

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  
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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
Sprinklers:	No
Parking:	100; 8/1,000 SF
Water:	In CAM/Pennsylvania American Water Company
Sewer:	In CAM/Lower Allen Township Authority
Zoning:	C-3 Business Park

Lighting:	Fluorescent
Roof:	Metal membrane
Flooring:	VCT & ceramic tile
Ceiling height:	10'

#### ADDITIONAL COMMENTS

Neighboring companies include Siemens, Comparion 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.



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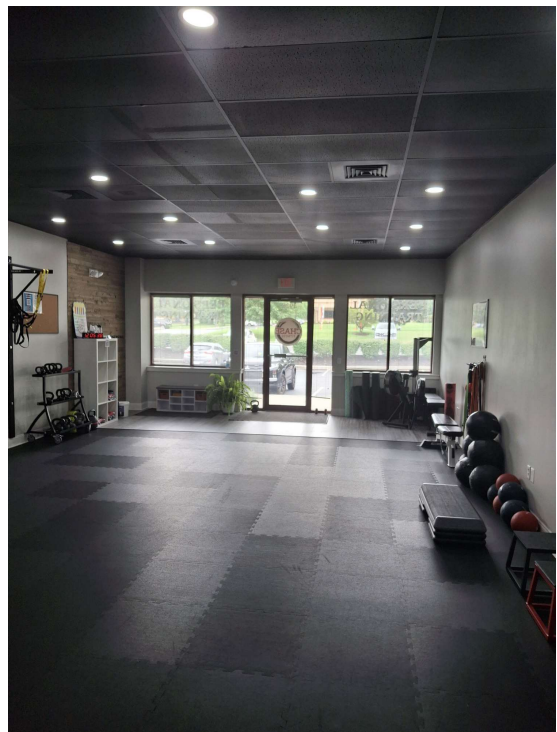
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# Suite 103 interior



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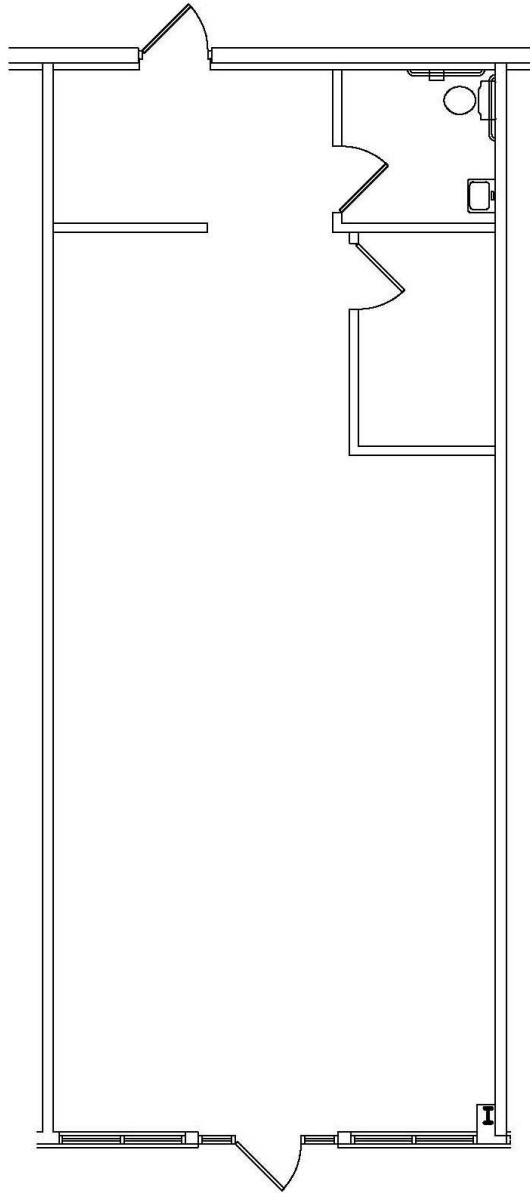
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# Suite 103 floor plan



## **FLOOR PLAN**

SCALE: N.T.S.

