

FOR LEASE

5000 Ritter Rd, Ste.101



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 ROUTE 15 IN THE ROSSMOYNE BUSINESS CENTER**



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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 Rd, Suite 101



LEASE INFORMATION

Suite:	101
Available SF:	5,273 SF
Lease Rate:	\$19.98 SF/yr Gross
County:	Cumberland
Municipality:	Lower Allen

PROPERTY OVERVIEW

This space boasts an open reception area, break room, server closet, training/classroom, work room, copier room, storage closet, five private offices and open areas suitable for cubicles with both front and back entrances to individual suite.

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, five restaurants and two day-cares.



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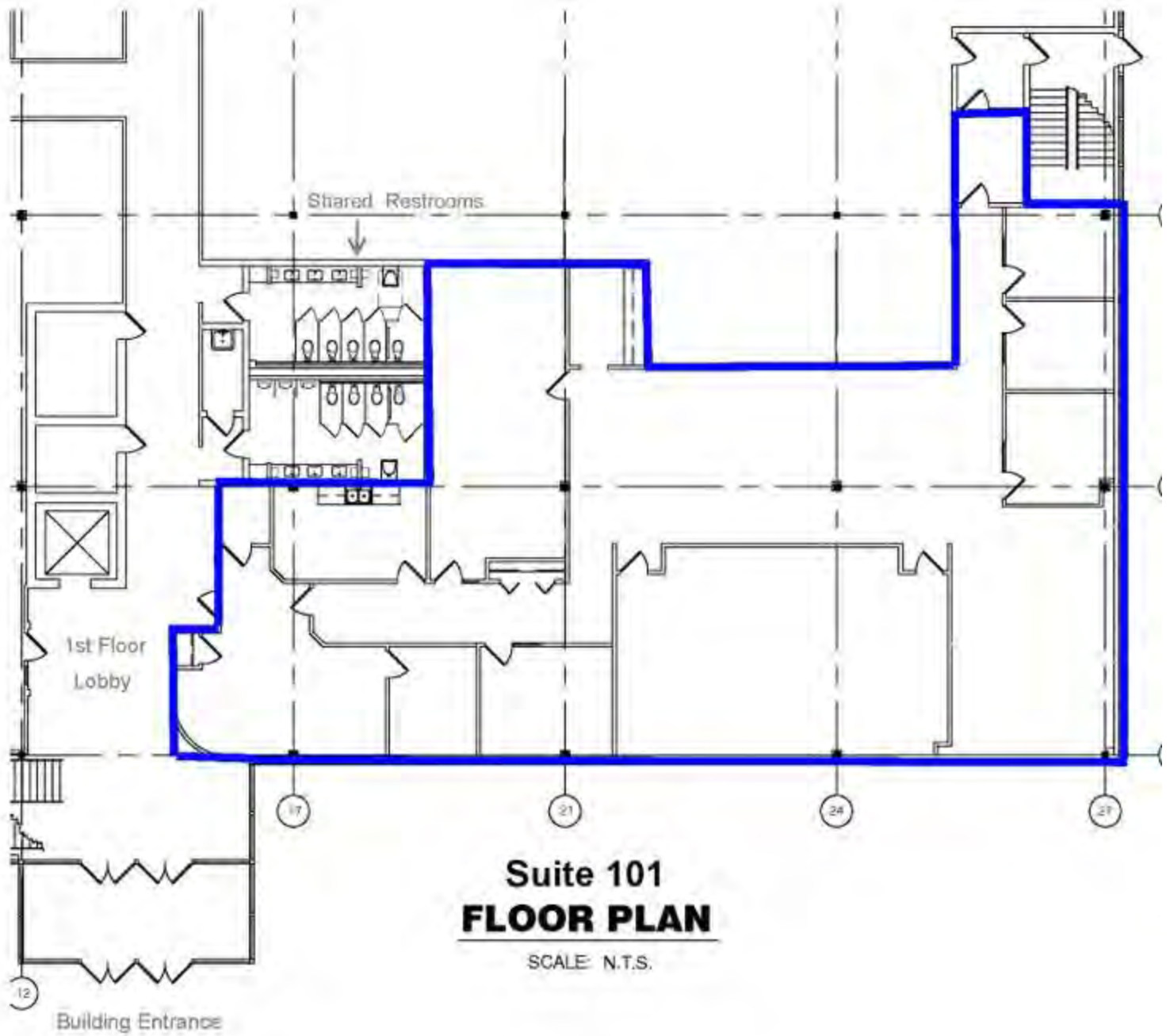
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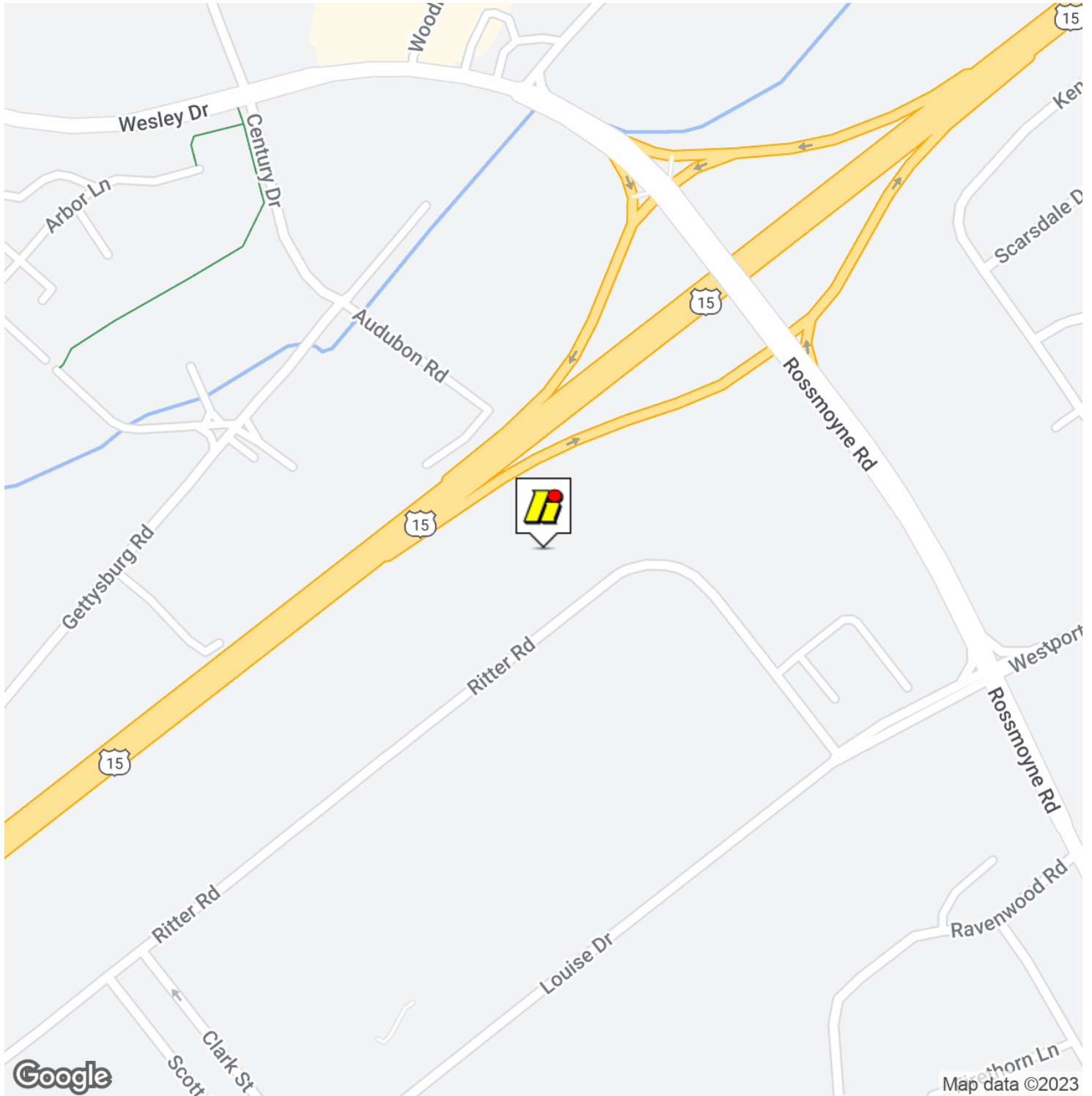
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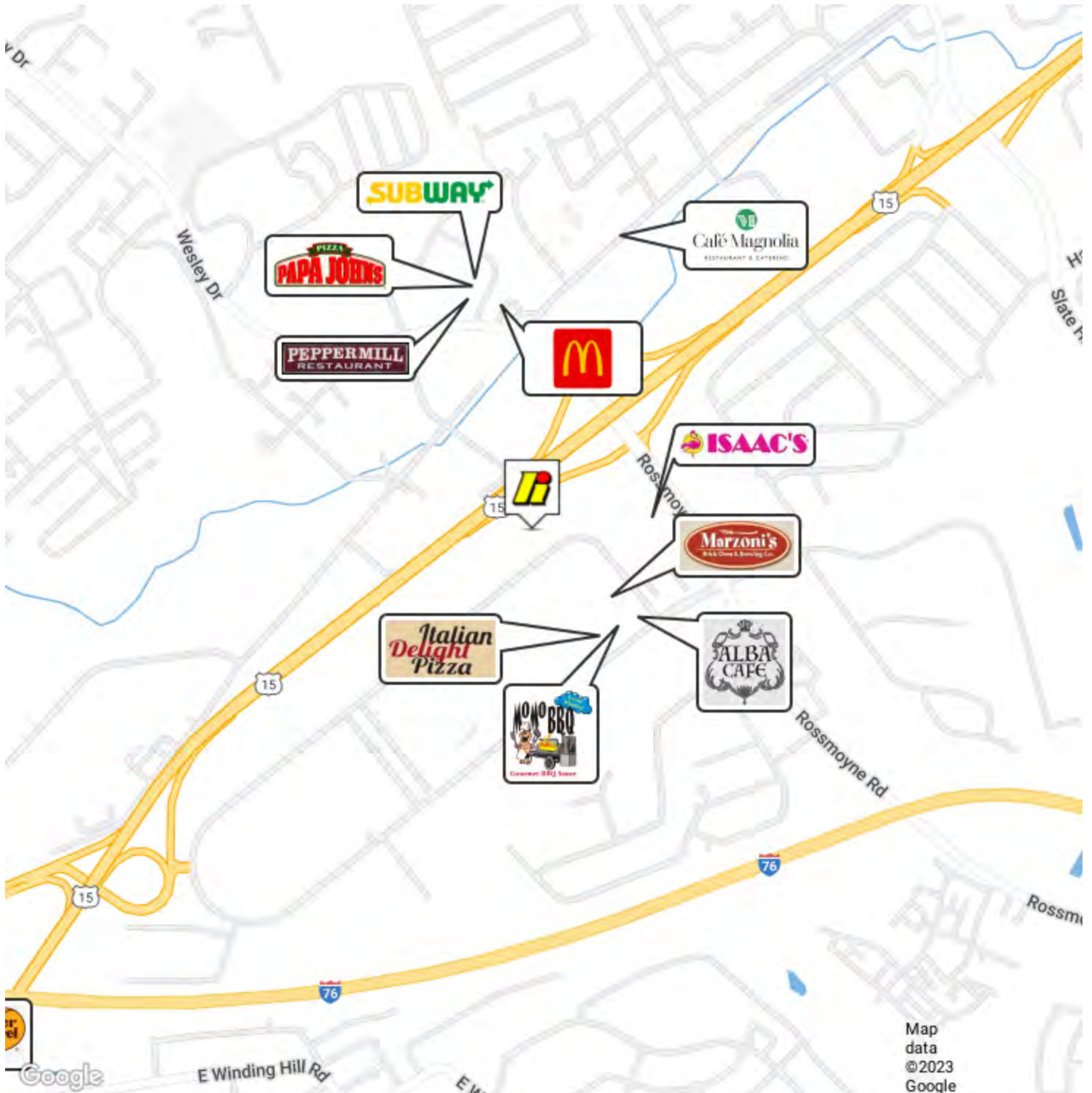
