

FOR LEASE

5020 Ritter Rd, Ste 211



MECHANICSBURG, PA 17055

### PROPERTY HIGHLIGHTS:

- Modern & professional Flex space
- Convenient access to major highways
- Flexible floor plans to accommodate various business needs
- Negotiable lease terms to suit your business goals
- 24/7 building access
- Ample parking for employees & visitors



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## LEASE INFORMATION

Suite #:	211
Available SF:	4,643 SF
Lease Rate:	\$12.75/SF/Yr
Lease Type:	Triple Net
CAM Rate:	\$3.88 per SF
Total Building SF:	30,800 SF
County:	Cumberland
Municipality:	Lower Allen

## PROPERTY OVERVIEW

4,643 SF Flex space that holds five private offices, two restrooms, a workroom with storage, and a garage equipped with an area for shipping/receiving with two overhead grade level doors.

## OFFERING SUMMARY

HVAC:	Heat Pump	Lighting:	Fluorescent
Sprinklers:	No	Flooring:	Vct and Carpet
Parking:	Approx. 135 spaces; 4.25/1,000 SF	Number of Floors:	1
Water:	CAM/Pennsylvania American Water Company		
Sewer:	CAM/Lower Allen Township Authority		
Zoning:	C-3 Business Park		

## ADDITIONAL COMMENTS

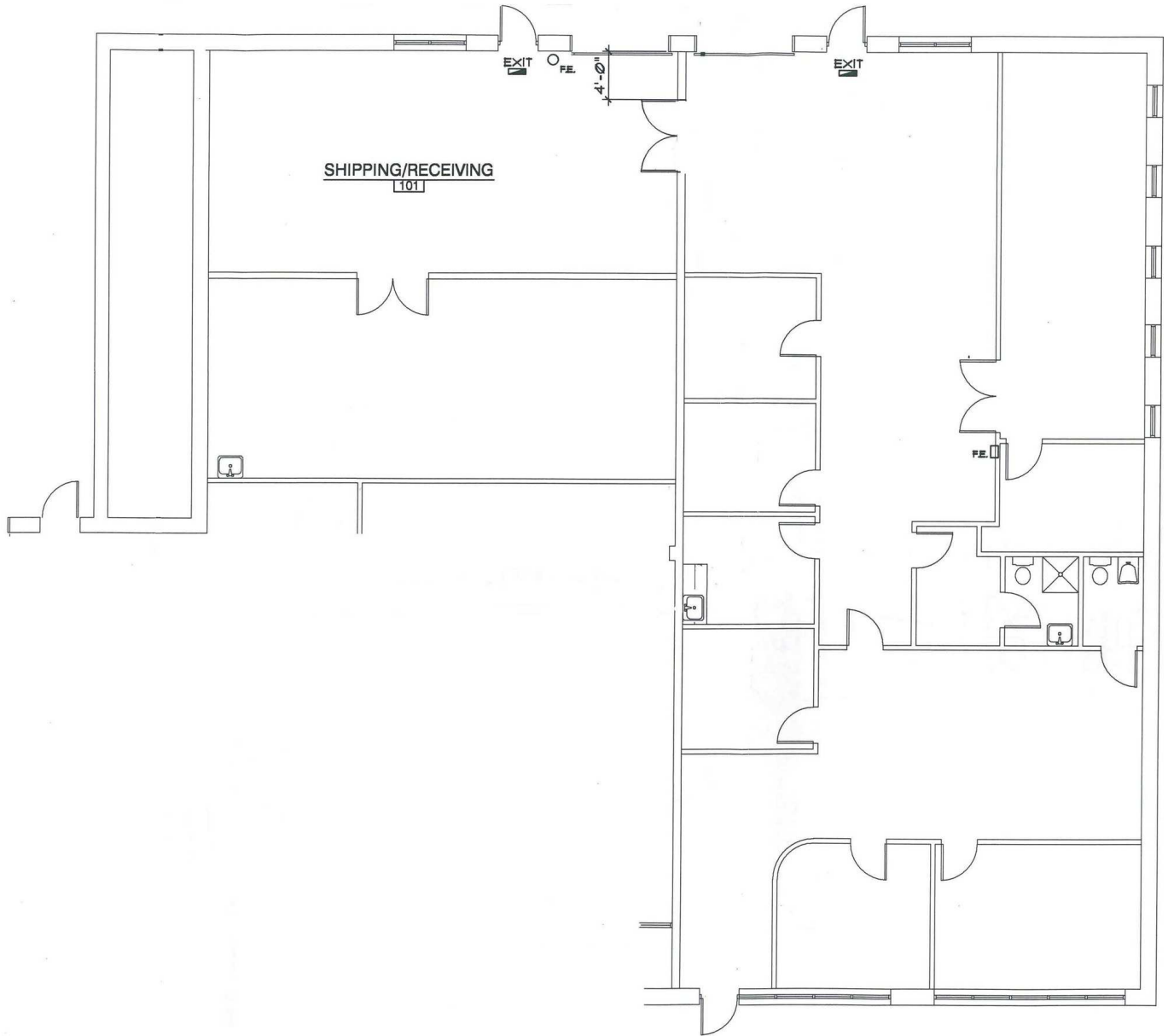
Neighboring companies include Siemens, Comparion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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# Suite 211 Floor Plan



