

FOR LEASE

5000 Ritter Rd, Ste 203



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS:

- Prime location in a well-established business park
- Modern and attractive building design
- Flexible lease terms available
- On-site property management
- 24/7 building access
- Ample parking for employees & visitors



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LEASE INFORMATION

Suite:	203
Available SF:	2,506 SF
Lease Rate:	\$19.98 SF/year
Lease Type:	Full-Service Gross
Total Building SF:	58,727 SF
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

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.

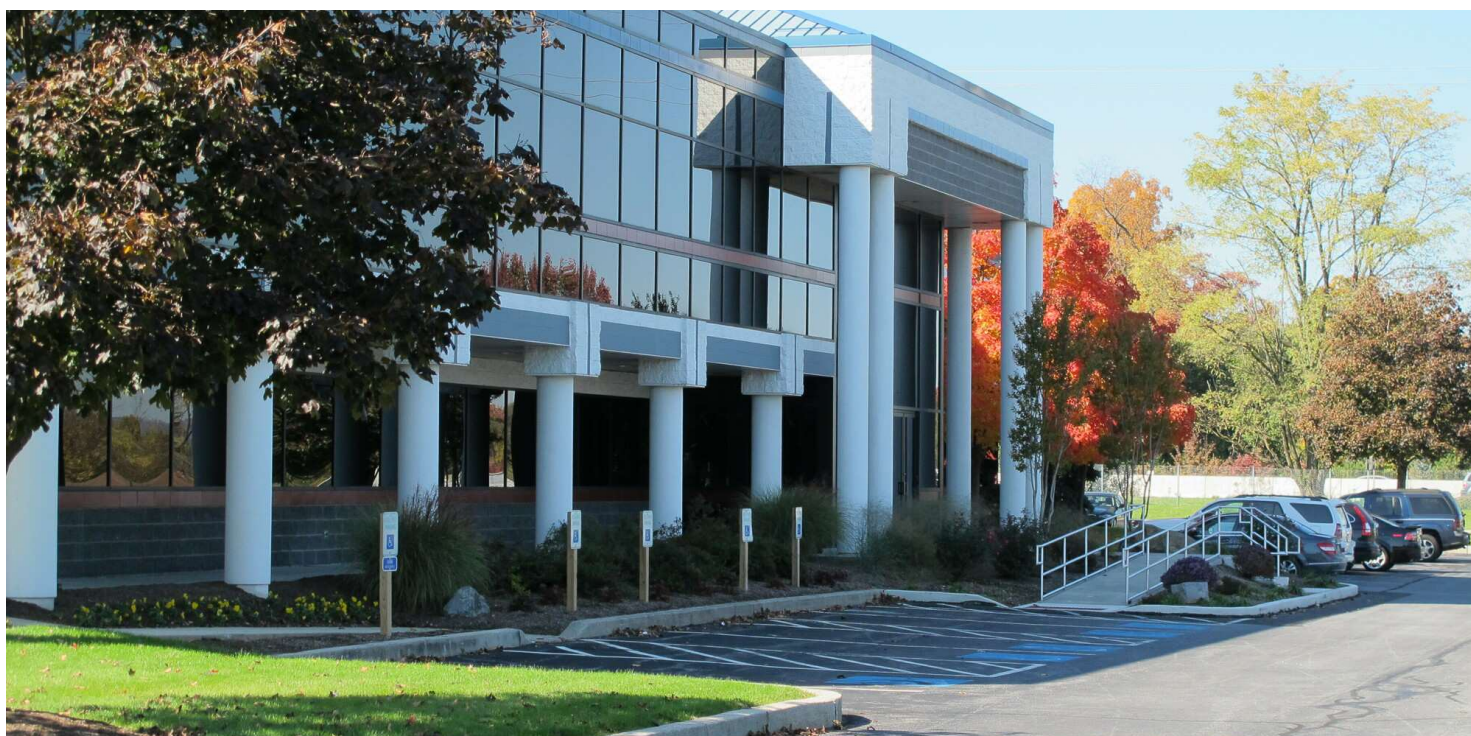


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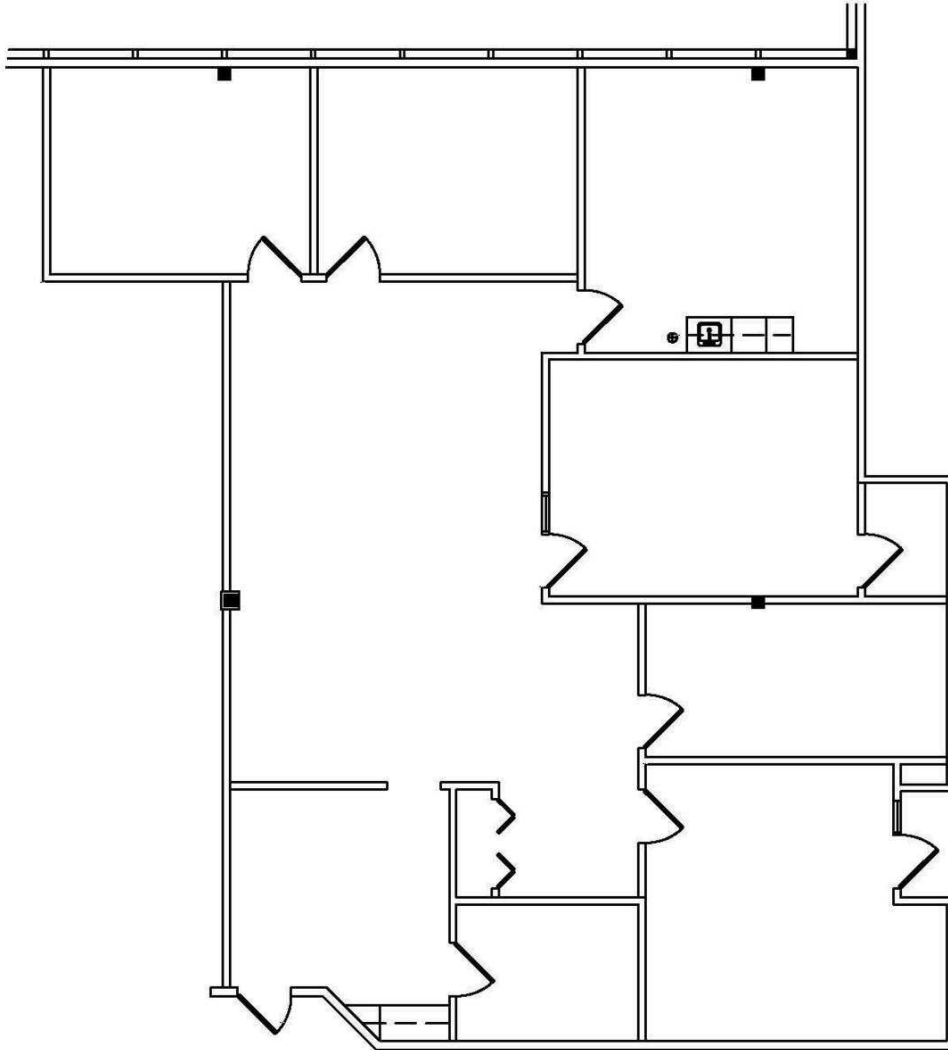
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Suite 203 Floor Plan



FLOOR PLAN

SCALE: N.T.S.

