

FOR LEASE

5000 Ritter Rd, Ste 102



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS:

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



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LEASE INFORMATION

Suite #:	102
Available:	December 2025
Available SF:	3,160 SF
Lease Rate:	\$19.98/SF/Yr
Lease Type:	Full-Service Gross
Total Building SF:	58,727 SF
County:	Cumberland
Municipality:	Lower Allen

PROPERTY OVERVIEW

This space boasts a reception area, open area for cubicles, three private offices, workroom, server room, conference room, and a full kitchen.

OFFERING SUMMARY

HVAC:	Gas Fired/Elec. VAV's
Sprinklers:	Yes (common areas)
Parking:	Approx. 350 spaces; 5/1,000 SF
Water:	CAM/Pennsylvania American Water Company
Sewer:	CAM/Lower Allen Township Authority
Zoning:	C-3 Business Park

Lighting:	T-8 Fluorescents
Number of Floors:	2
Flooring:	VCT and Carpet

ADDITIONAL COMMENTS

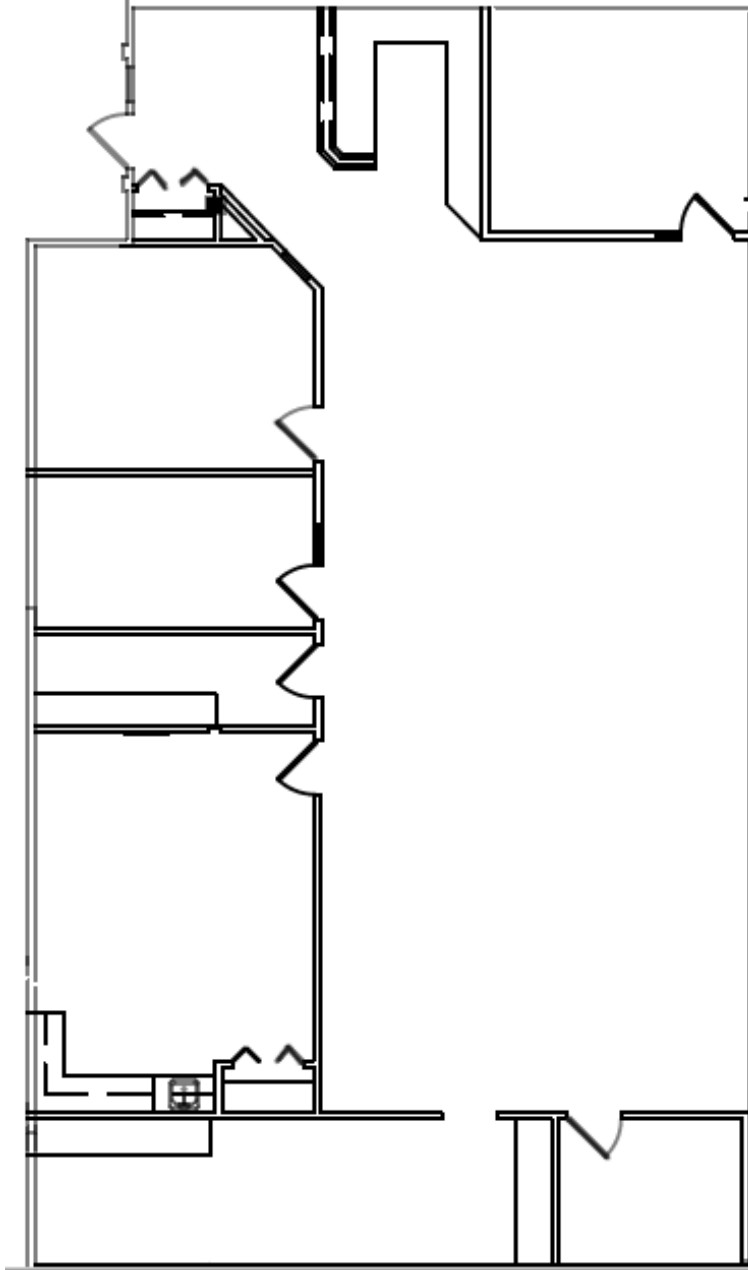
Neighboring companies include Siemens, Comparion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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Suite 102 Floor Plan