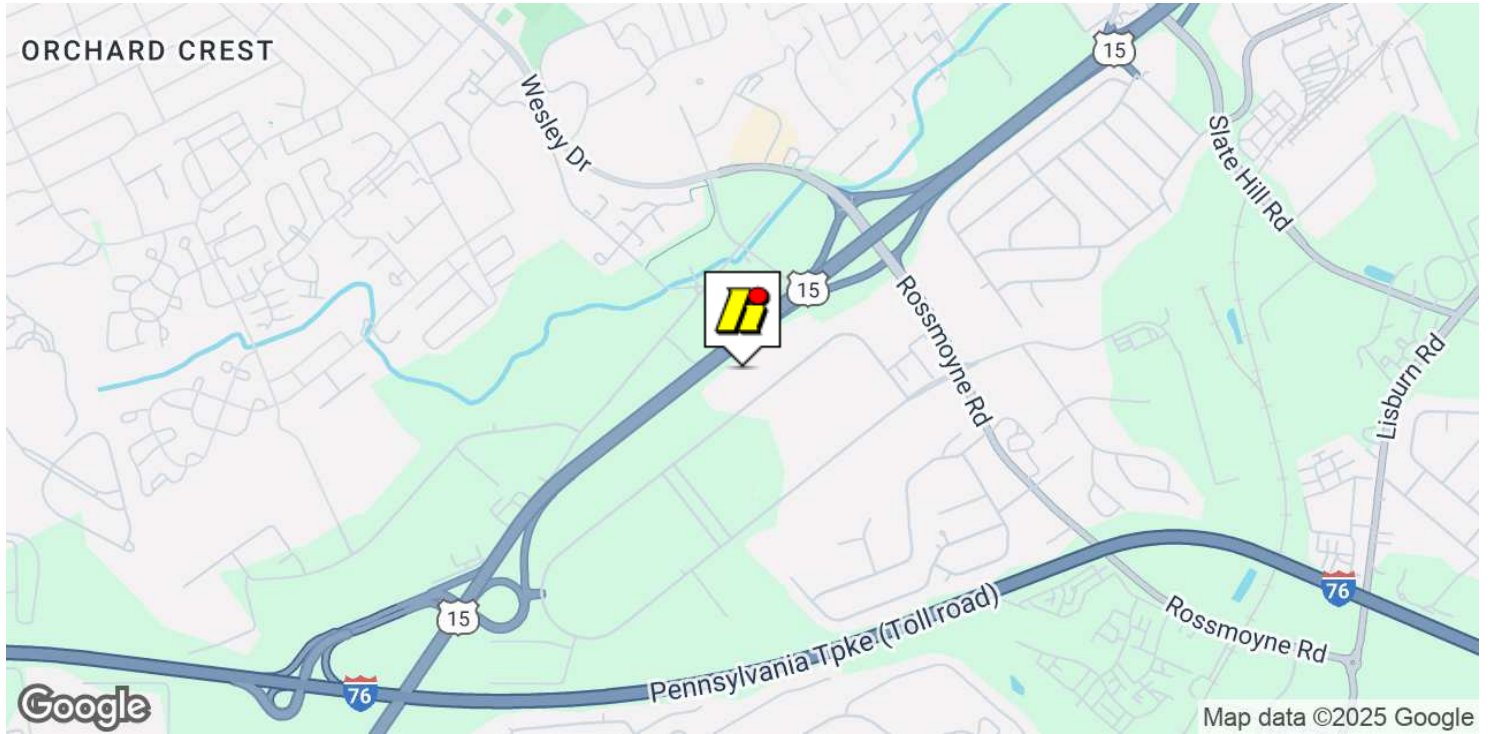
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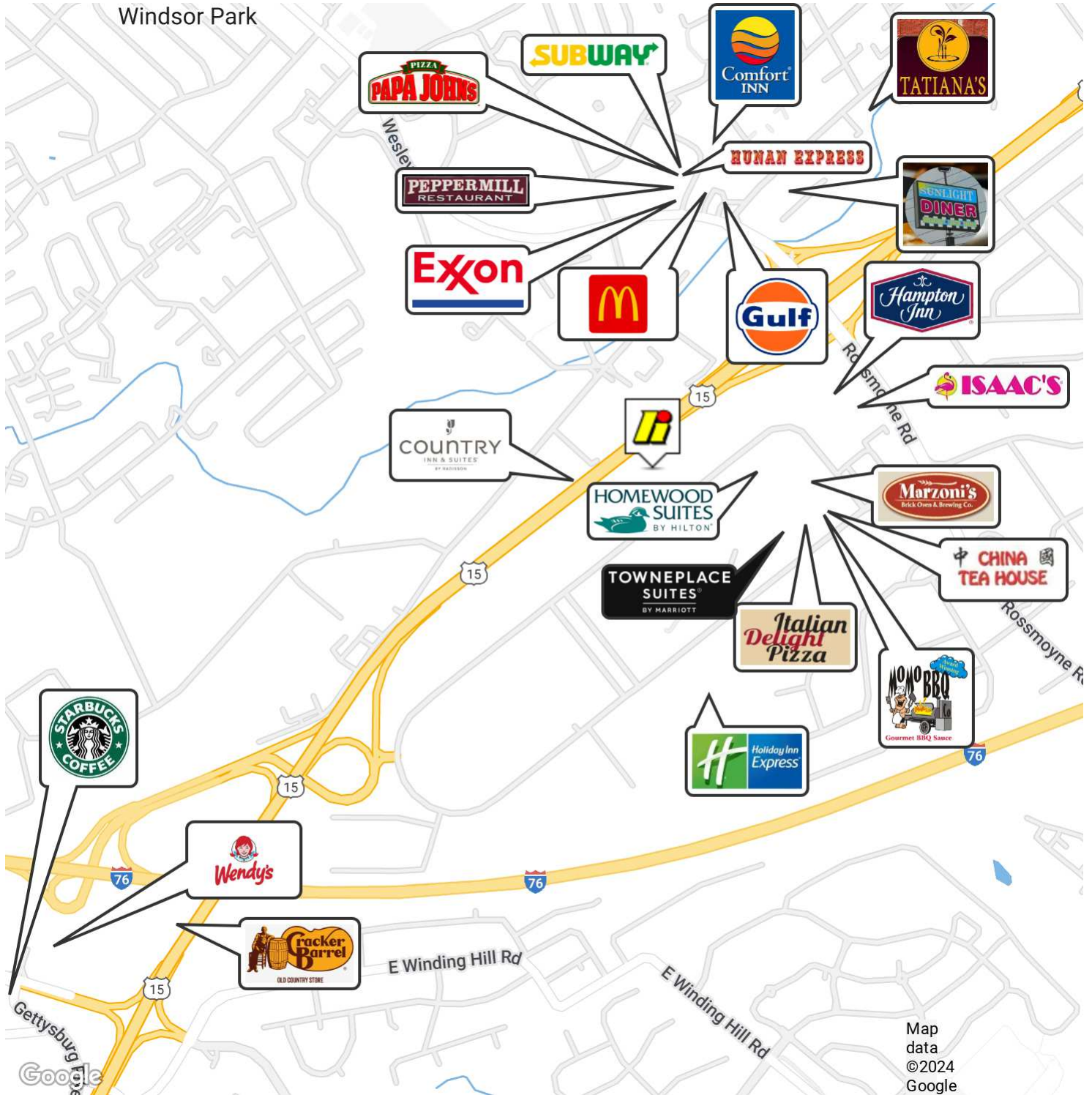
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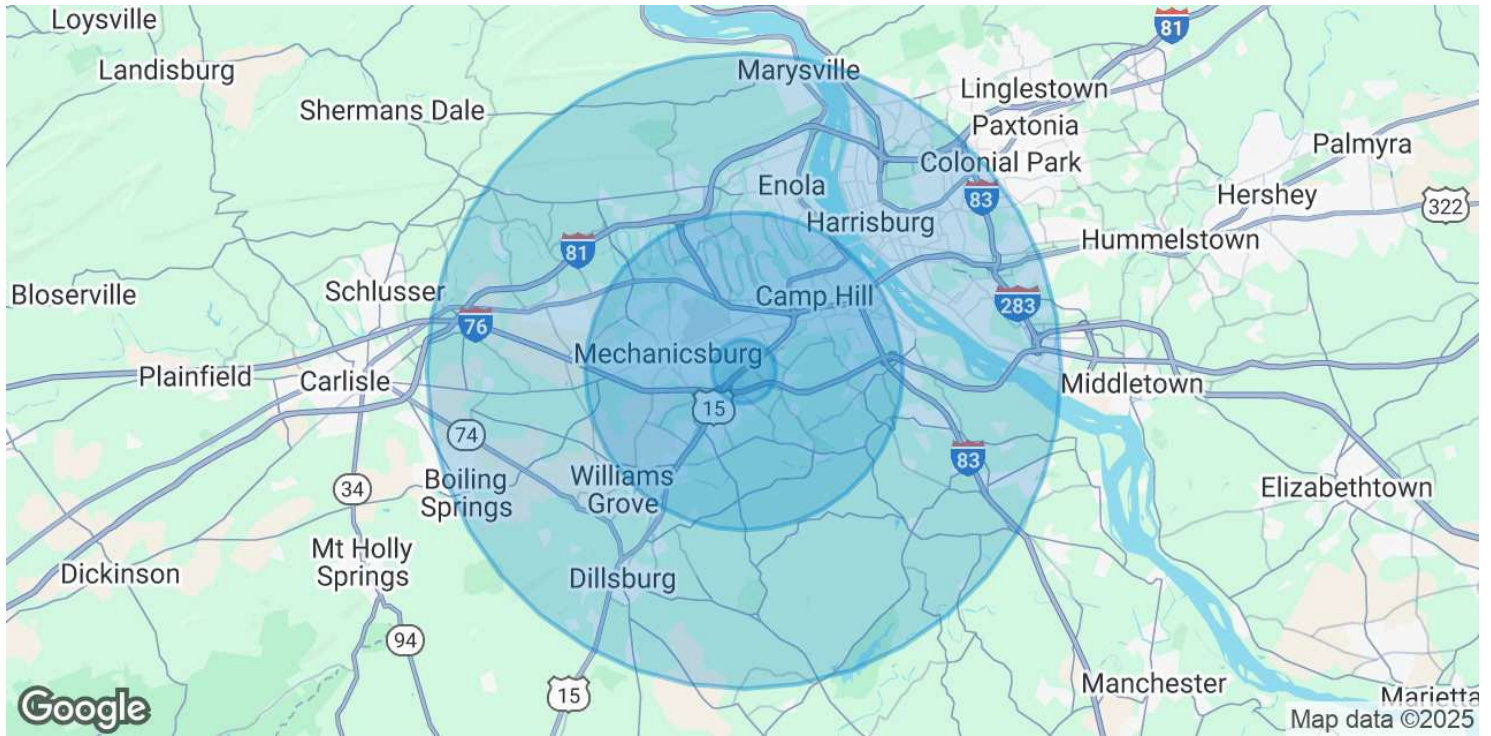


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,330	112,787	314,290
Average Age	48.1	41.7	39.1
Average Age (Male)	42.9	39.4	37.3
Average Age (Female)	53.0	42.6	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,615	46,316	128,646
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$59,749	\$79,844	\$69,480
Average House Value	\$161,898	\$217,516	\$180,935

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.**

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