

FOR LEASE

5020 Ritter Rd, Ste. 102



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
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LEASE INFORMATION

Suite:	102
Available SF:	1,000 SF
Building Size:	30,800 SF
Lease Rate:	\$12.75 SF/Yr NNN
CAM:	\$3.88/SF
County:	Cumberland
Municipality:	Lower Allen
Tax parcel:	13-10-0256-002A

PROPERTY OVERVIEW

1,000 SF space with a large area for a workroom or lab, two offices, one restroom, and one garage with a grade level overhead drive-in roll up door.

OFFERING SUMMARY

HVAC:	Heat Pump	Lighting:	Fluorescent
Sprinklers:	No	Flooring:	VCT and Carpet
Parking:	Approx. 135 spaces; 4.25/1,000 SF	Ceiling Height:	8'+
Water:	CAM/Pennsylvania American Water Company	Number of Floors:	1
Sewer:	CAM/Lower Allen Township Authority		
Zoning:	C-3 Business Park		

ADDITIONAL COMMENTS

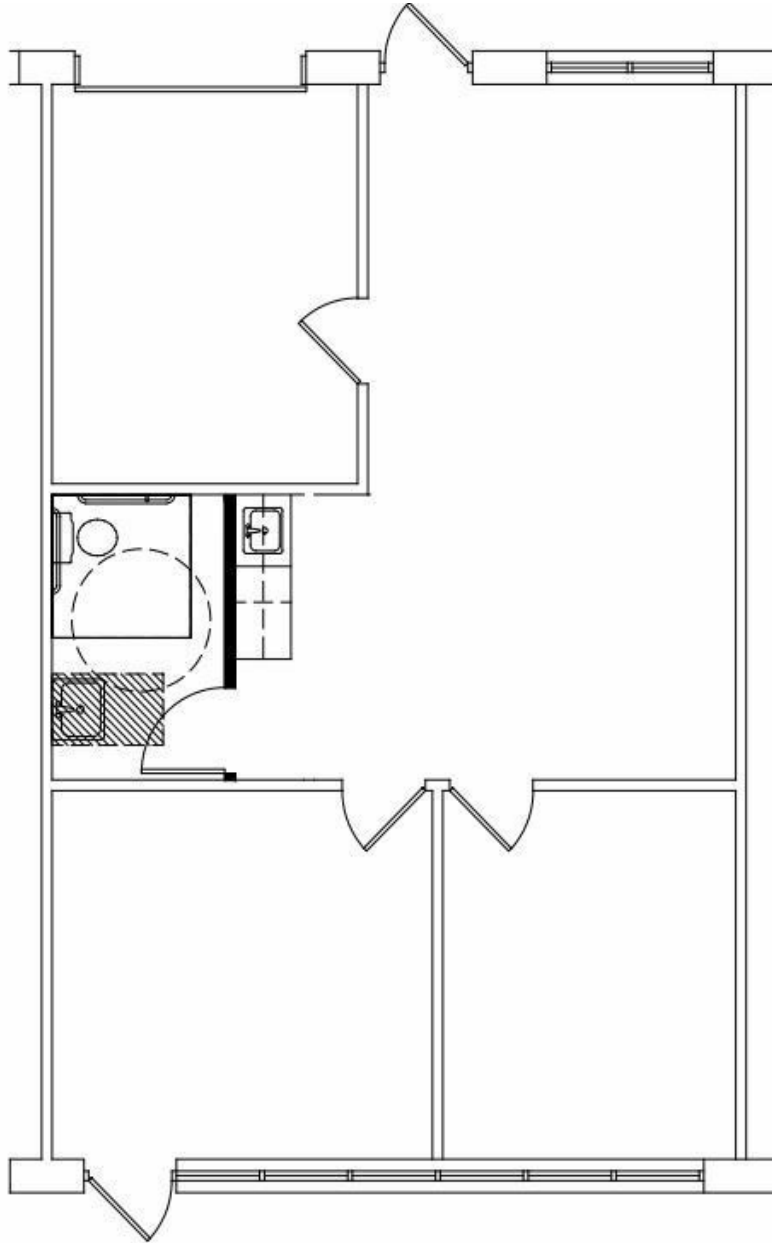
Conveniently located at the convergence of the PA Turnpike & PA Route 15 in the Rossmoyne Business Park in Cumberland County. Neighboring companies include Siemens, Delta Dental, Liberty Mutual, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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FLOOR PLAN

