

FOR LEASE

5010 Ritter Rd, Ste 106-107



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS:

- Modern & professional office 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



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

5010 Ritter Road



LEASE INFORMATION

Suite #:	106-107
Available SF:	1,426 SF
Lease Rate:	\$12.95/SF/Yr
Lease Type:	Triple Net
CAM Rate:	\$4.28 per SF
Total Building SF:	23,680 SF
County:	Cumberland
Municipality:	Lower Allen Twp

PROPERTY OVERVIEW

1,426 SF office suite that holds five private offices, a conference room, a kitchenette, and one restroom.

OFFERING SUMMARY

HVAC:	Self-Contained/Dedicated Heat Pump
Sprinklers:	No
Parking:	Approx. 133 spaces; 5/1,000 SF
Water:	CAM / Pennsylvania American Water Company
Sewer:	CAM/Lower Allen Township Authority
Zoning:	C-3 Business Park

Lighting:	Fluorescent
Number of Floors:	1
Flooring:	VCT and Carpet

ADDITIONAL COMMENTS

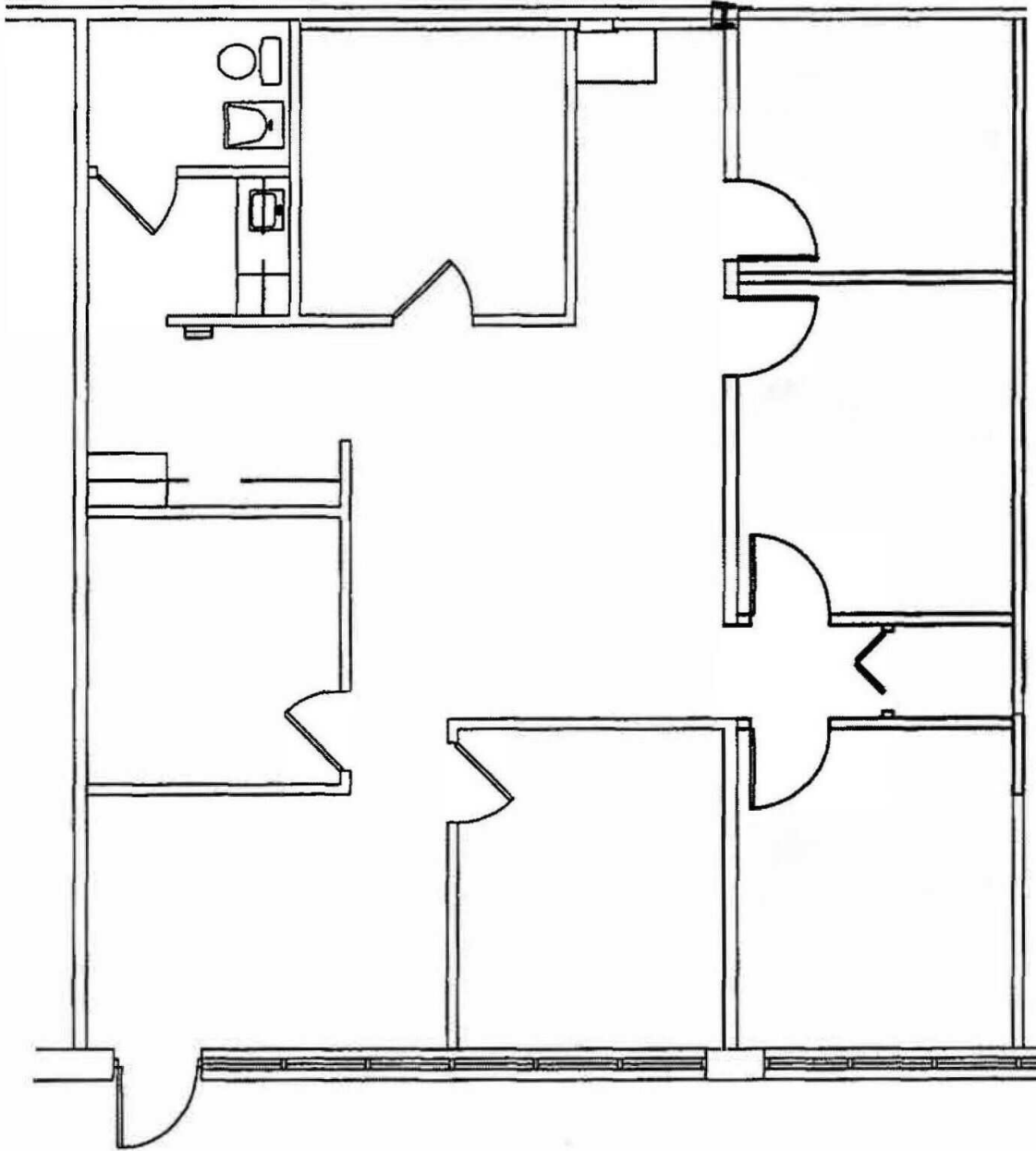
Neighboring companies include Siemens, Comparion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