BUILDING 52

5000 RITTER ROAD
MECHANICSBURG, PA
SUITE 203

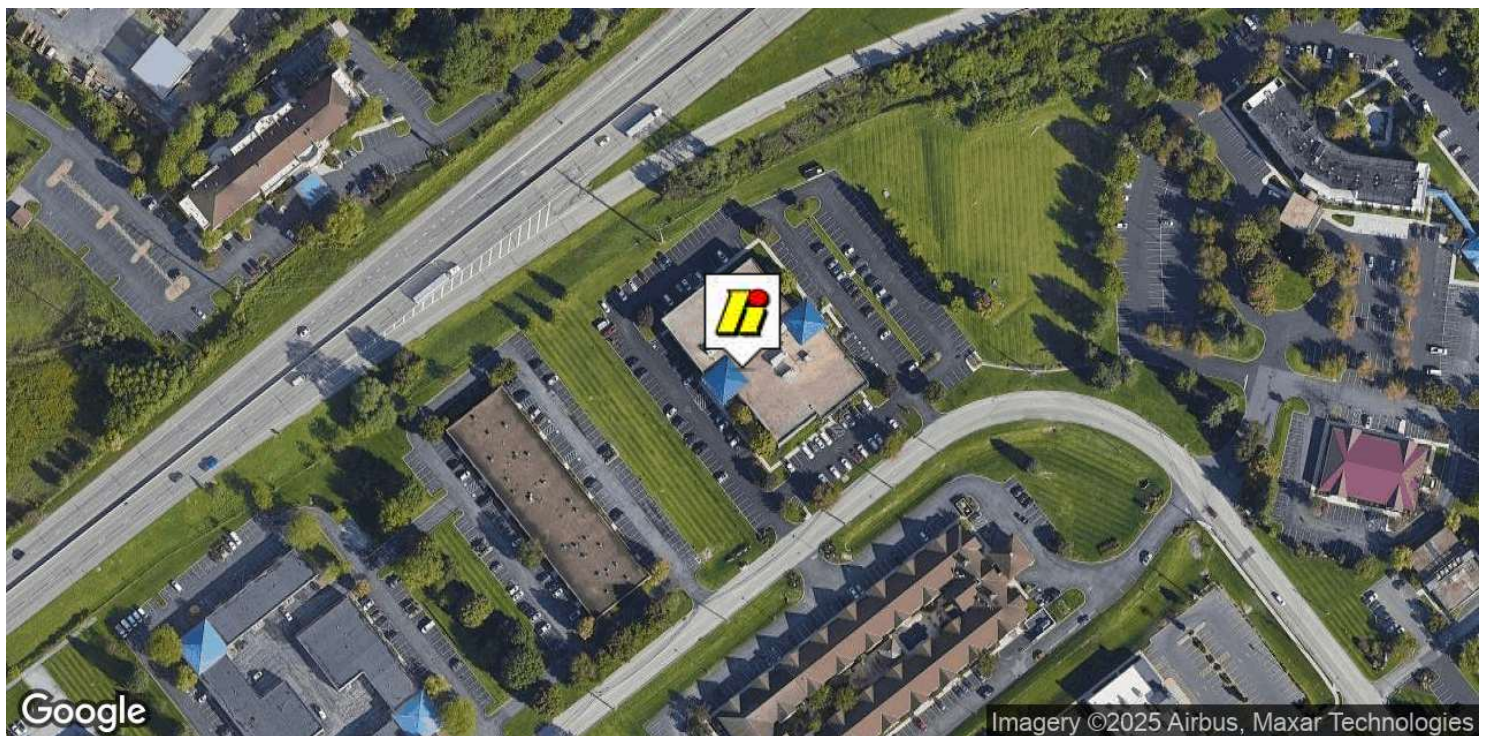
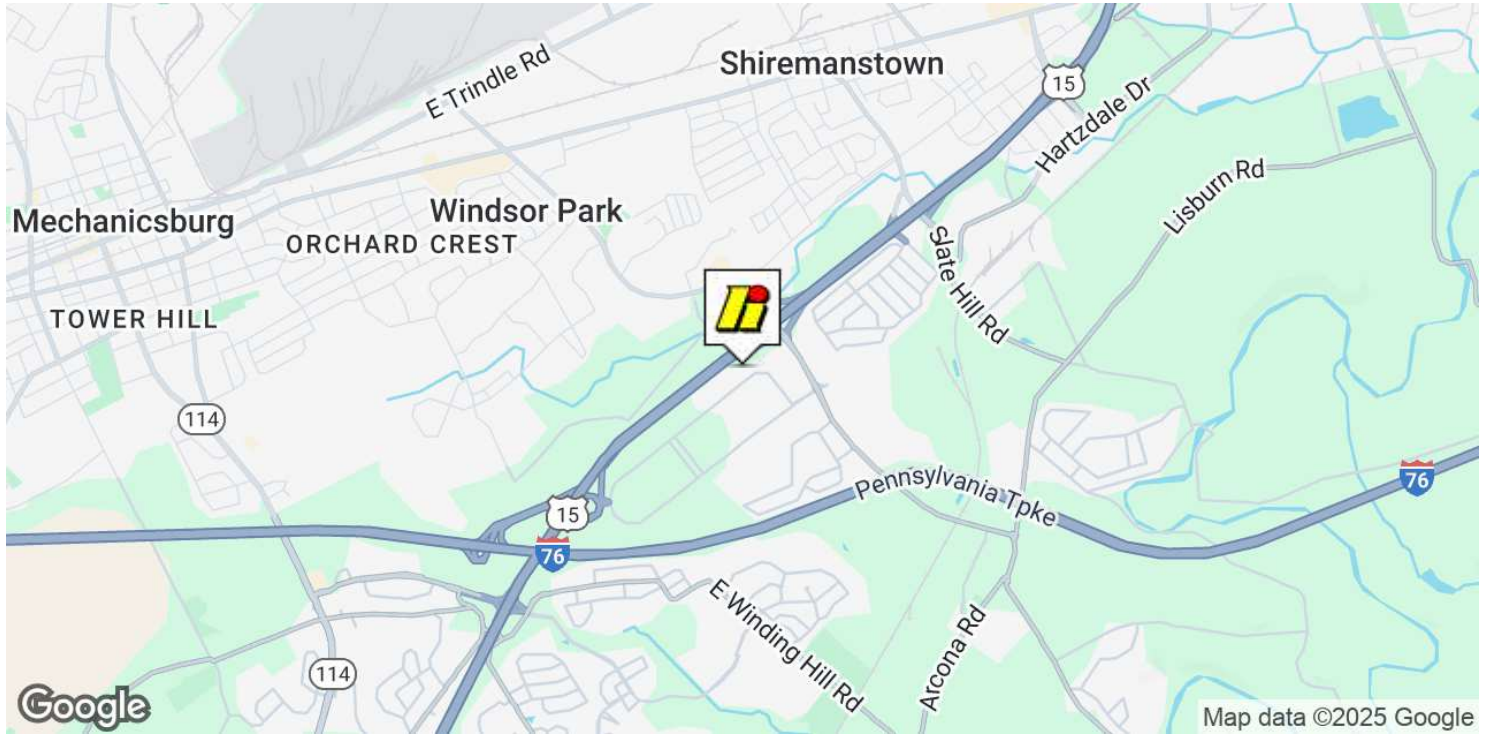
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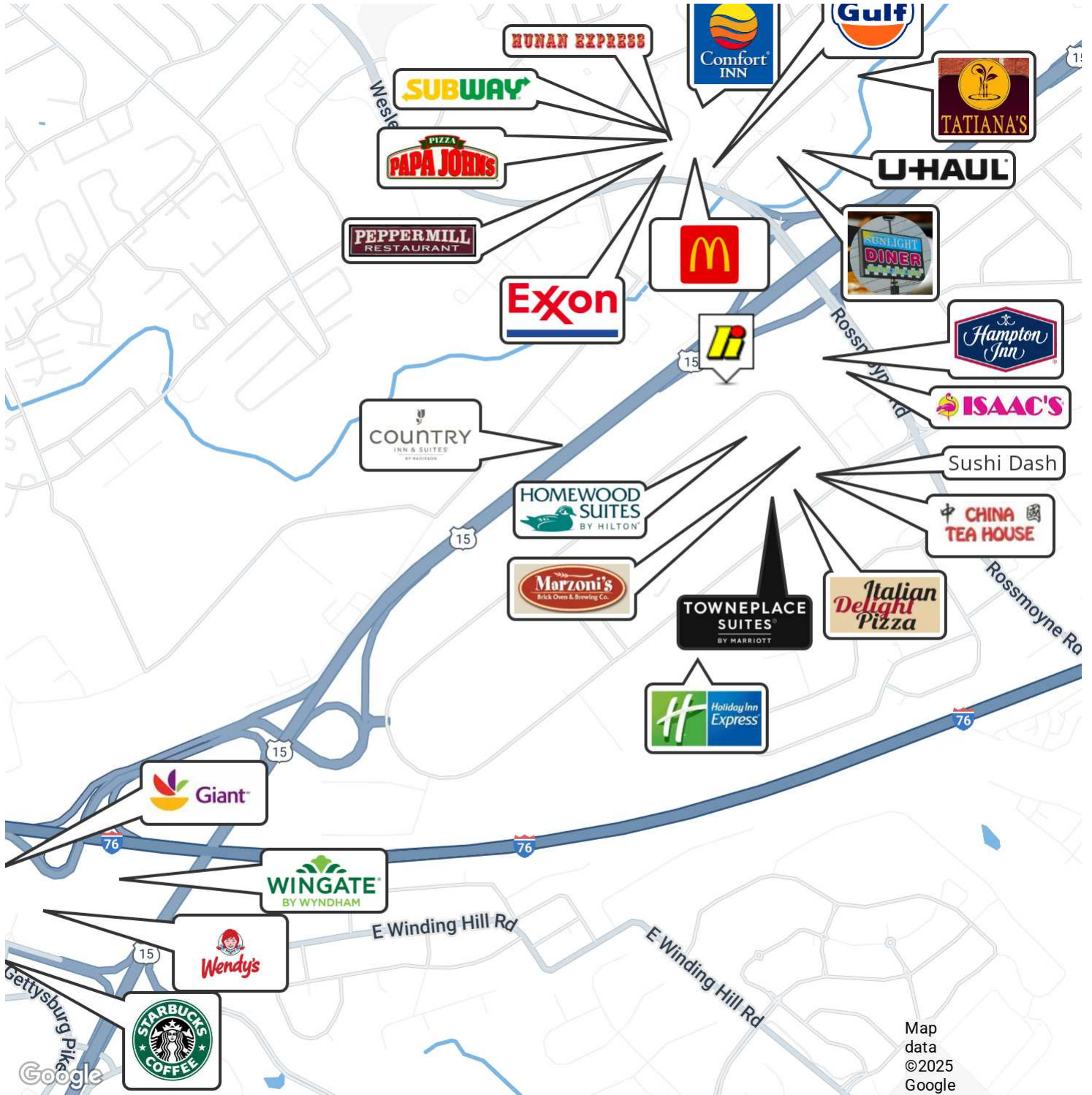
