

FOR LEASE

5020 Ritter Road S201



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

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LEASE INFORMATION

Suite:	201
Available SF:	1,000 SF
Lease Rate:	\$12.75 SF/yr
CAM:	\$3.65/SF
County:	Cumberland
Municipality:	Lower Allen

PROPERTY OVERVIEW

Open flex space with 10 ft. ceilings that's served by one overhead door. Ample parking available onsite. Floorplan can be modified to a tenants needs.

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

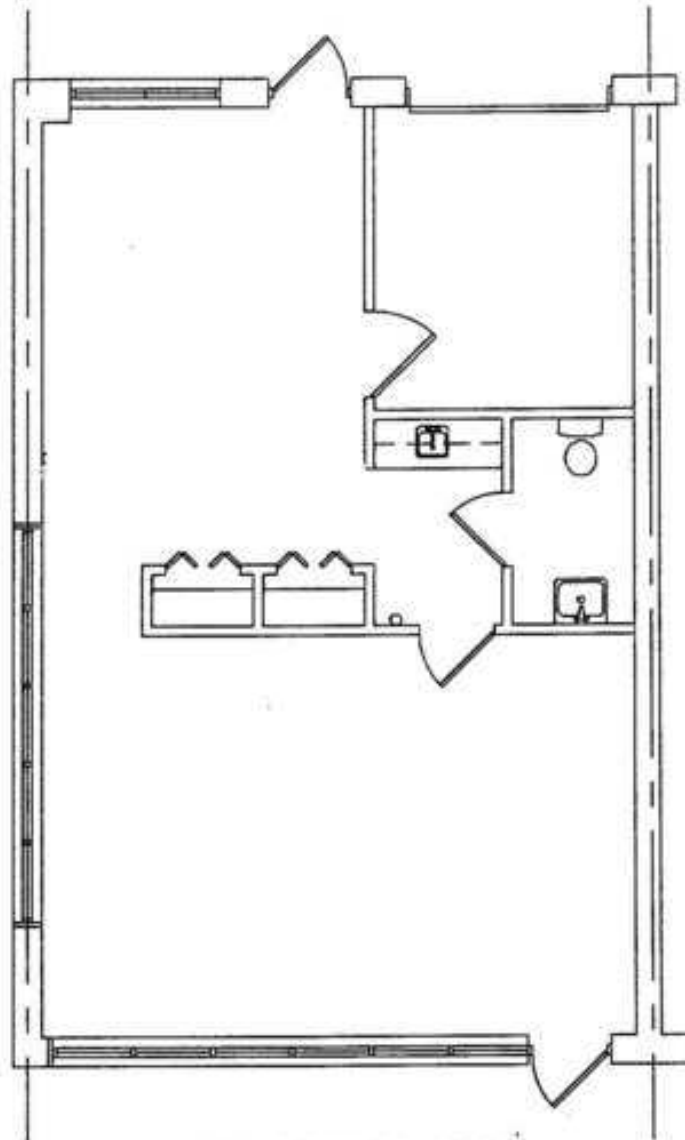
Neighboring companies include Siemens, Comparion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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4.2.13

FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING 50
5020 RITTER ROAD
MECHANICSBURG
SUITE 101

