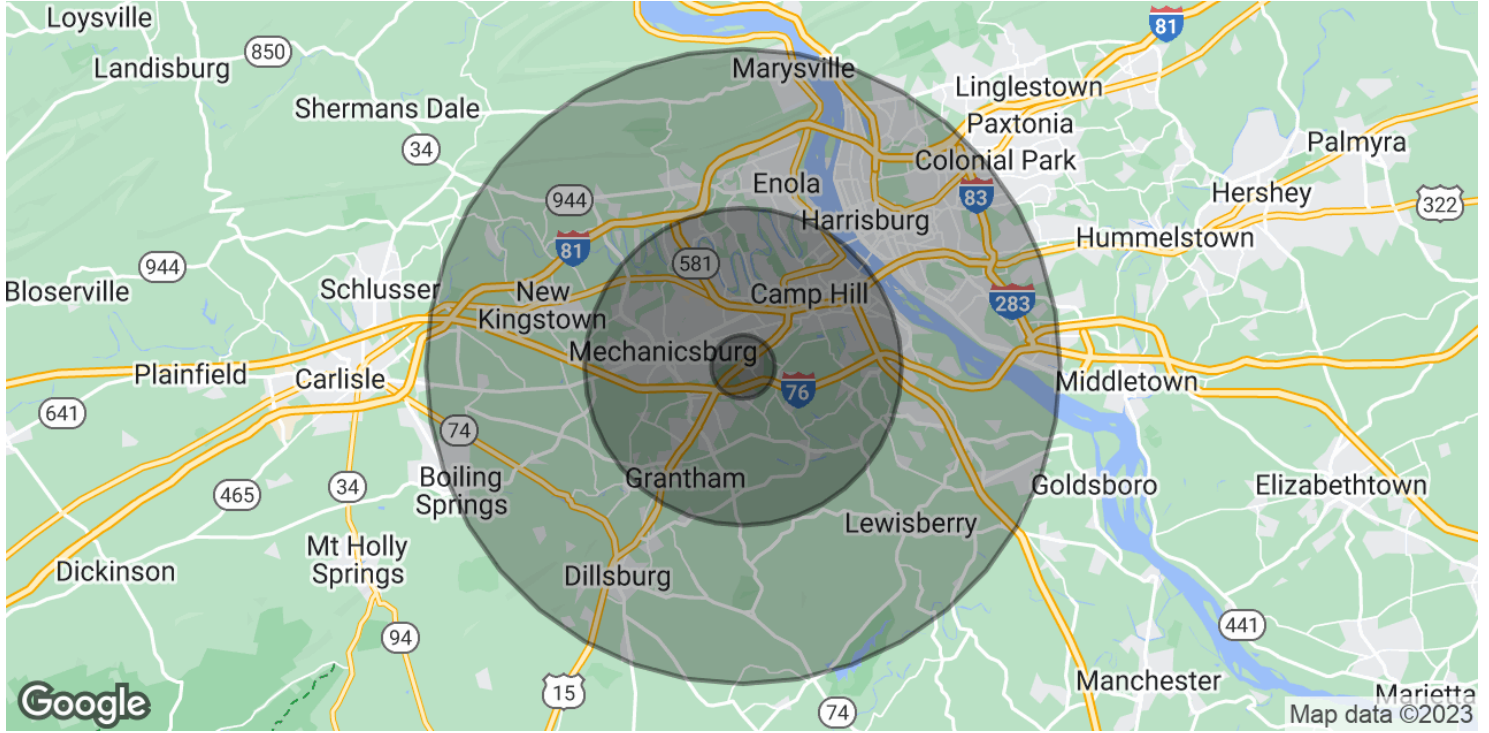
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,359	115,252	315,895
Average Age	48.4	41.6	39.1
Average Age (Male)	42.8	39.4	37.3
Average Age (Female)	53.3	42.5	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,637	47,289	129,472
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$59,834	\$79,611	\$69,465
Average House Value	\$163,118	\$217,277	\$181,448

\* Demographic data derived from 2020 ACS - US Census

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*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  
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