

FOR LEASE

5010 Ritter Rd, Ste. 106-107



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS:

- Attractive and well-maintained exterior
- Easy access to individual suite
- Located in an established business park
- Convenient access to major highways
- Ample parking for tenants and visitors
- Flexible lease terms to suit your business goals



ERIN DOWNEY, CCIM
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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 #:	106-107
Available SF:	1,426 SF
Lease Rate:	\$12.95 PSF/Yr NNN
CAM:	\$3.87 PSF
Building Area:	23,680 SF
County:	Cumberland
Municipality:	Lower Allen Twp

PROPERTY OVERVIEW

1,426 SF office space available for lease in a well-established business park which is conveniently located off of the convergence of the PA Turnpike and PA Route 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

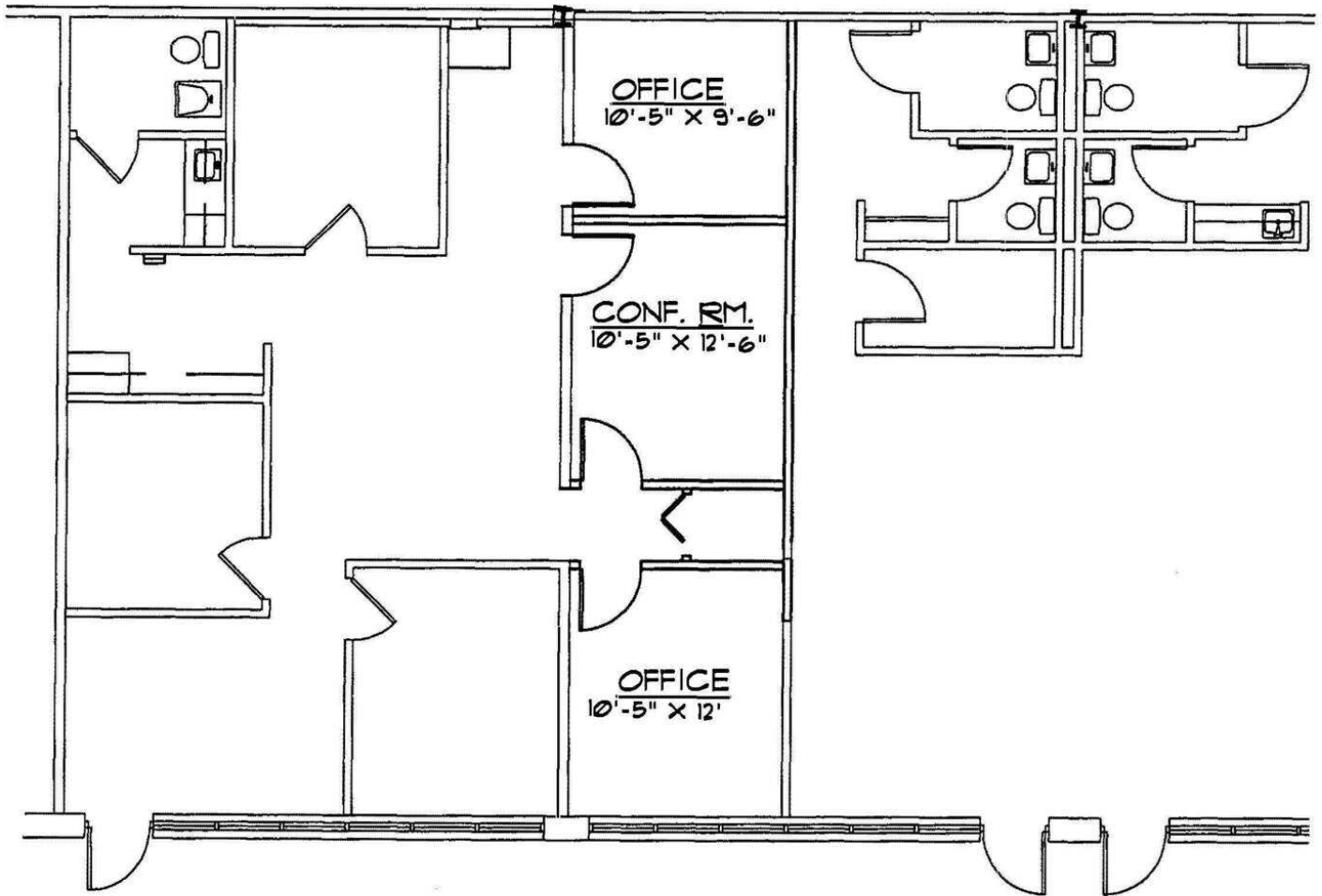