SCALE: NTS

BUILDING 50

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MECHANICSBURG, PA
SUITE 102

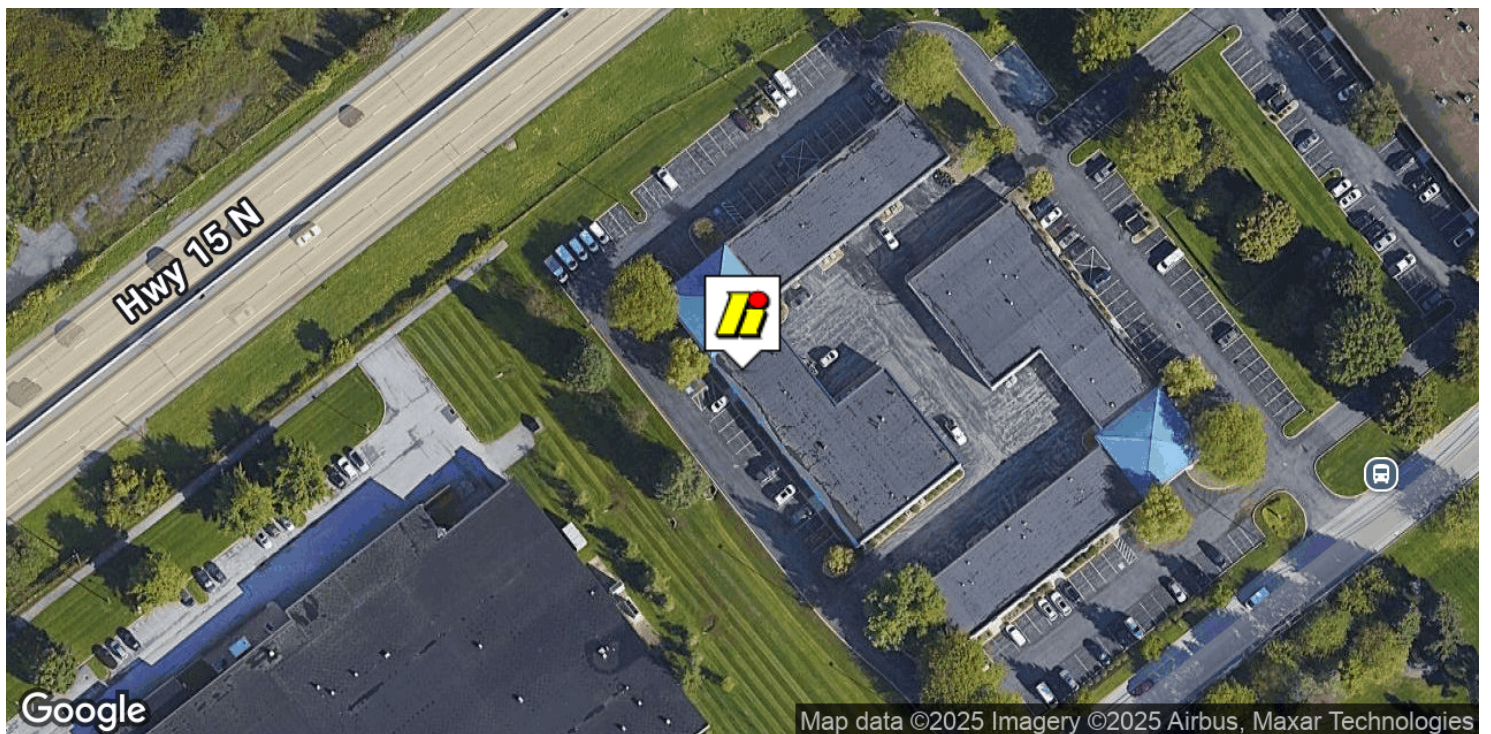
