

FOR LEASE

4910-32 Louise Dr, Ste 103



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS:

- Popular neighborhood retail strip situated in the well-established Rossmoyne Business Center park
- Front & rear access to your individual suite
- Conveniently located off of the convergence of the PA Turnpike & PA Route 15
- Abundant parking & generous landscaping



AARON SKELLY
717.209.4033
askelly@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

4910-32 Louise Drive



LEASE INFORMATION

Suite:	103
Available Date:	September 2025
Available SF:	1,012 SF
Building Area:	11,911 SF
Lease Rate:	\$12.95 SF/Year
Lease Type:	Triple Net
CAM:	\$7.39 PSF
County:	Cumberland
Municipality:	Lower Allen

PROPERTY OVERVIEW

Retail space containing an open floor plan with minimal buildout and one restroom. This space is located in a well-established and popular neighborhood retail strip.

OFFERING SUMMARY

HVAC:	Self-contained/Electric heat pump	Lighting:	Fluorescent
Sprinklers:	No	Roof:	Metal membrane
Parking:	100; 8/1,000 SF	Flooring:	VCT & ceramic tile
Water:	In CAM/Pennsylvania American Water Company	Ceiling height:	10'
Sewer:	In CAM/Lower Allen Township Authority		
Zoning:	C-3 Business Park		

ADDITIONAL COMMENTS

Neighboring companies include Siemens, Companion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



