

FOR LEASE

5010 Ritter Road



MECHANICSBURG, PA 17055

**PROPERTY HIGHLIGHTS**

- Generous landscaping
- Abundant parking
- Easy access to your individual suite
- Strategically located at the convergence of PA Turnpike and PA Rte. 15 in the Rossmoyne Business Center



**ANNETTE CASSEL MEANS**

717.791.2064

ameans@high.net

**HIGH ASSOCIATES LTD.** • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

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**LEASE INFORMATION**

Suite:	116
Available SF:	1,000 SF
Lease Rate:	\$12.50 SF/yr
CAM:	\$3.78
County:	Cumberland
Municipality:	Lower Allen

**PROPERTY OVERVIEW**

1,000 SF. Professional office space. Three large private offices.

**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
Flooring:	VCT and carpet
Number of Floors:	1

**ADDITIONAL COMMENTS**

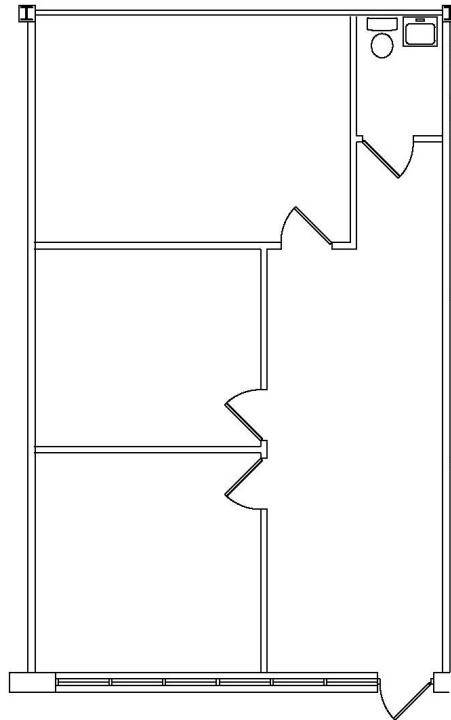
Strategically located at the PA Turnpike and PA Route 15 in the Rossmoyne Business Center in Cumberland County. Neighboring companies include Siemens, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four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



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**FLOOR PLAN**

SCALE: N. T. S.