## **BUILDING 83**

4928 LOUISE DRIVE  
MECHANICSBURG, PA  
SUITE 103

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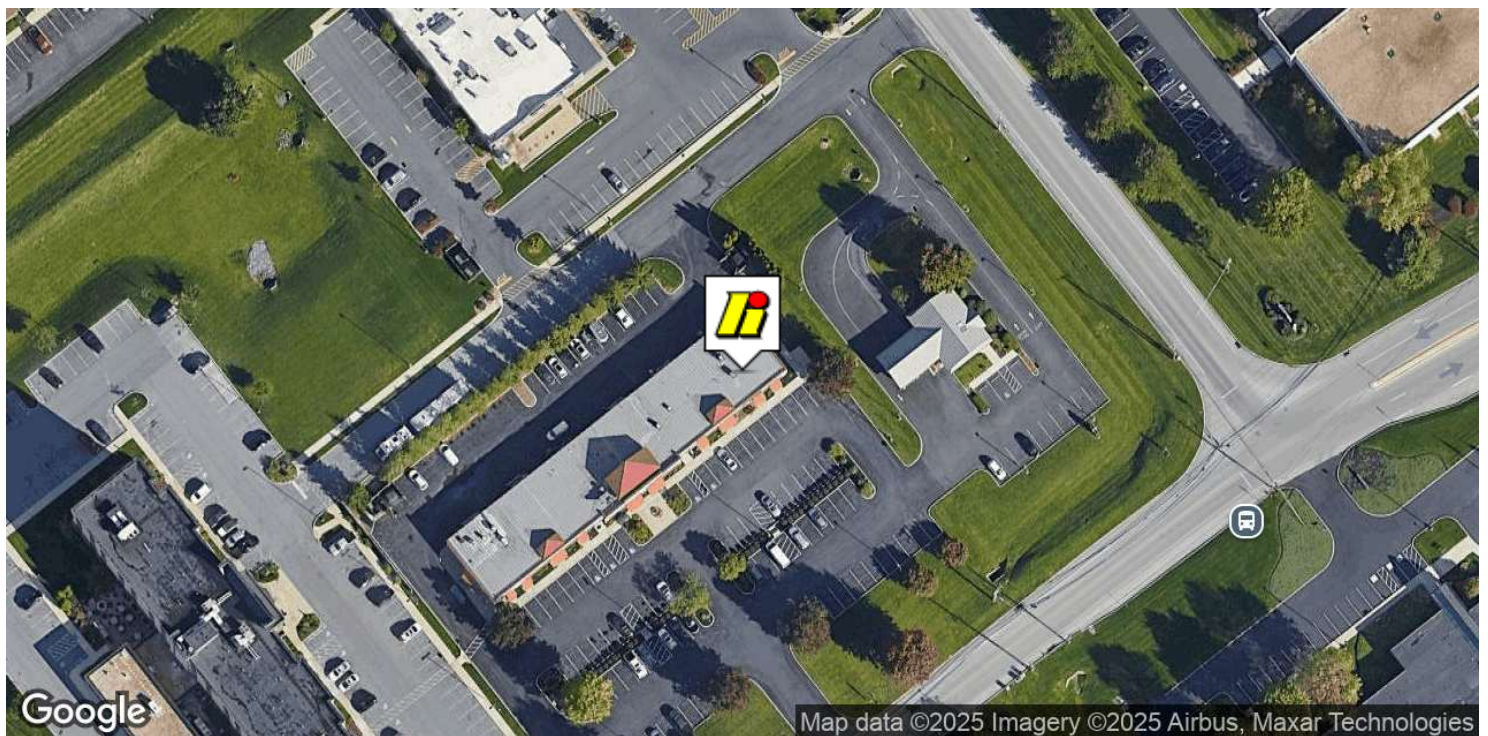
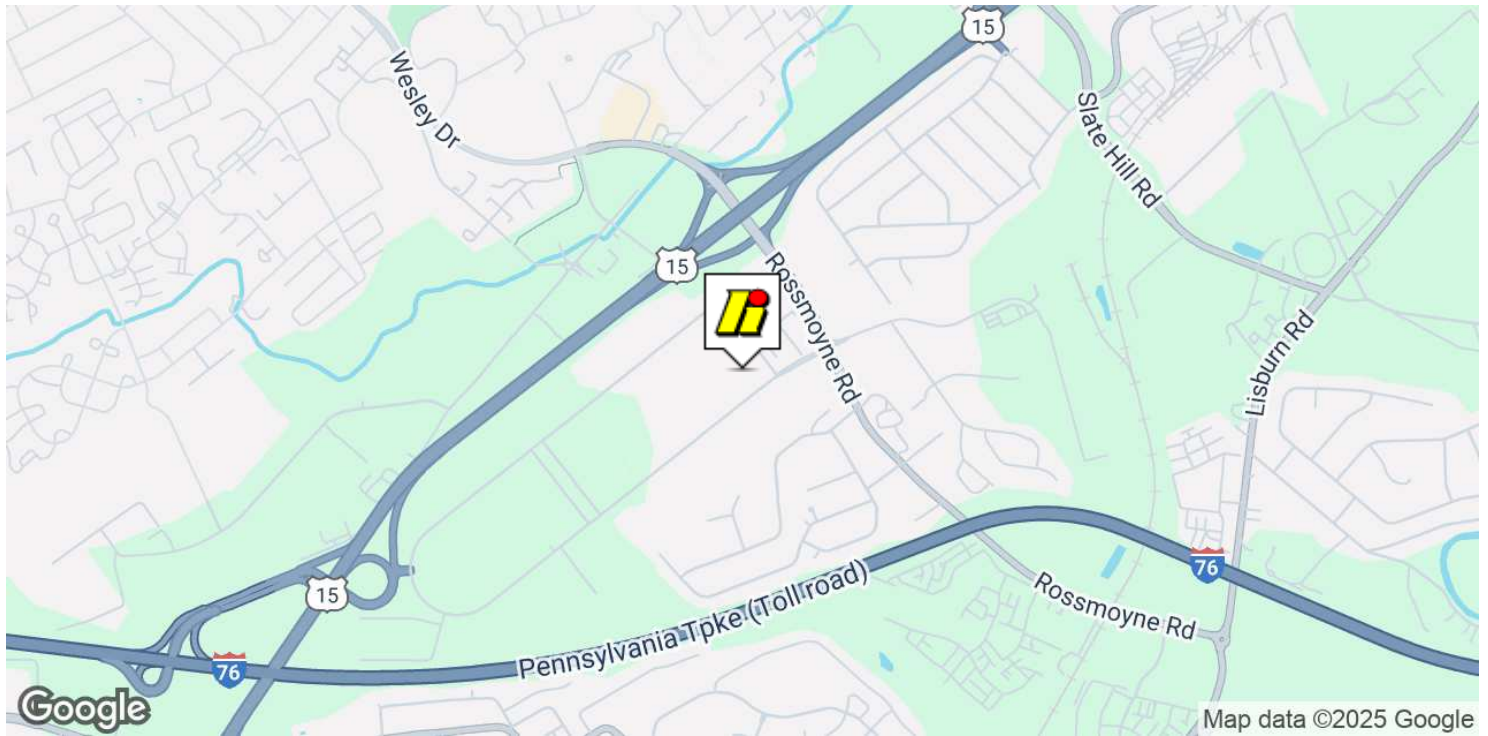
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