AARON SKELLY
717.209.4033
askelly@high.net

FOR LEASE

Suite 106-107 Floor Plan

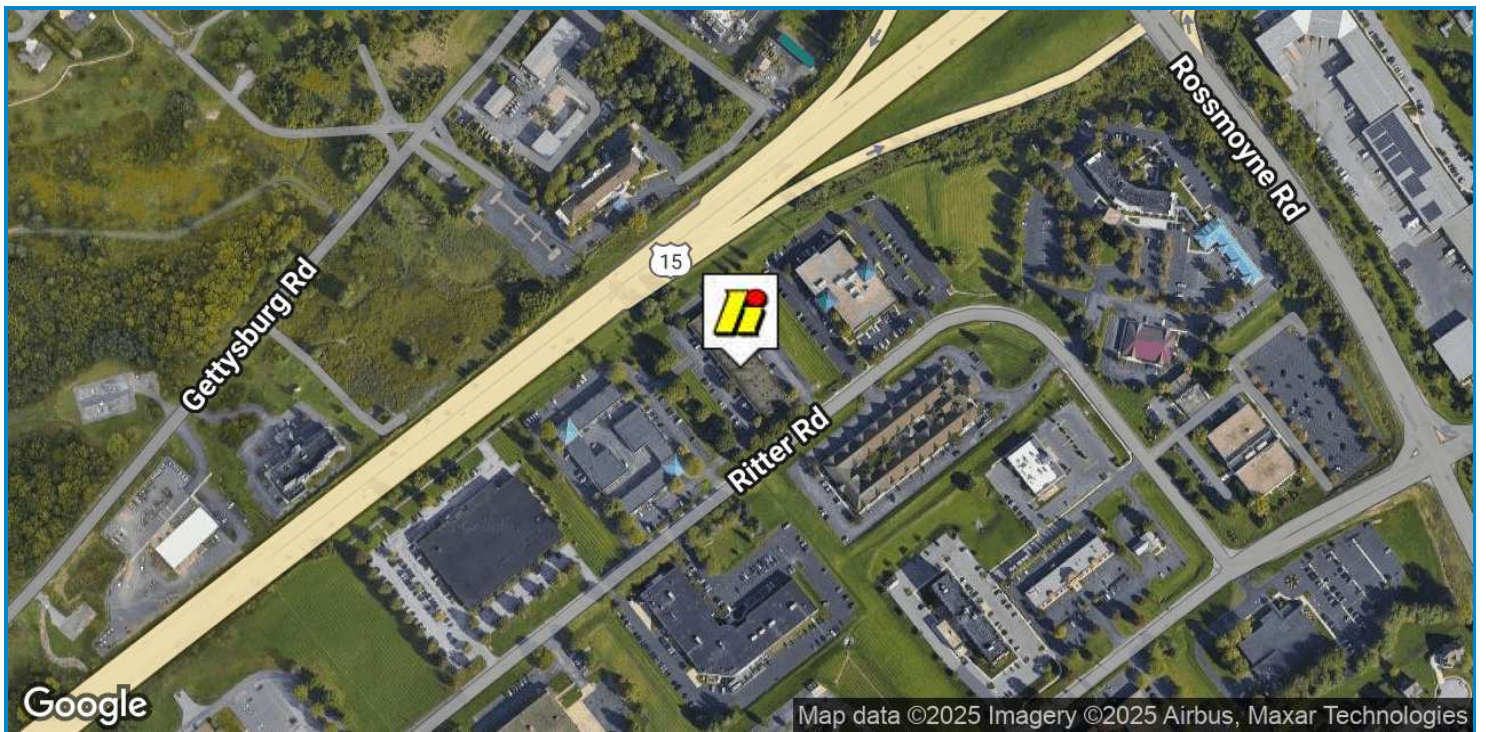
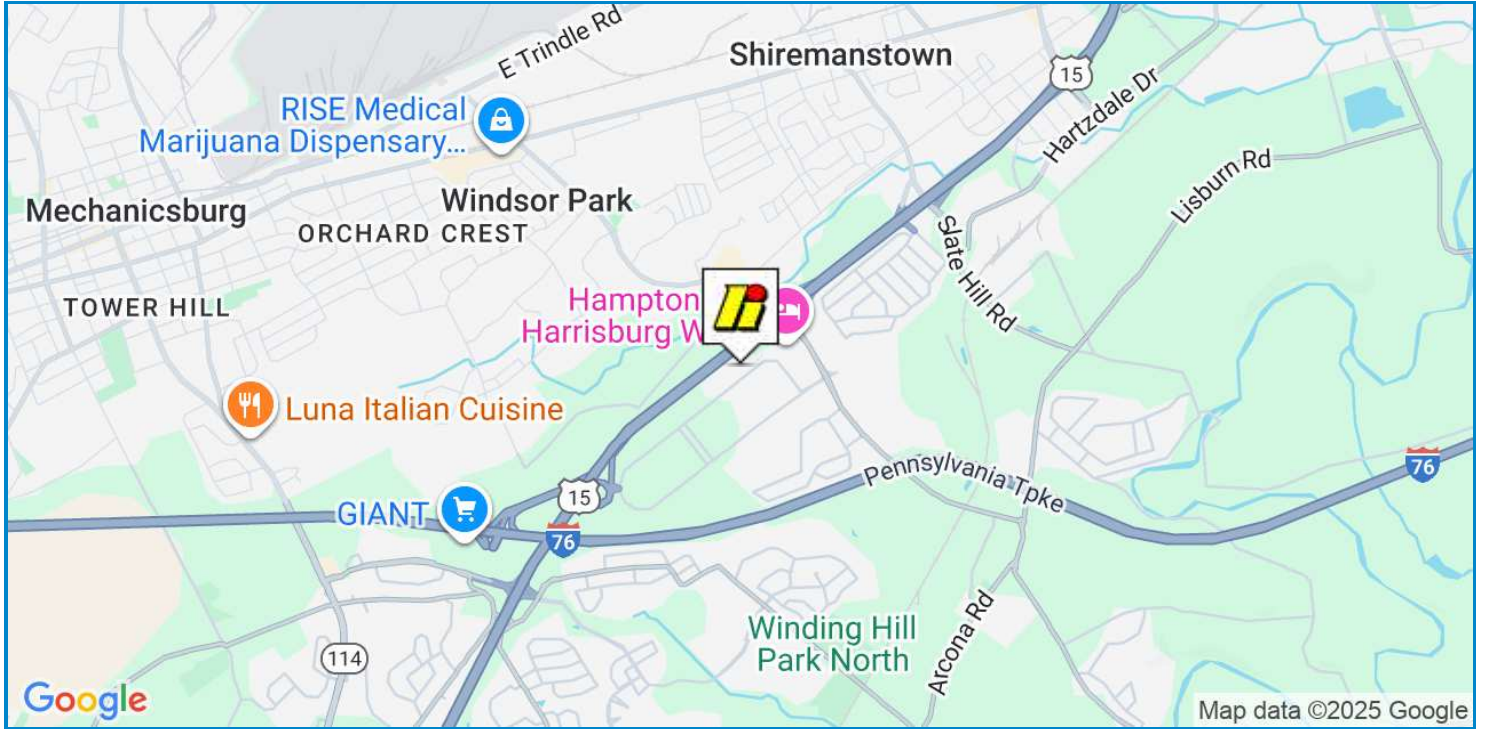