Located in the Rossmoyne Business Center in Cumberland County of PA Route 15. Neighboring companies include Siemens, Liberty Mutual, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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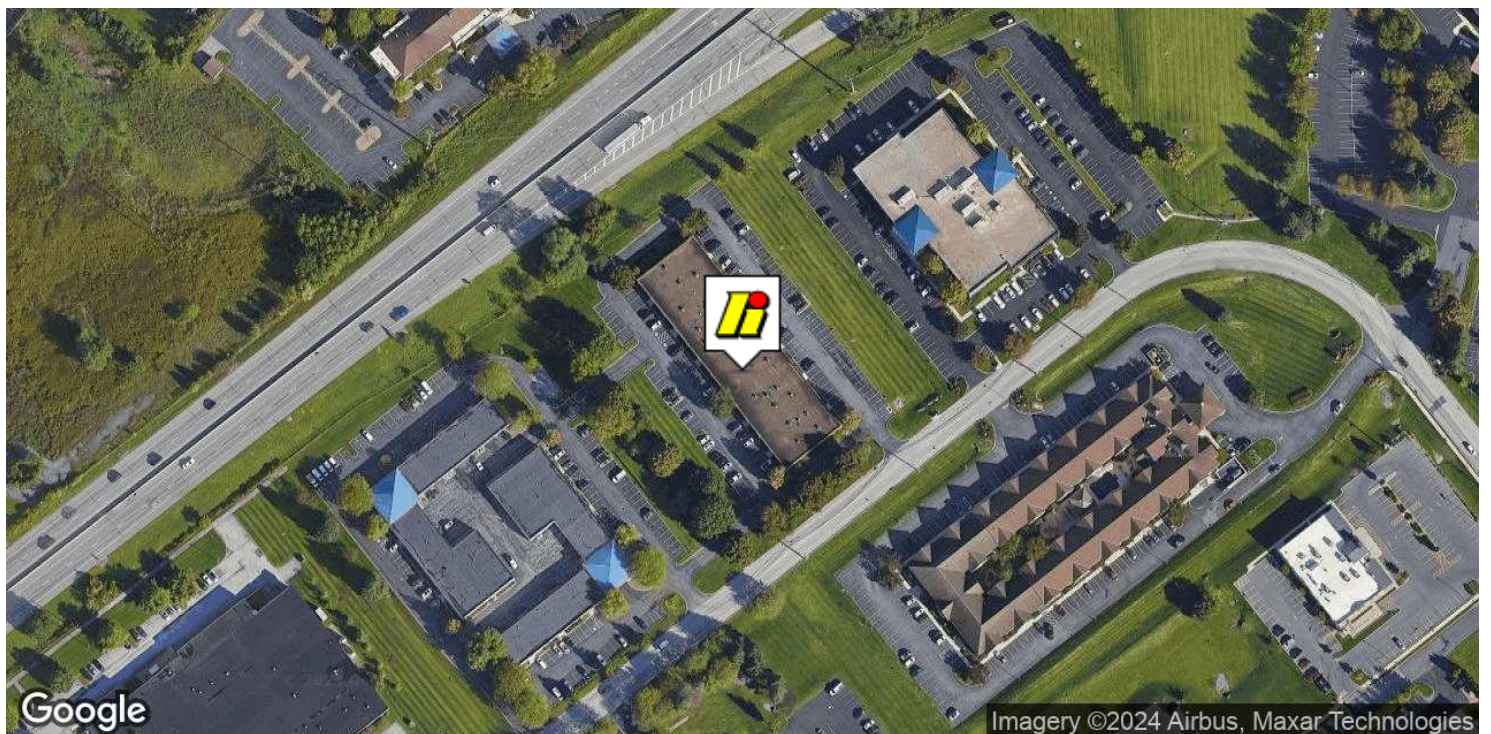
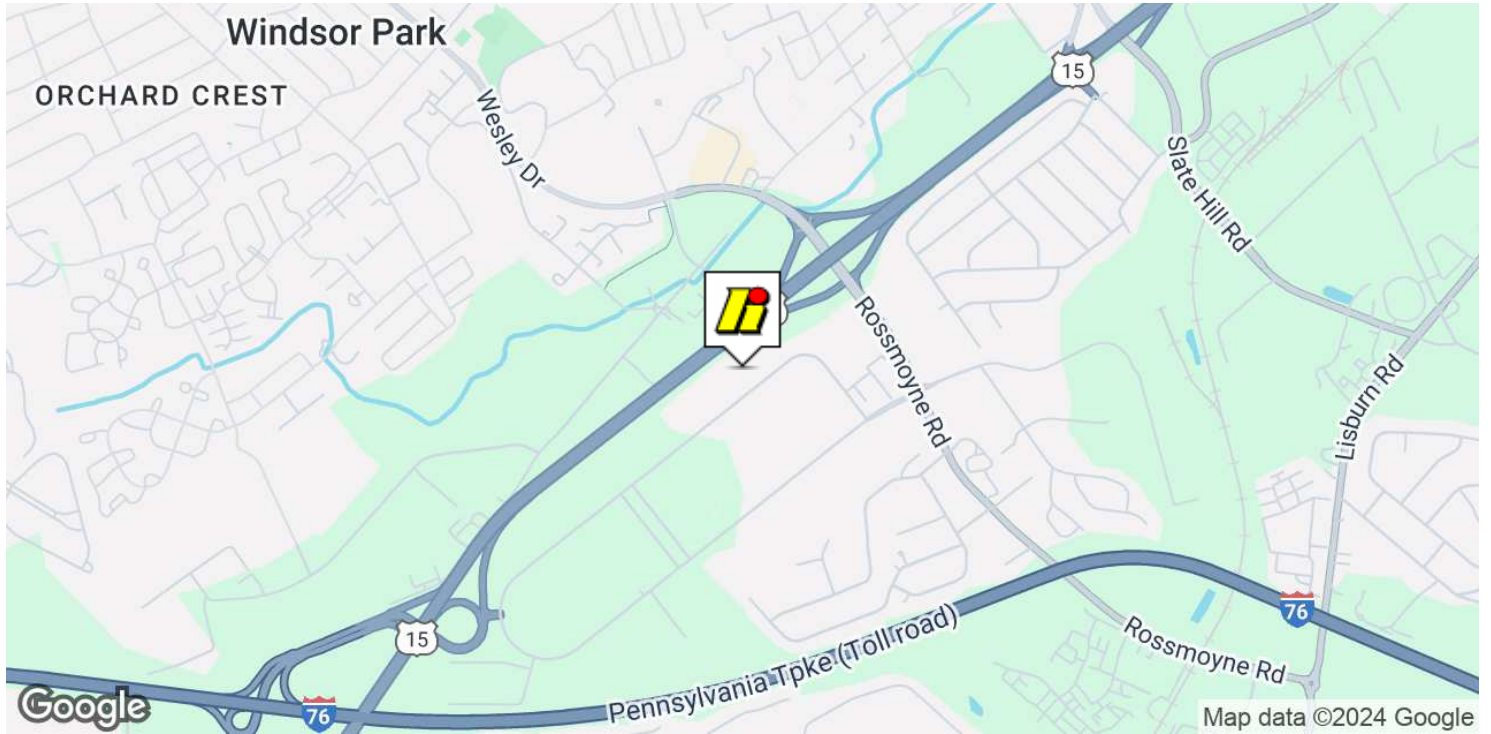
FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING 51
5010 RITTER ROAD
MECHANICSBURG, PA
SUITE 107