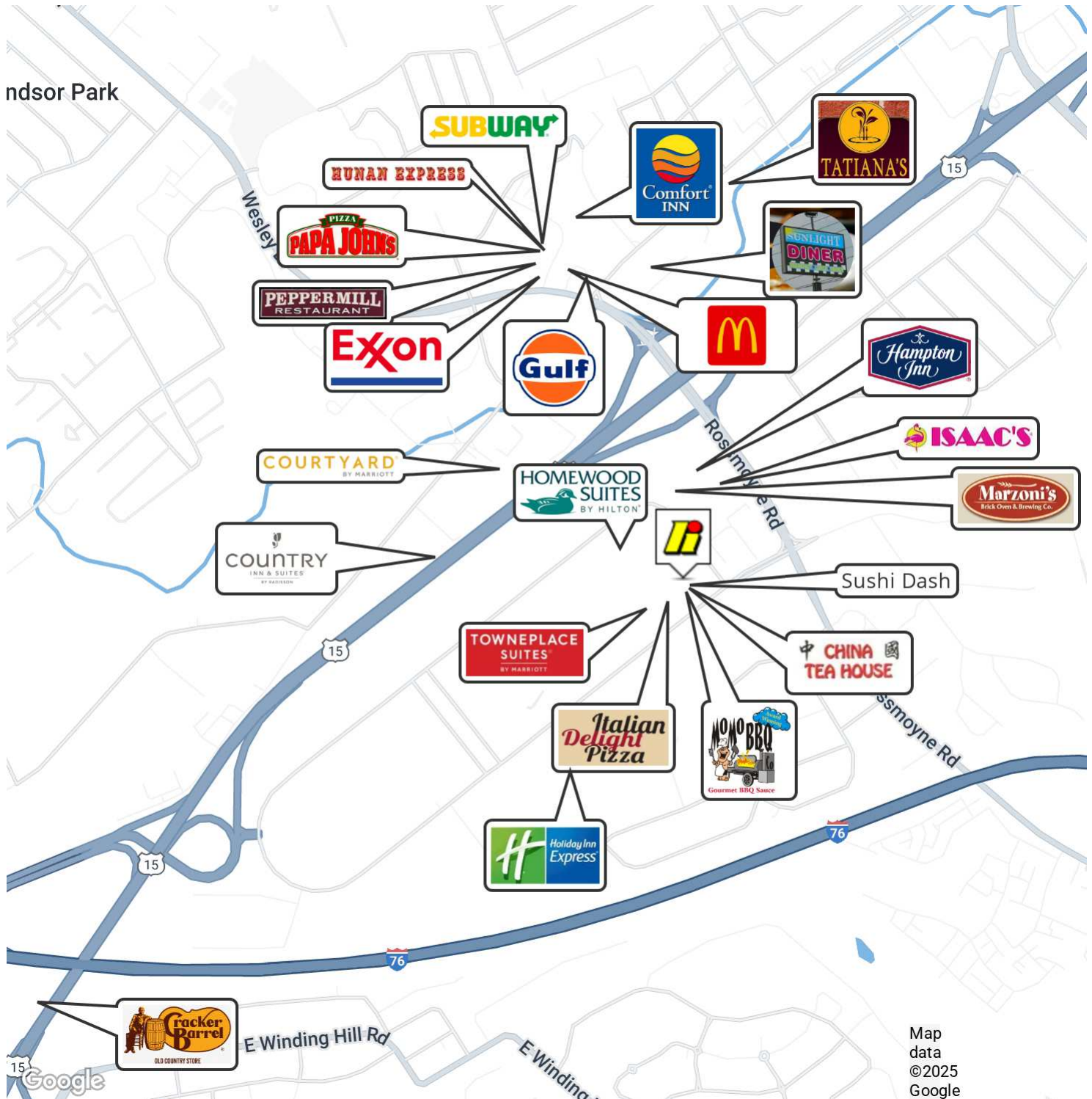
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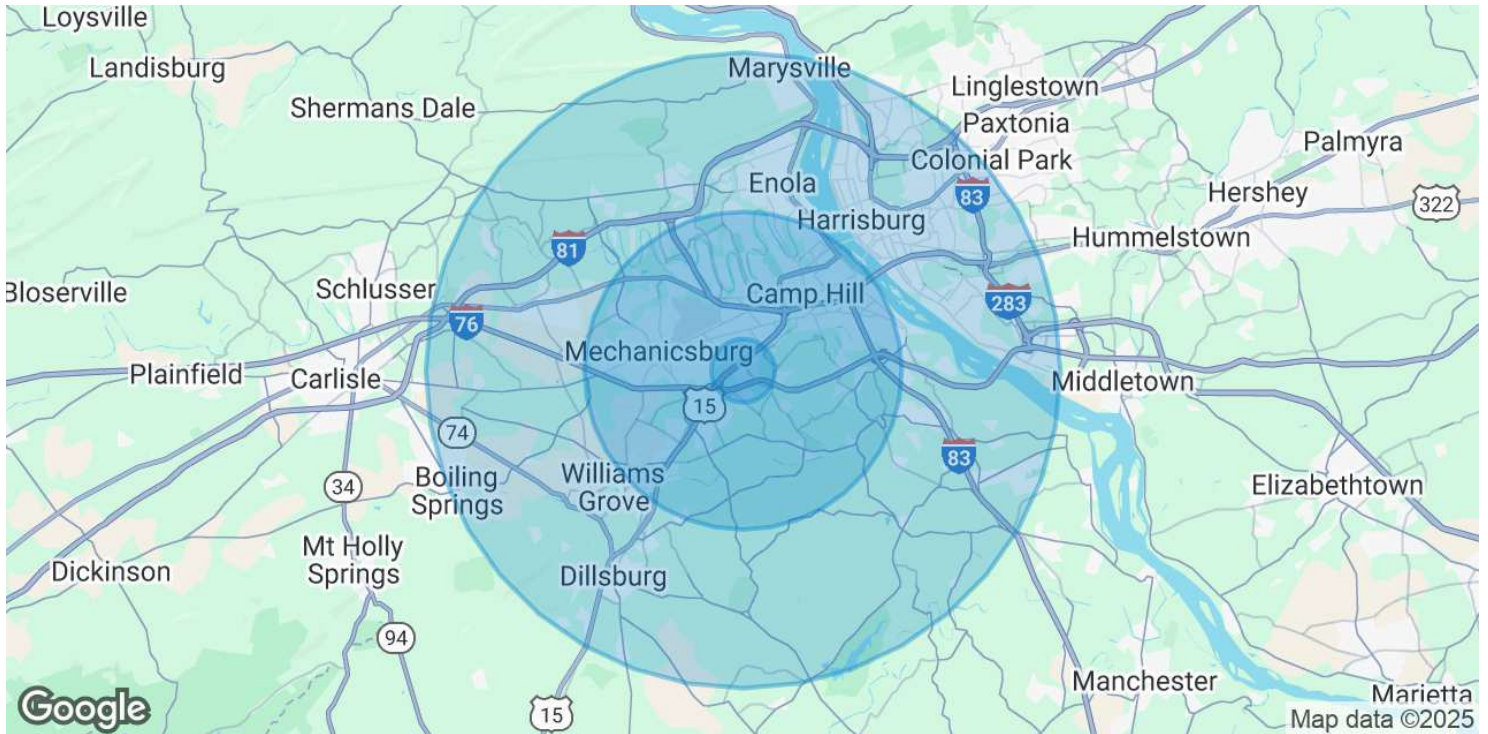
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,598	134,881	360,637
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,928	53,312	145,683
# of Persons 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

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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.**

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