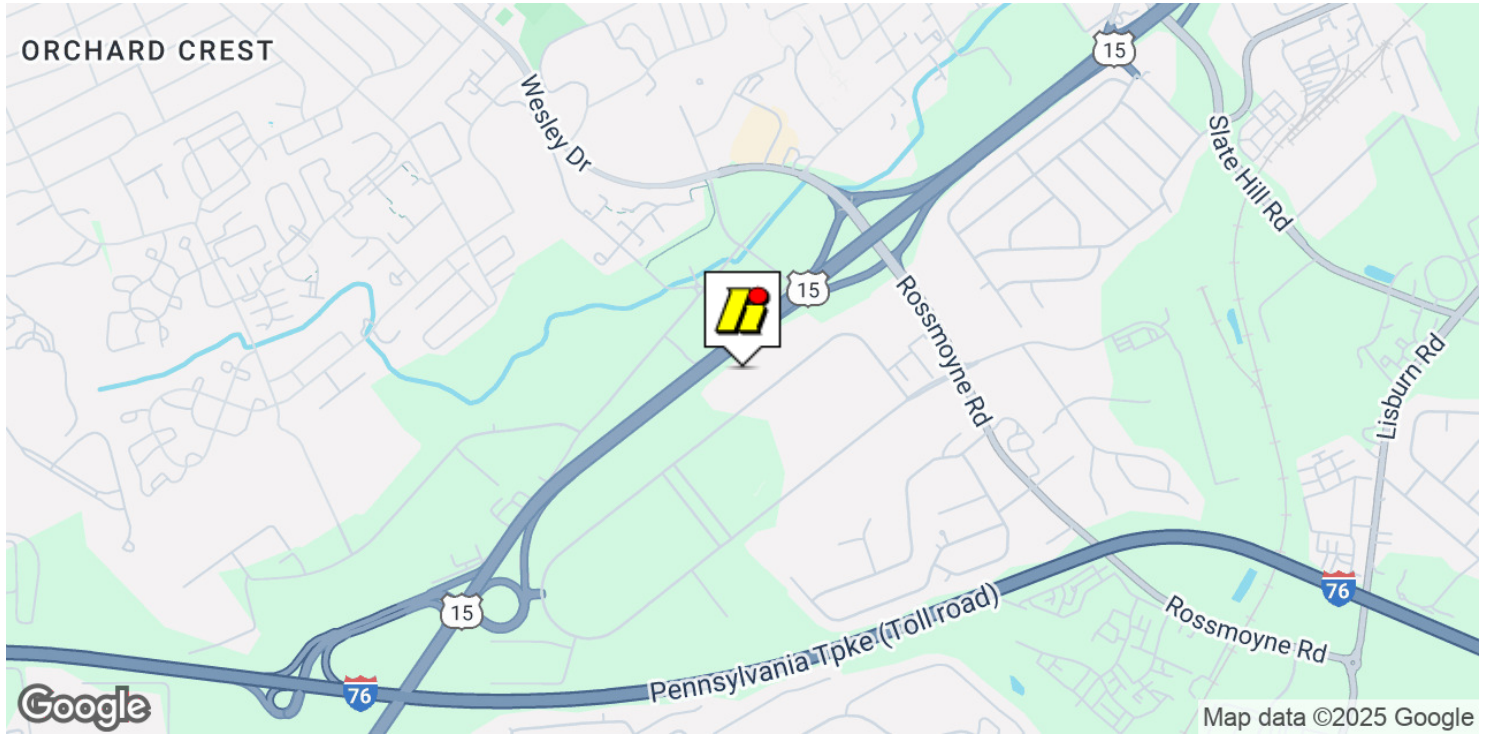
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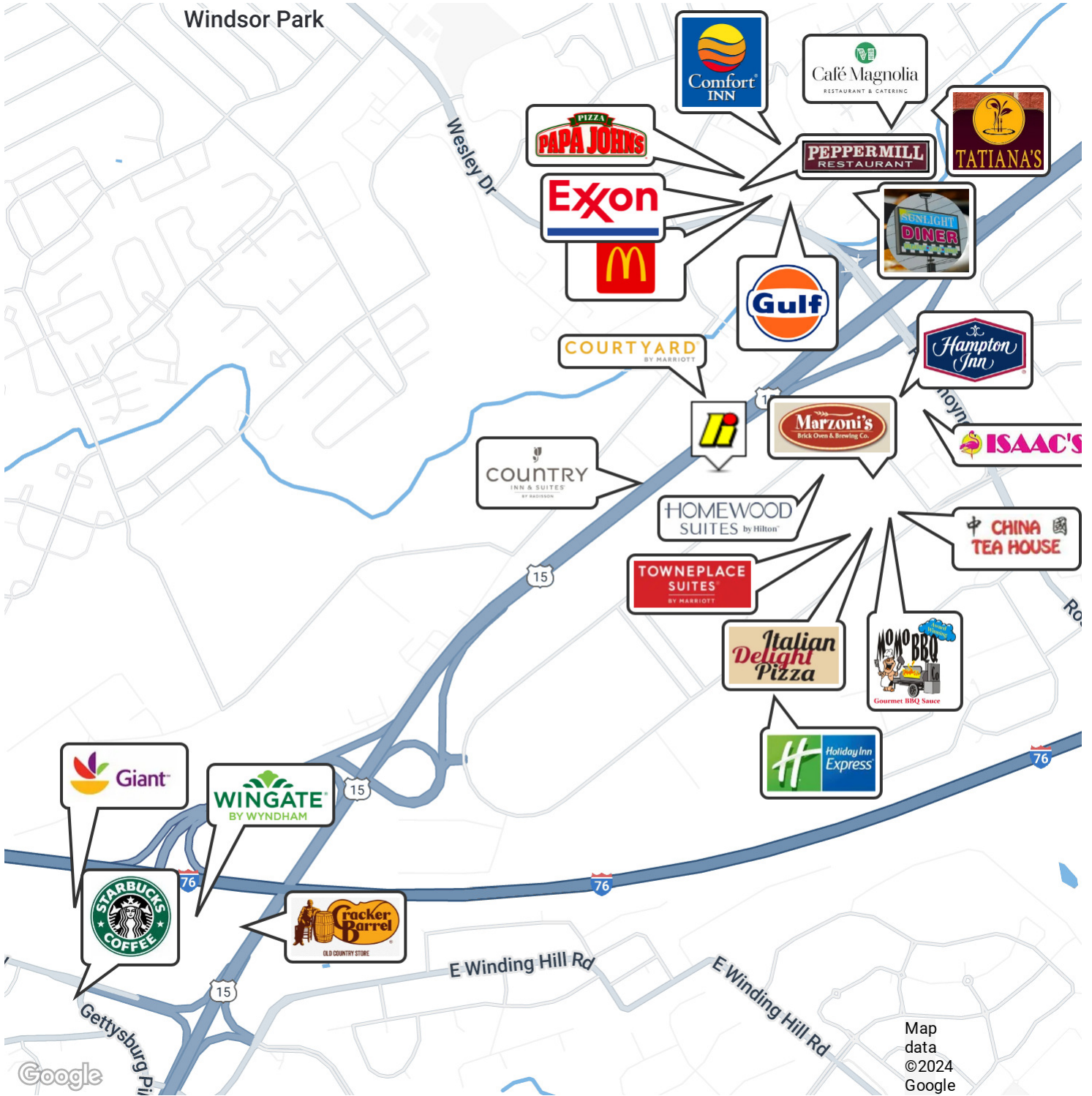
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