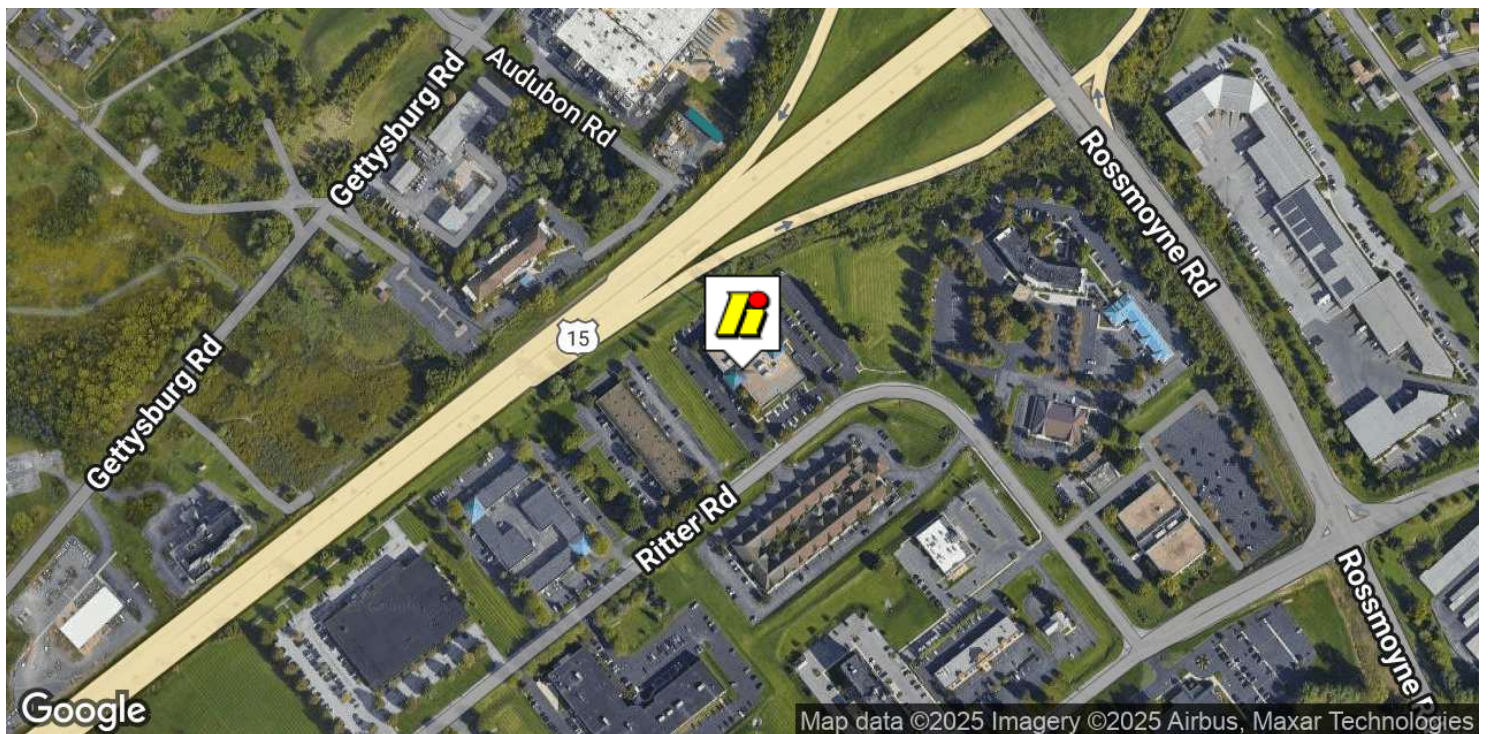
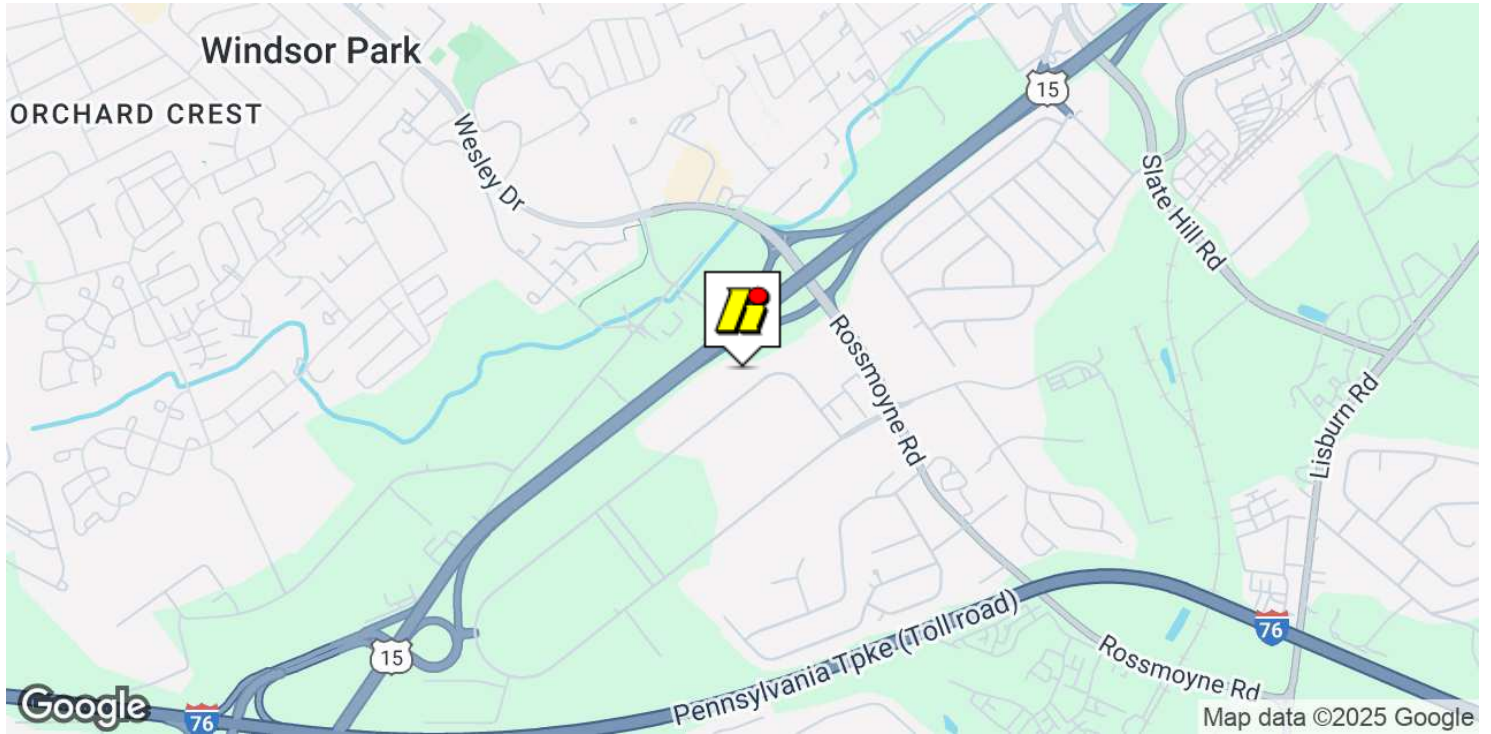
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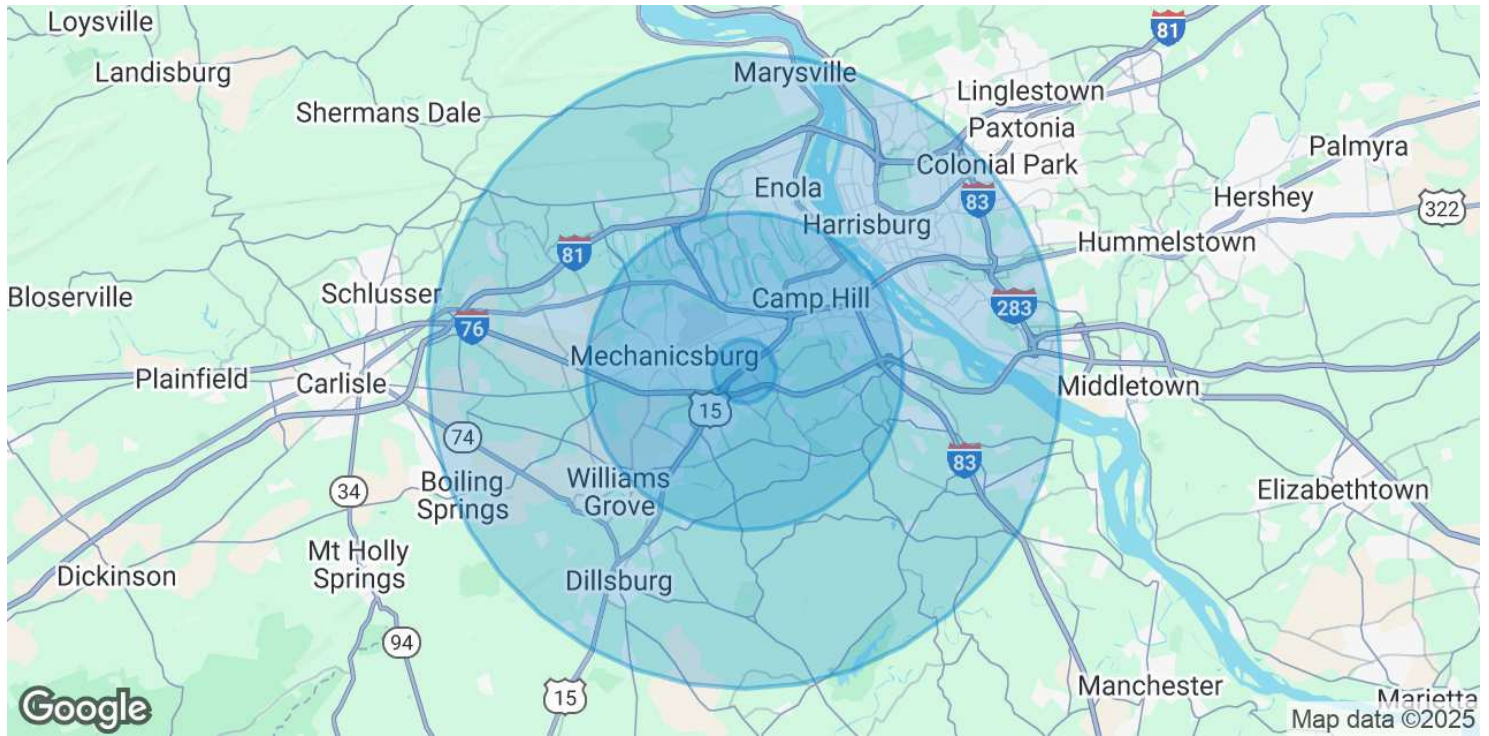


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,359	115,252	315,895
Average Age	48.4	41.6	39.1
Average Age (Male)	42.8	39.4	37.3
Average Age (Female)	53.3	42.5	40.1

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

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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