

FOR LEASE

5010 Ritter Rd, Ste 114-115



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



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LEASE INFORMATION

Suite #:	114-115
Available SF:	2,000 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

2,000 SF office suite that holds several private offices, a large conference room, a kitchenette and one restroom. There are 2 entrances/exits to the suite.

OFFERING SUMMARY

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

ADDITIONAL COMMENTS

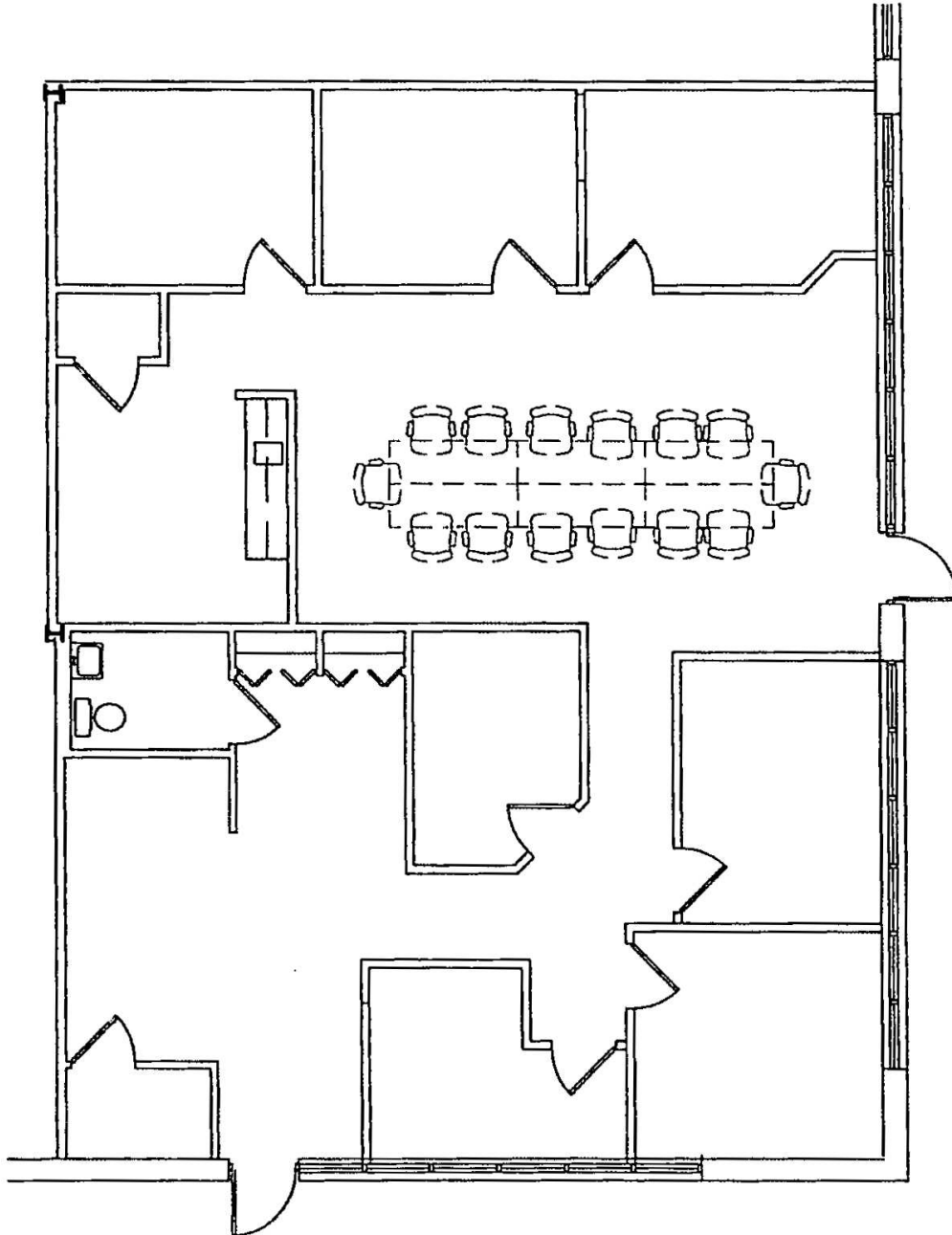
Neighboring companies include Siemens, Comparion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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Suite 114-115 Floor Plan