**BUILDING 51**

5010 RITTER ROAD  
MECHANICSBURG, PA  
SUITE 116

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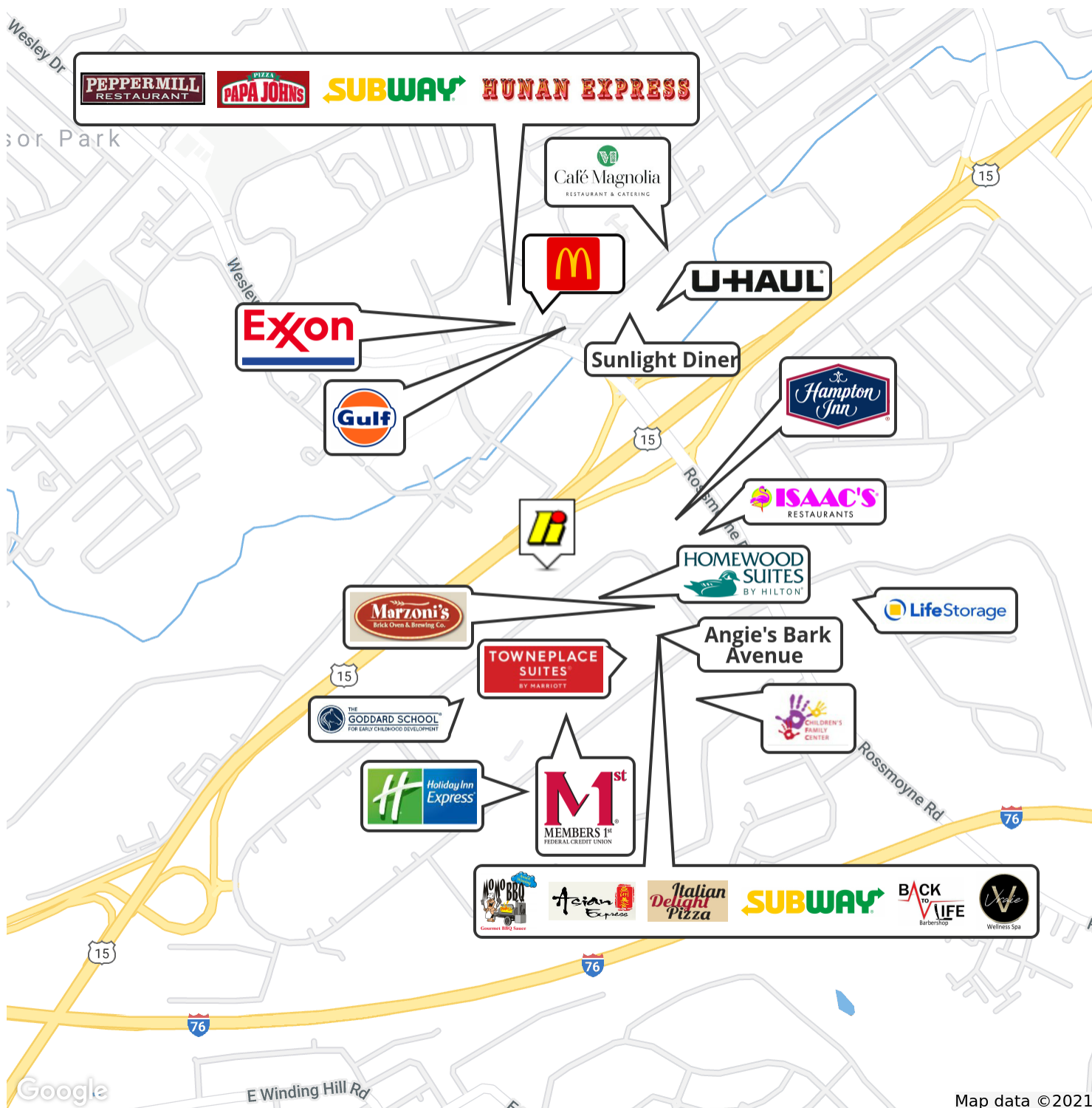
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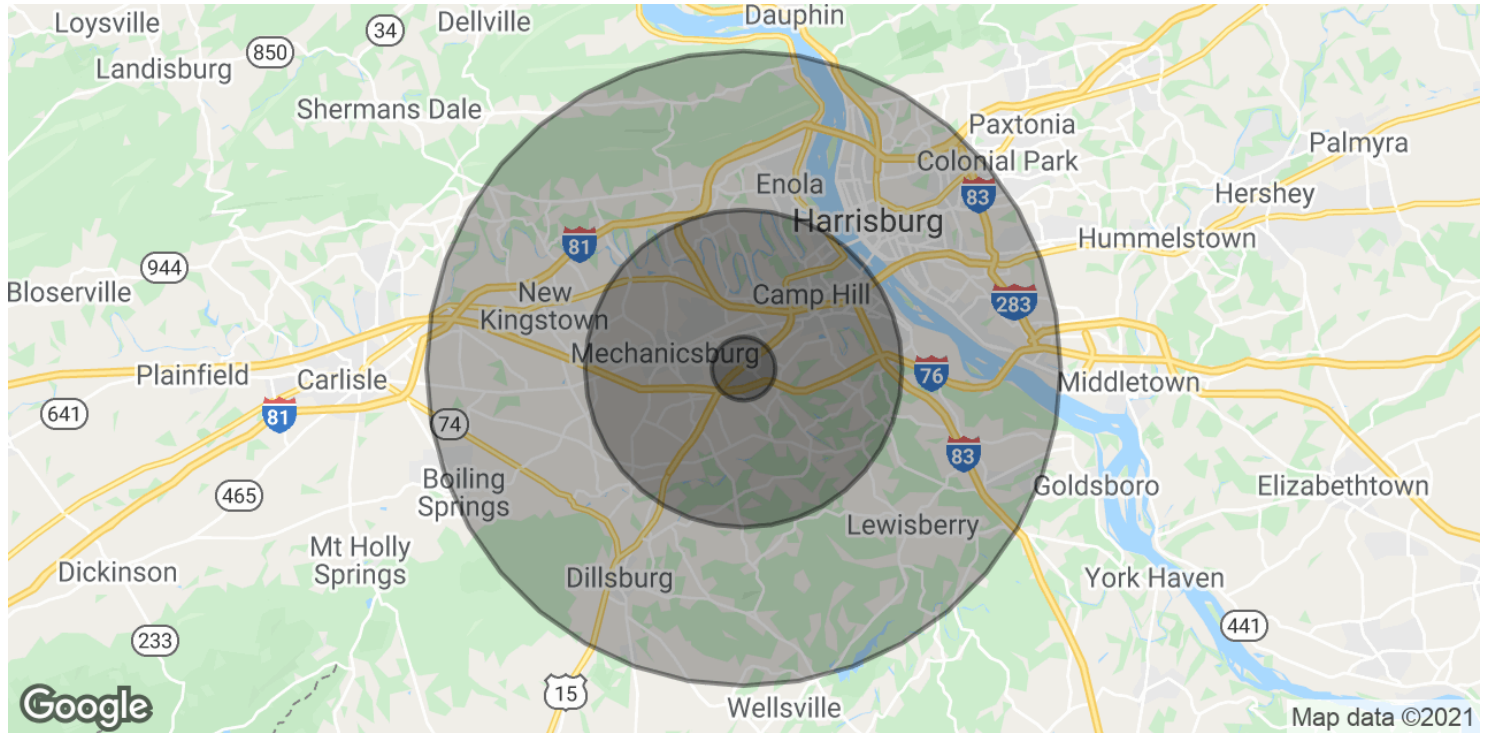
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,357	113,435	312,680
Average age	48.3	41.7	39.1
Average age (Male)	42.8	39.5	37.3
Average age (Female)	53.2	42.7	40.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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

\* Demographic data derived from 2010 US Census

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**HIGH**  
**ASSOCIATES**  
LTD.

*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

P.O. Box 1367  
Mechanicsburg, PA 17055