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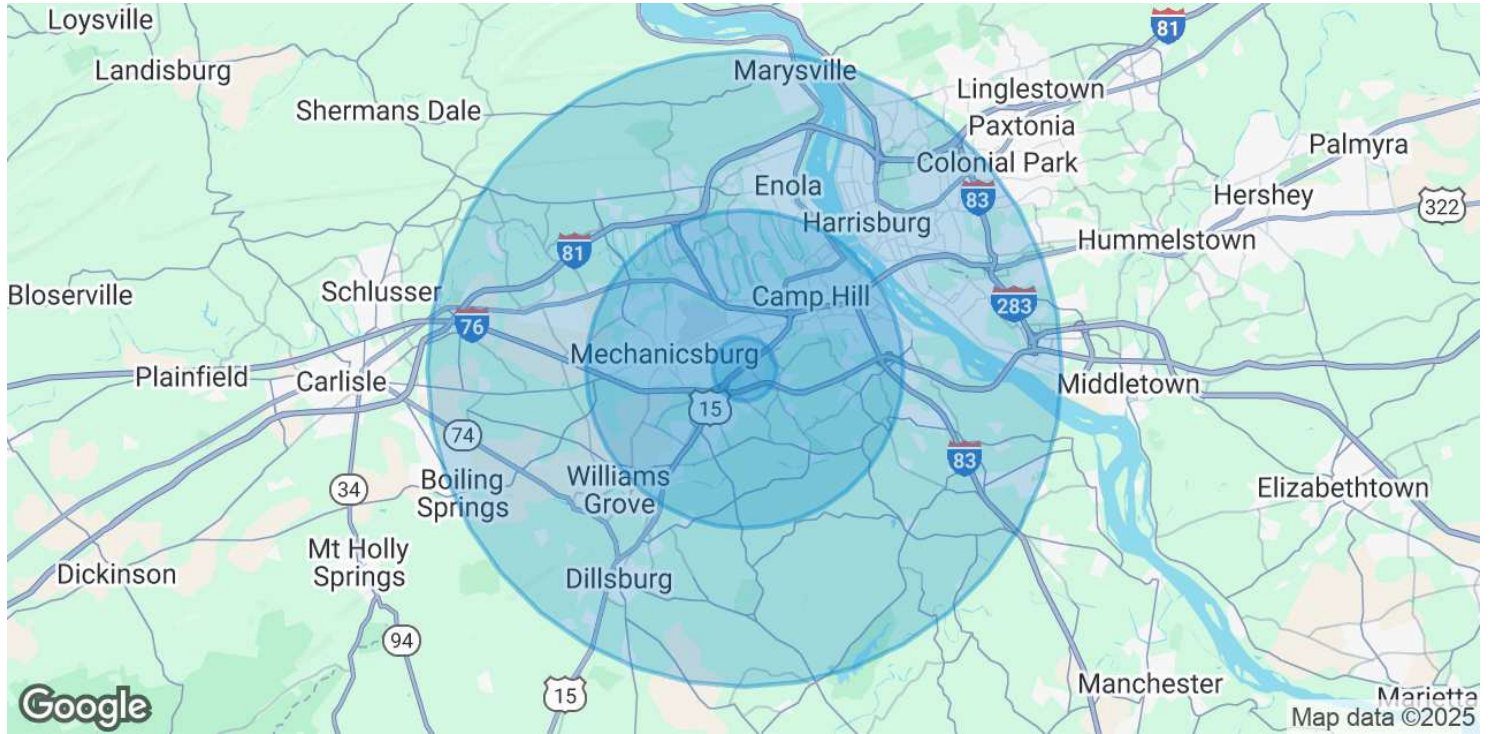
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,359	115,252	315,895
Average Age	48.4	41.6	39.1
Average Age (Male)	42.8	39.4	37.3
Average Age (Female)	53.3	42.5	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,637	47,289	129,472
# 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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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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