AARON SKELLY

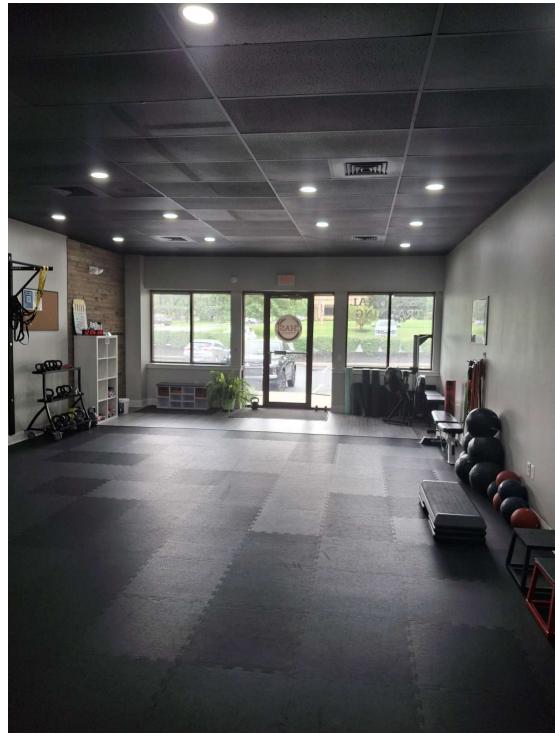
717.209.4033

askelly@high.net

FOR LEASE

Suite 103 interior

HIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



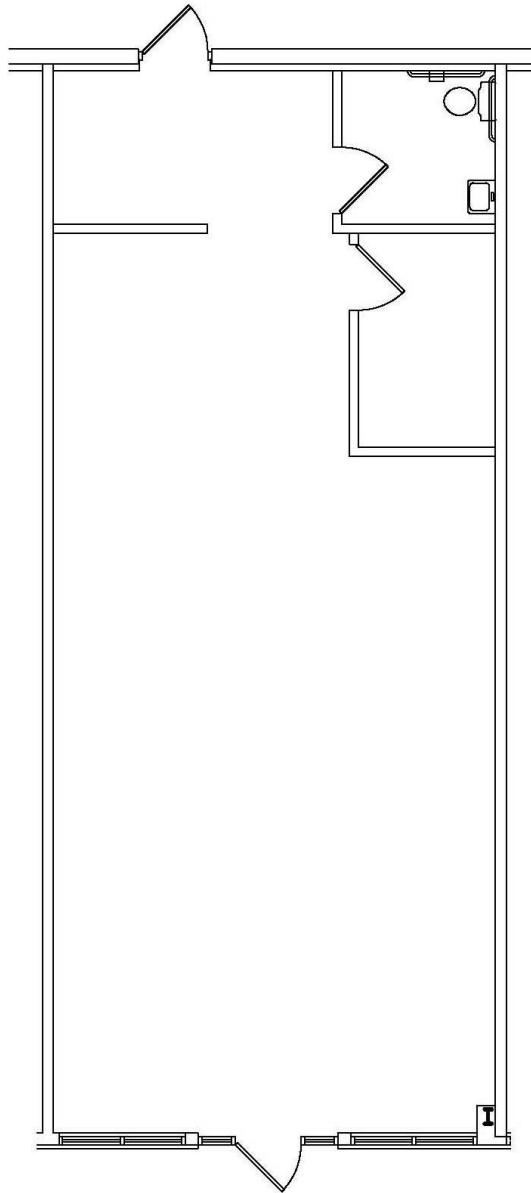
AARON SKELLY

717.209.4033

askelly@high.net

FOR LEASE

Suite 103 floor plan



FLOOR PLAN

SCALE: N.T.S.