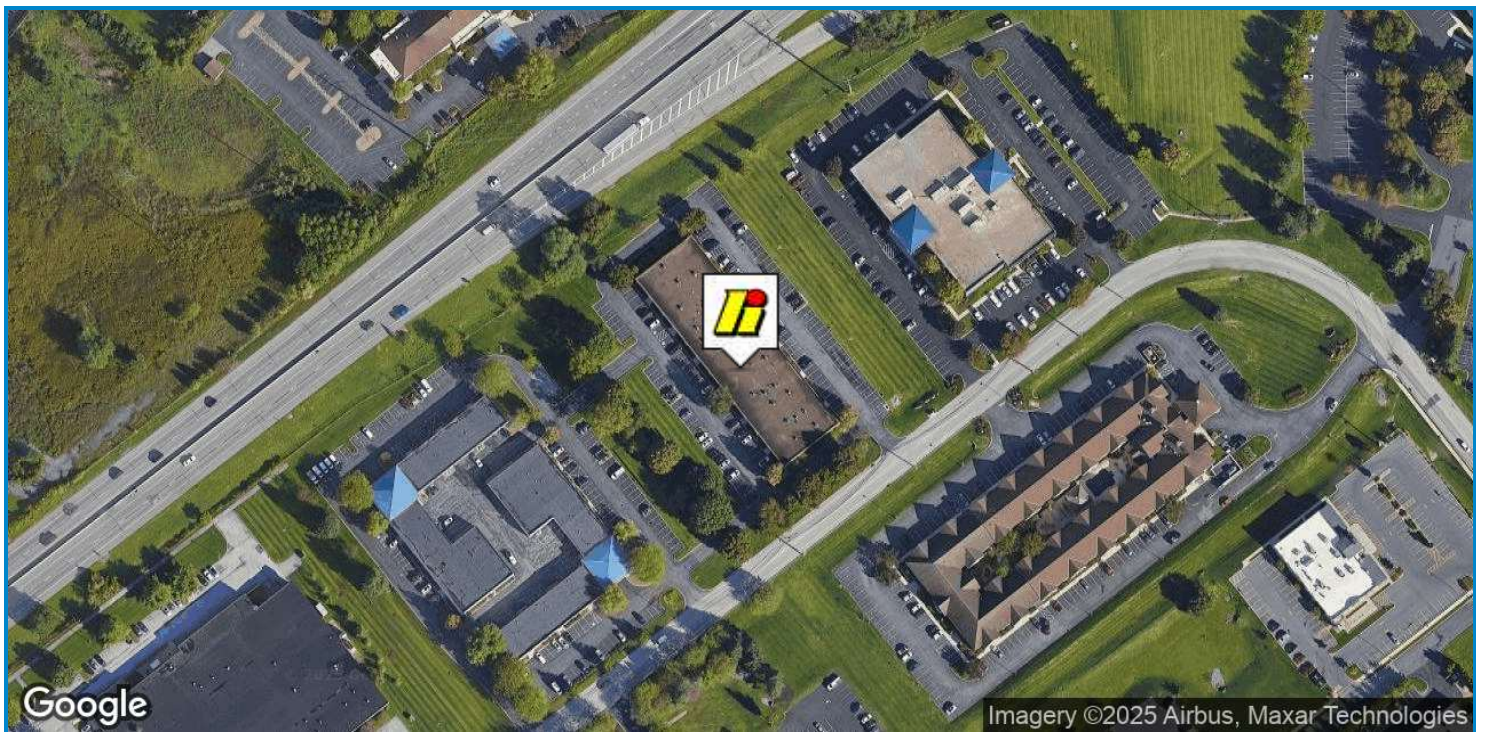
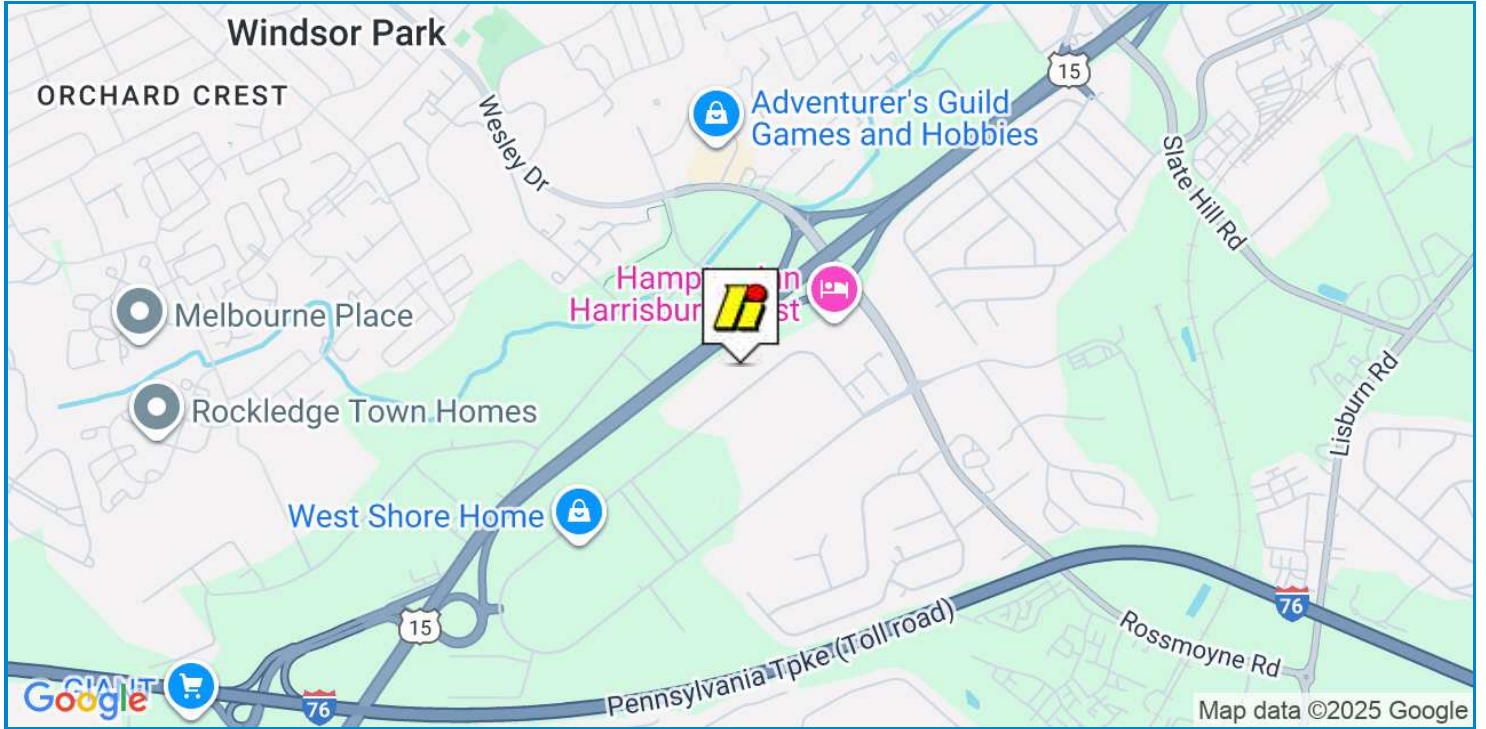
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5010 RITTER ROAD