AARON SKELLY

717.209.4033

askelly@high.net

5010 RITTER ROAD Location Maps



AARON SKELLY

717.209.4033

askelly@high.net

5010 RITTER ROAD Surrounding Retailers

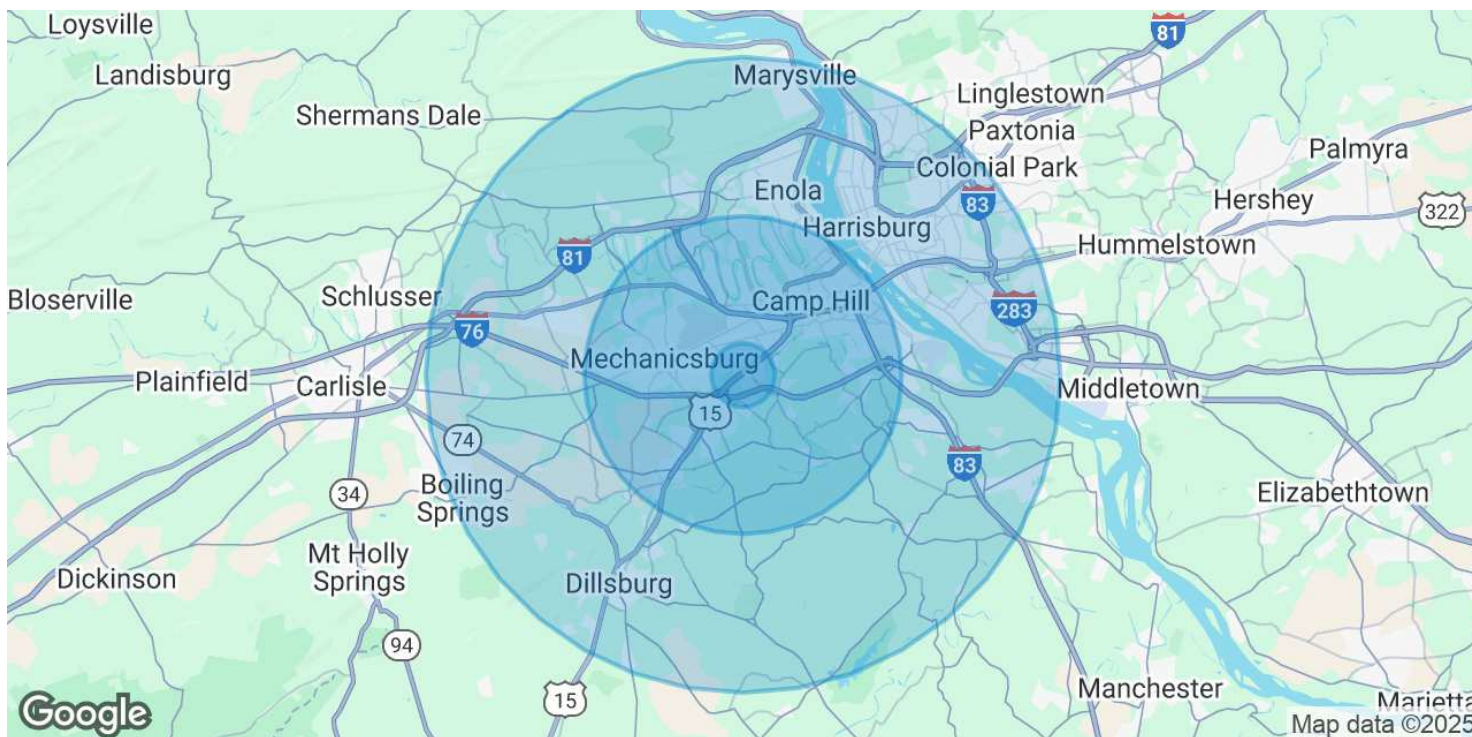


AARON SKELLY

717.209.4033

askelly@high.net

5010 RITTER ROAD Area Demographics



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)

AARON SKELLY

717.209.4033
askelly@high.net

FOR LEASE

Call us today!



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