BUILDING 83

4928 LOUISE DRIVE
MECHANICSBURG, PA
SUITE 103

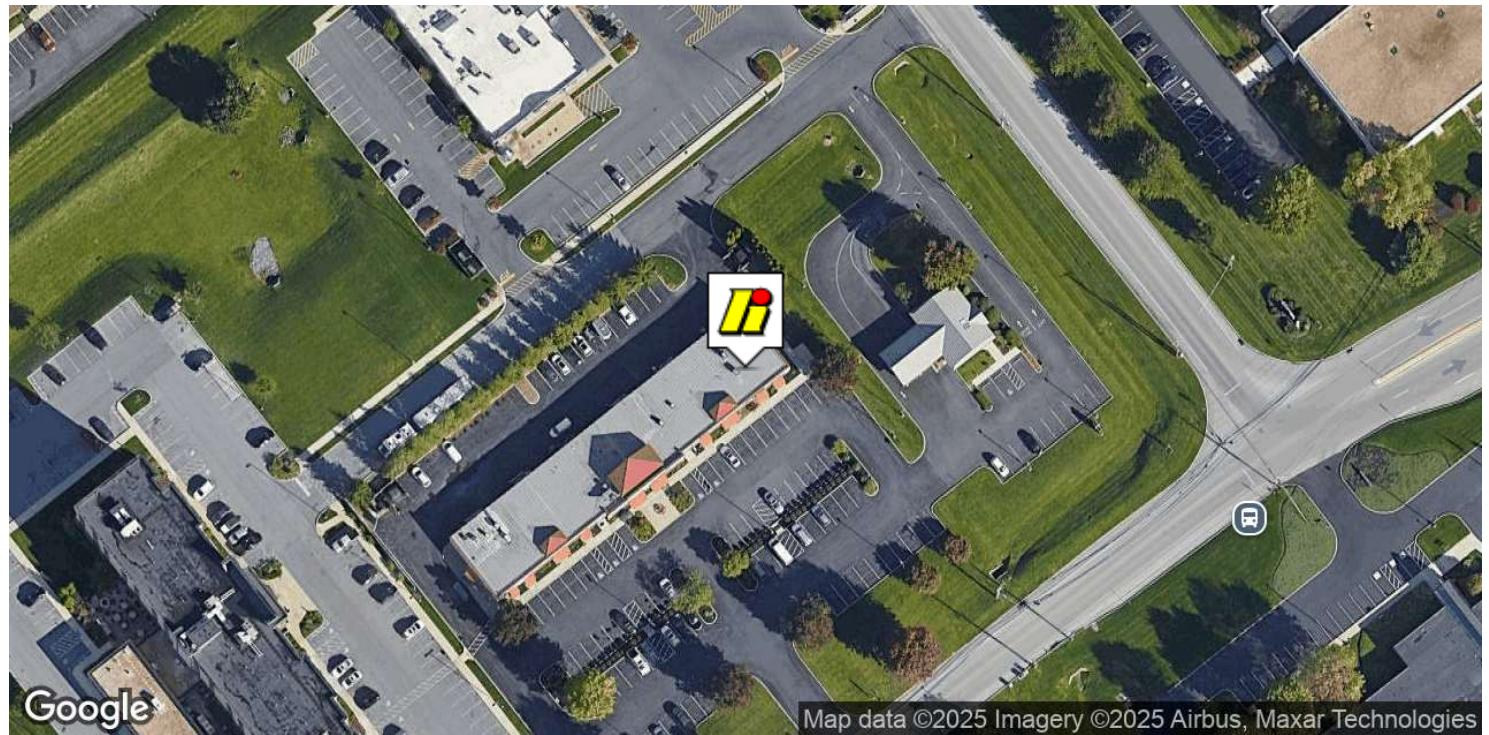
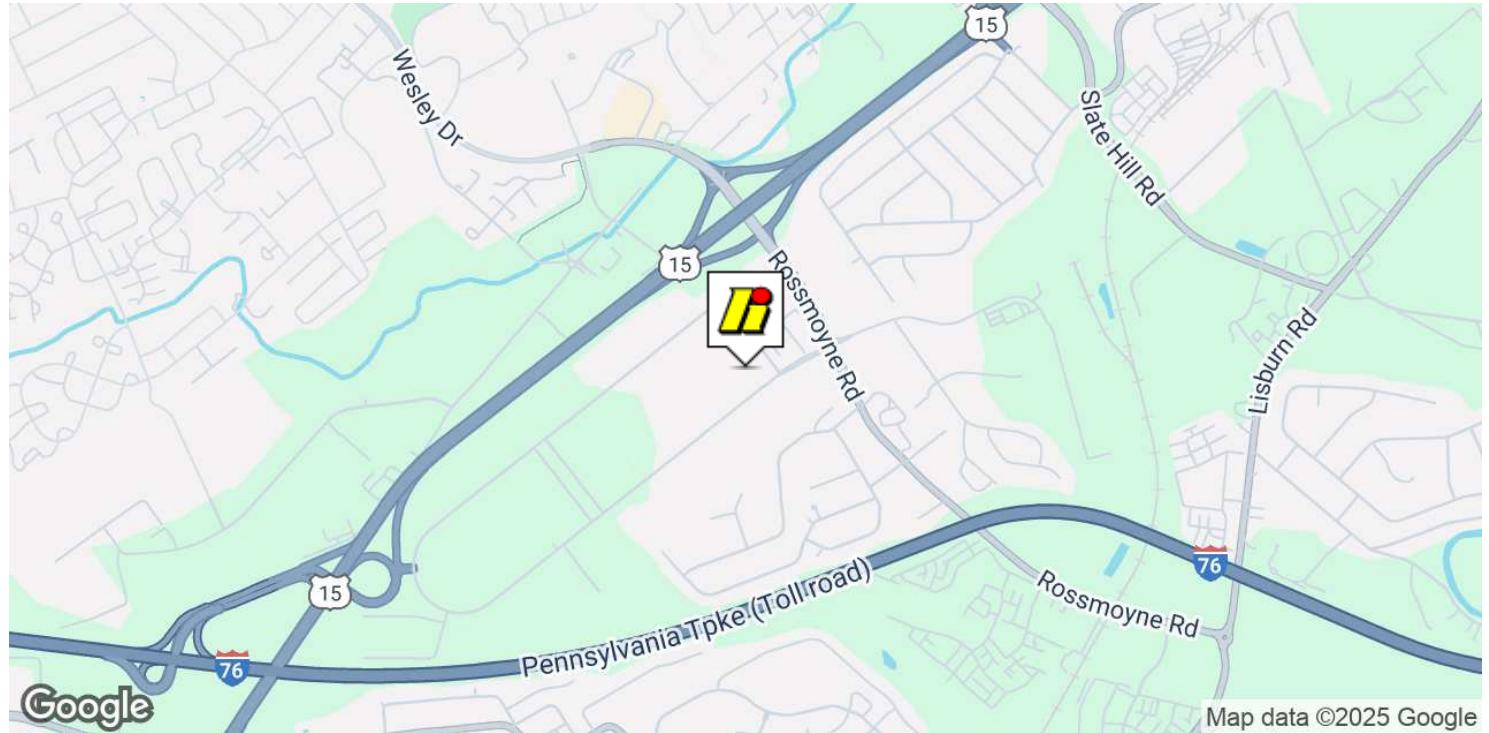
AARON SKELLY