Location Maps

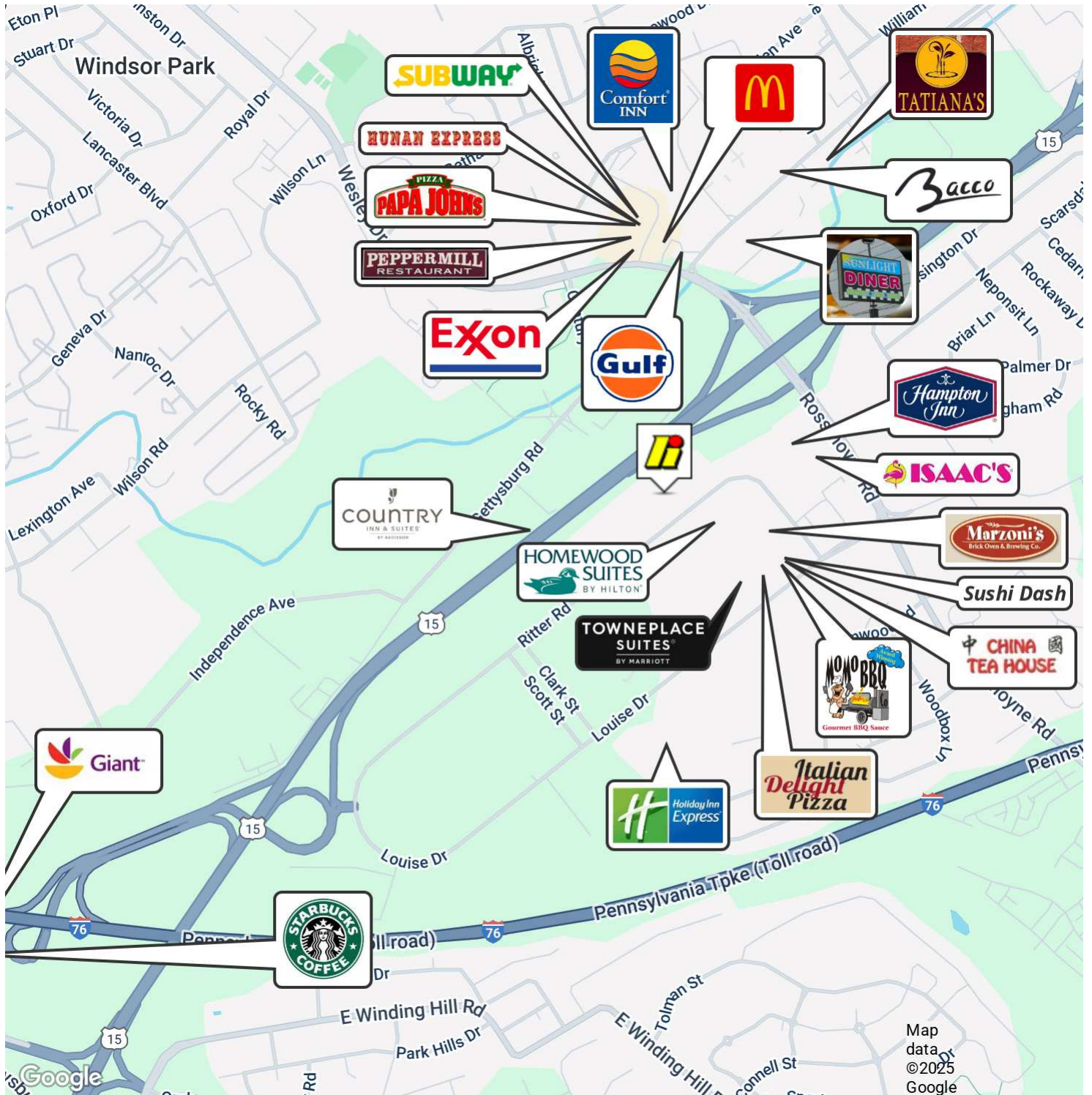


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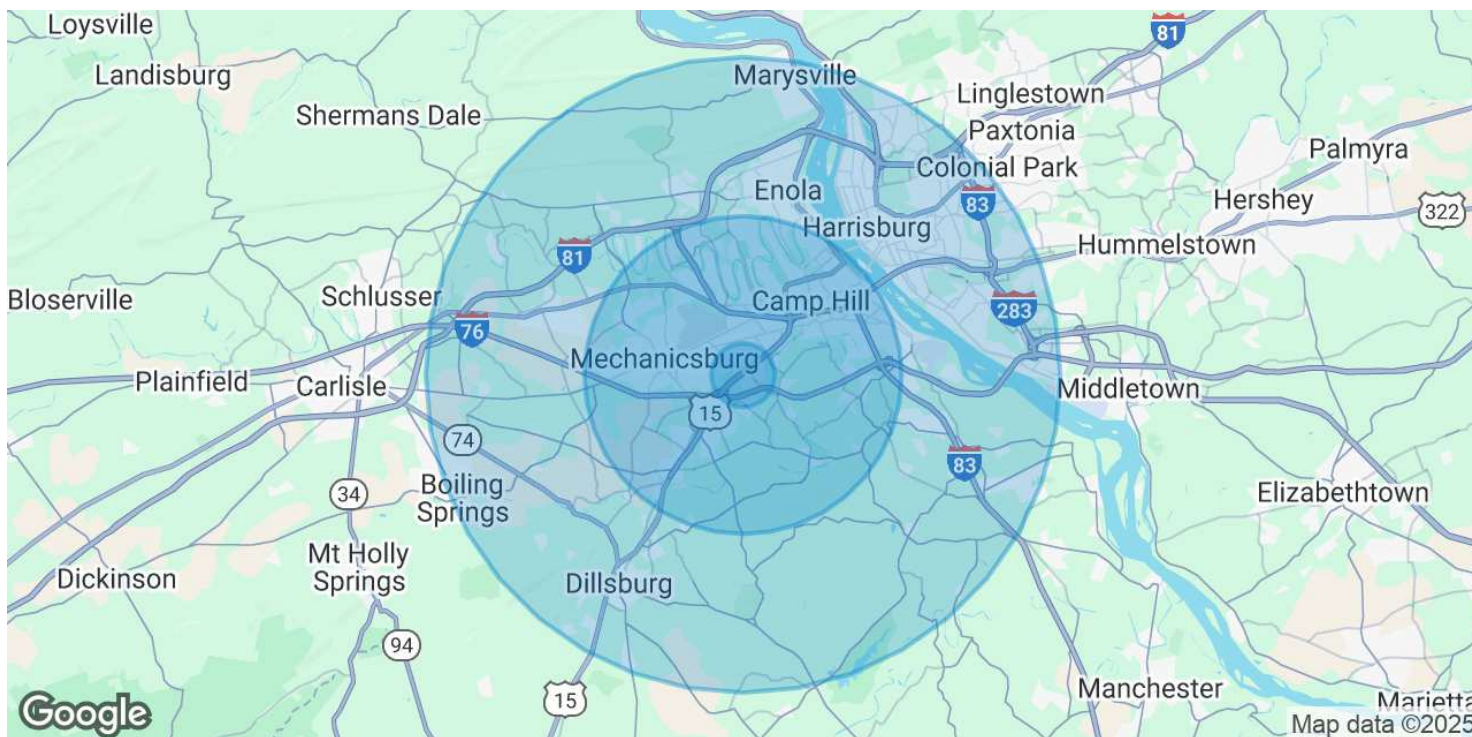
5010 RITTER ROAD Surrounding Retailers



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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)

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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.

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