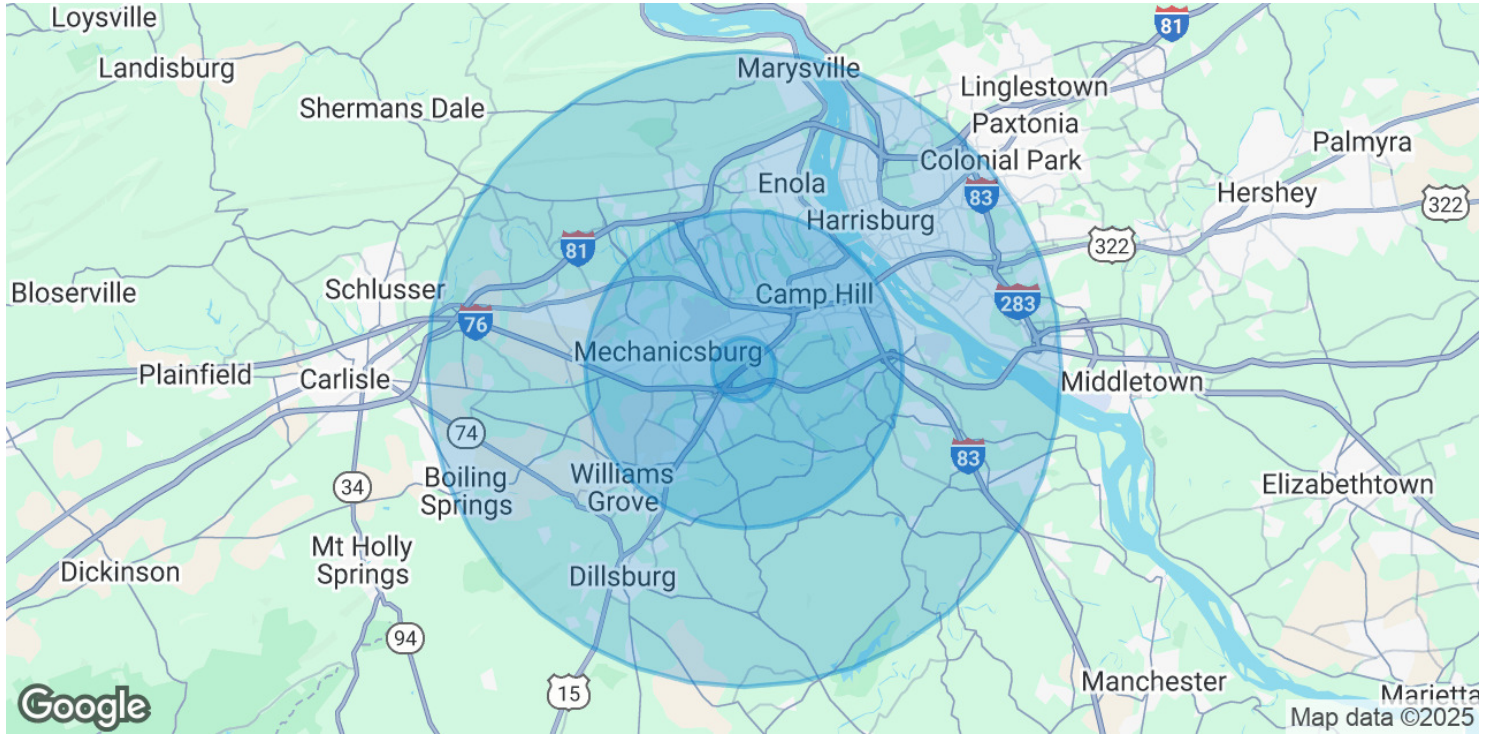
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,330	112,787	314,290
Average Age	48.1	41.7	39.1
Average Age (Male)	42.9	39.4	37.3
Average Age (Female)	53.0	42.6	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,615	46,316	128,646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