717.209.4033

askelly@high.net

FOR LEASE

4910-32 Louise Drive



AARON SKELLY

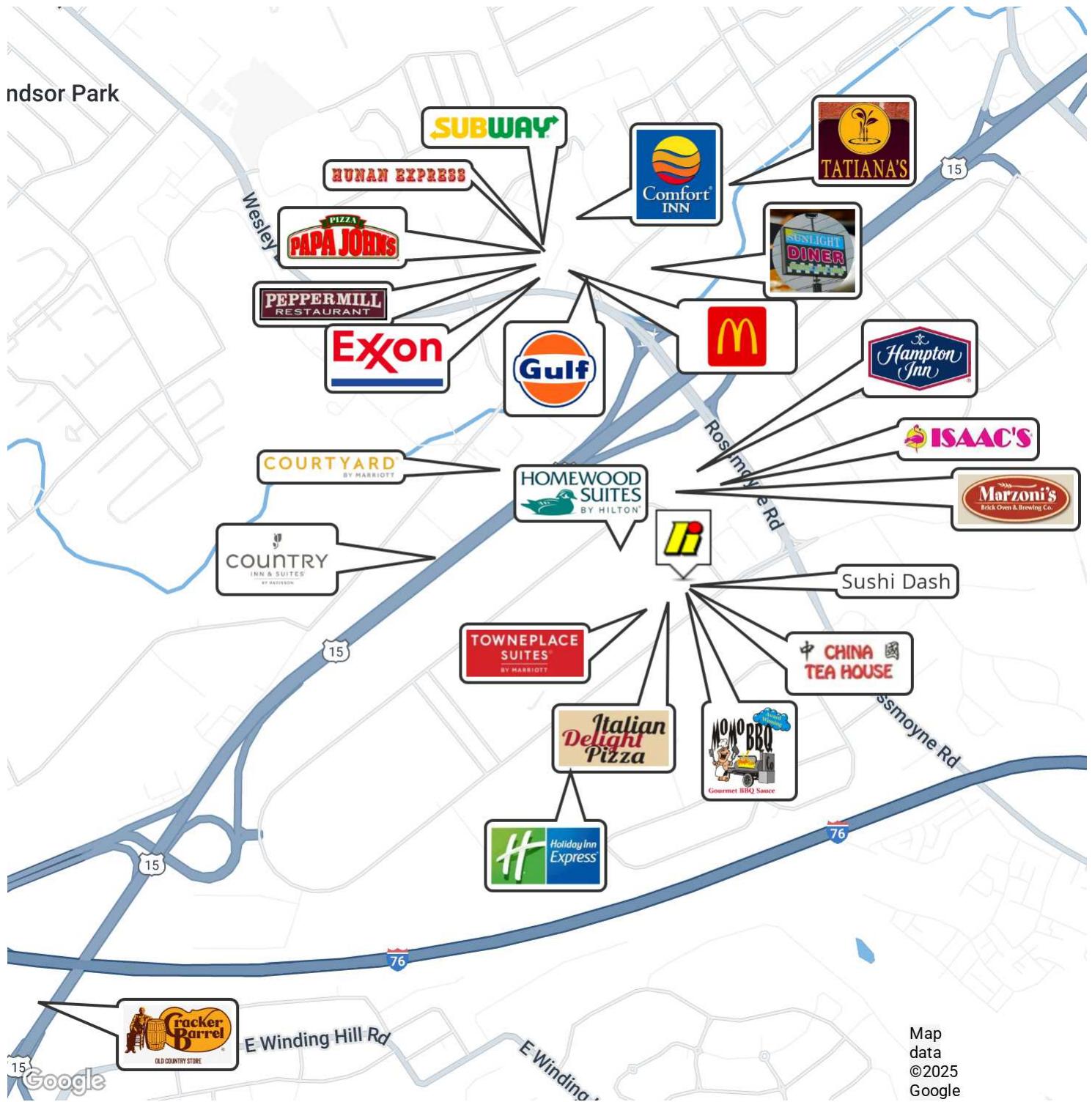
717.209.4033

askelly@high.net

FOR LEASE

4910-32 Louise Drive

HIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



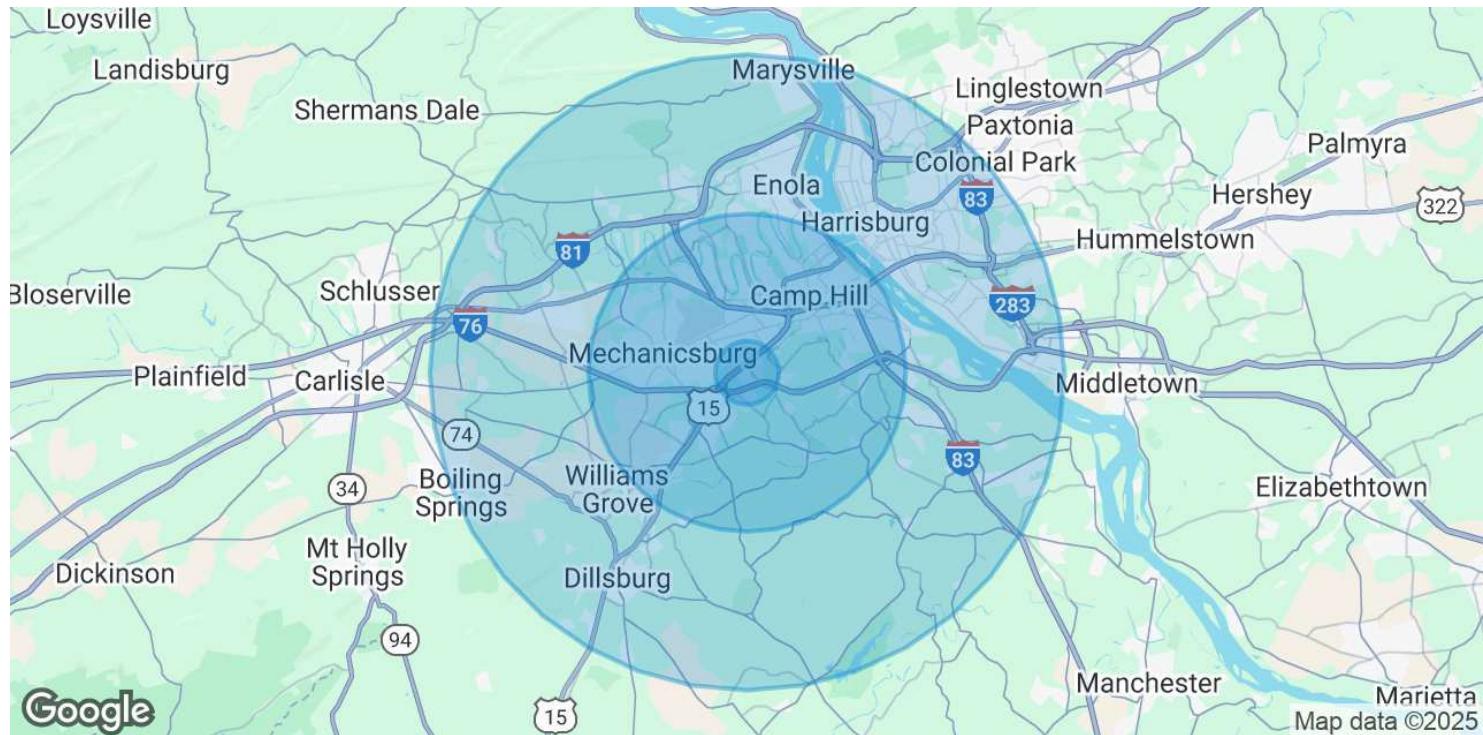
AARON SKELLY

717.209.4033

askelly@high.net

FOR LEASE

4910-32 Louise Drive



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,598	134,881	360,637
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,928	53,312	145,683
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$112,549	\$127,911	\$107,290
Average House Value	\$297,948	\$366,332	\$290,227

Demographics data derived from AlphaMap

AARON SKELLY

717.209.4033

askelly@high.net

FOR LEASE

4910-32 Louise Drive



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