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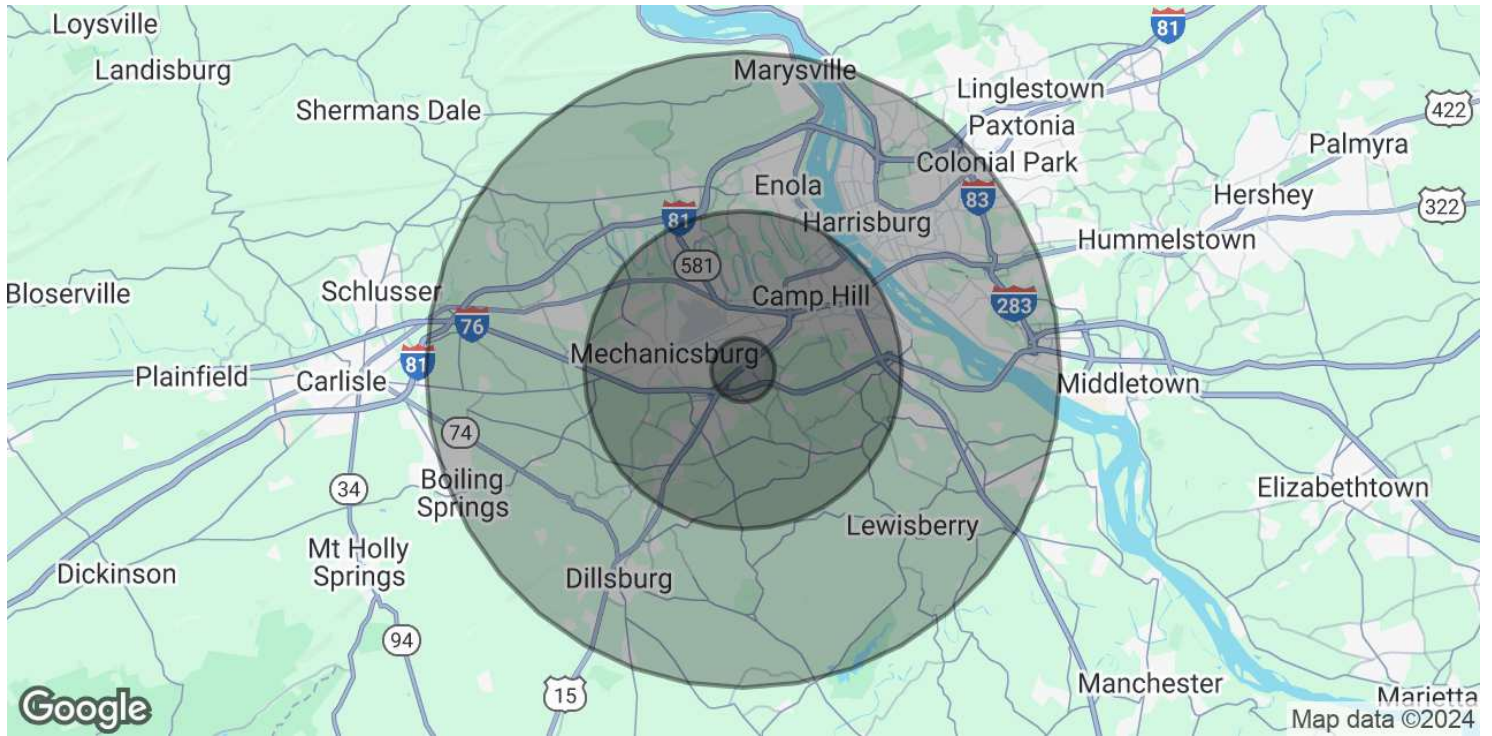


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,357	113,435	312,680
Average Age	48.3	41.7	39.1
Average Age (Male)	42.8	39.5	37.3
Average Age (Female)	53.2	42.7	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,633	46,764	128,111
# 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
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