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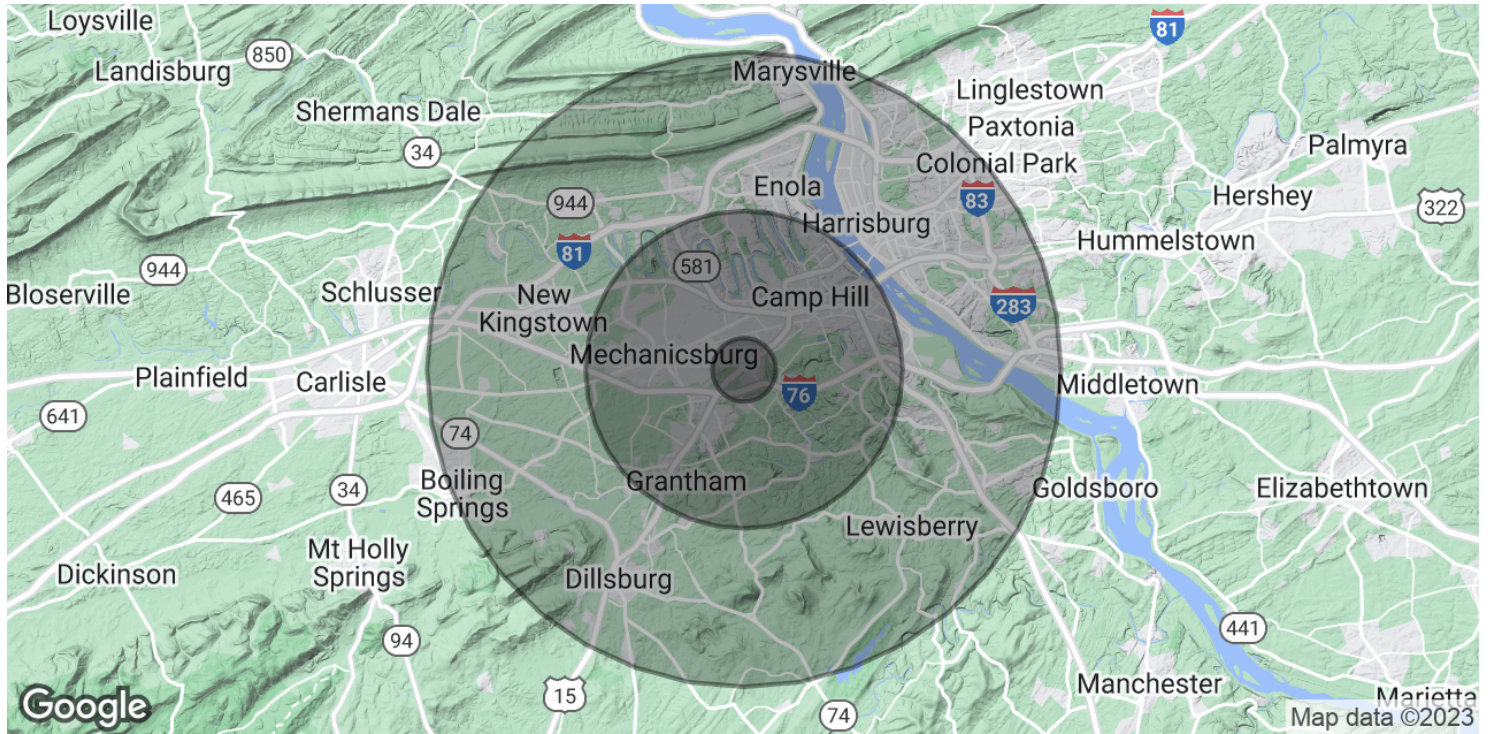
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,359	115,252	315,895
Average Age	48.4	41.6	39.1
Average Age (Male)	42.8	39.4	37.3
Average Age (Female)	53.3	42.5	40.1

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
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