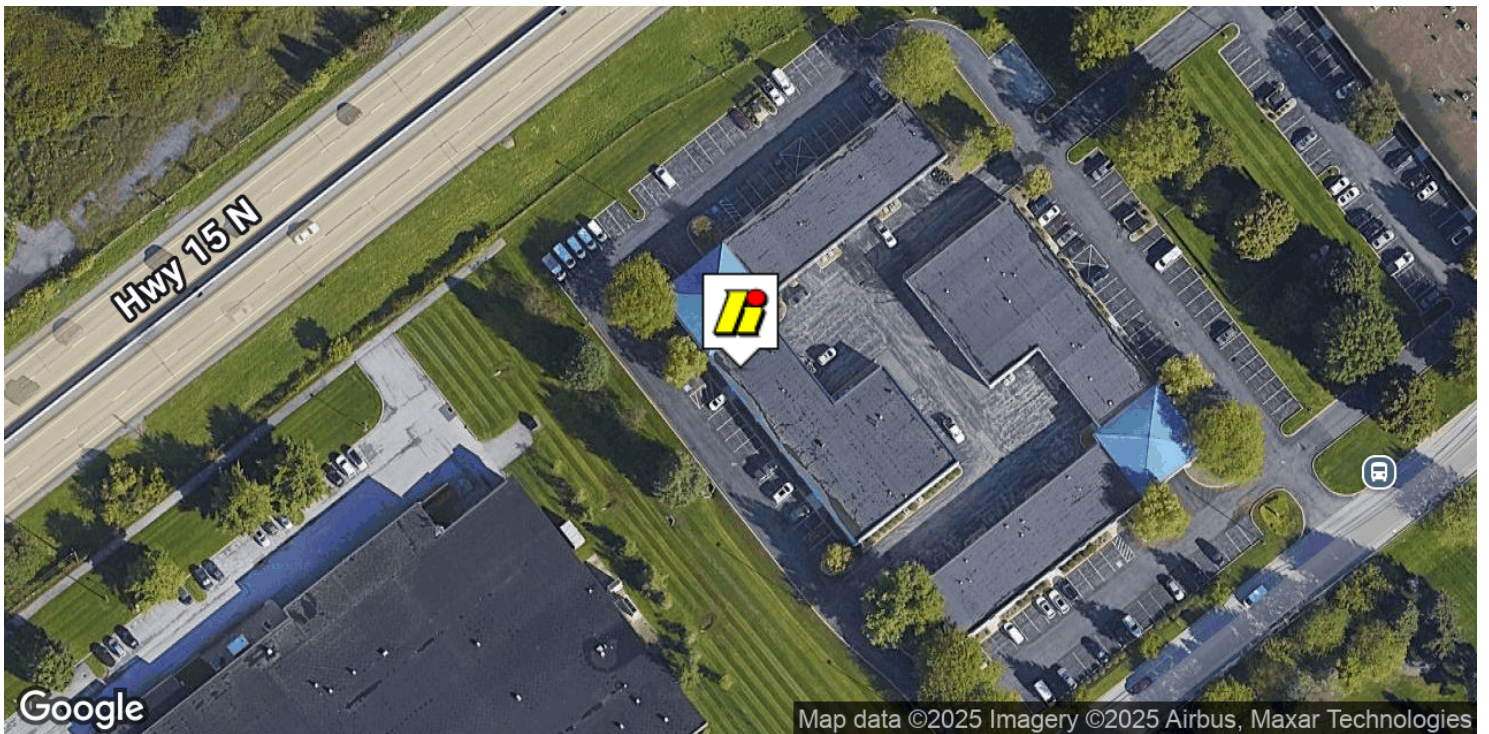
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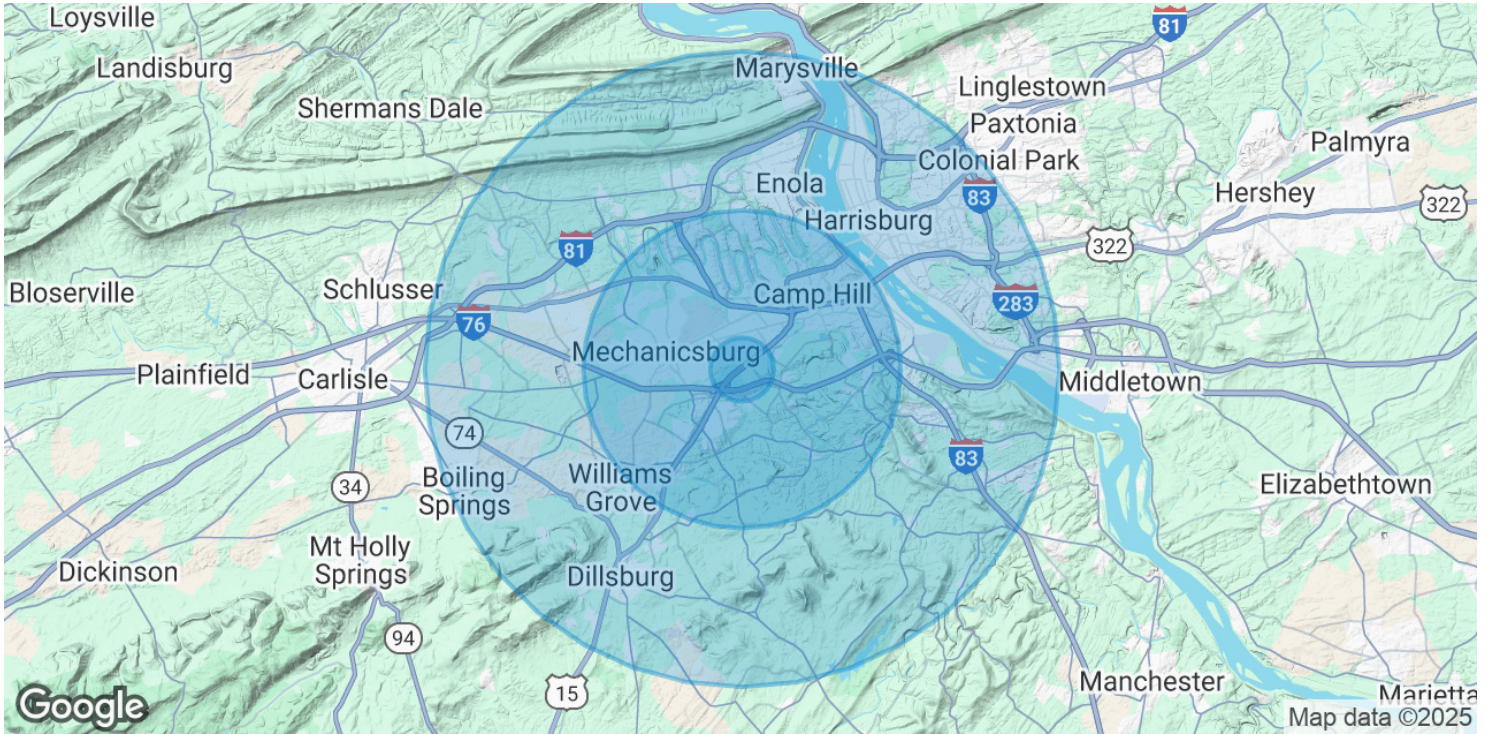


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,330	112,787	314,290
Average Age	48.1	41.7	39.1
Average Age (Male)	42.9	39.4	37.3
Average Age (Female)	53.0	42.6	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,615	46,316	128,646
# 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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5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422