

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$18.75 SF/yr (MG)
Building Size:	56,823 SF
Available SF:	1,195 - 5,442 SF
Lot Size:	5.43 Acres
Zoning:	Commercial

### PROPERTY HIGHLIGHTS

- Newly renovated small office suites available for immediate lease with banded glass windows offering ample natural light.
- Ample parking with two electric car charging stations on site.
- Newly installed HVAC bipolar ionization system protecting against COVID-19 and newly renovated lobby and restrooms with upgraded LED lighting throughout.

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$18.75 SF/yr	5,442 SF
Suite 230	\$18.75 SF/yr	1,195 SF
Suite 240	\$18.75 SF/yr	5,429 SF



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# 4900 Ritter Road

## OFFICE PROPERTY FOR LEASE

4900 Ritter Road Mechanicsburg, PA 17055

### PROPERTY PHOTOS



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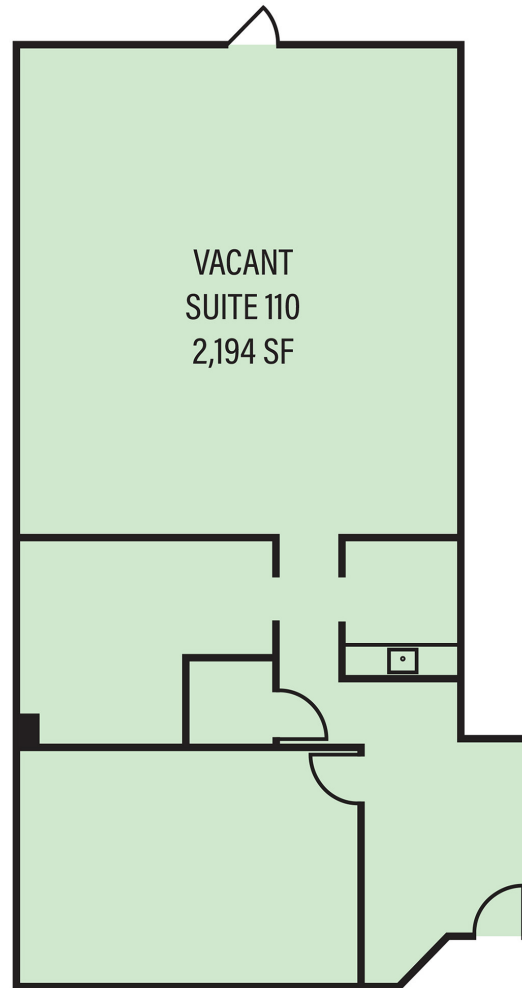
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**OFFICE PROPERTY FOR LEASE**

4900 Ritter Road Mechanicsburg, PA 17055

## SUITE 101 FLOOR PLAN



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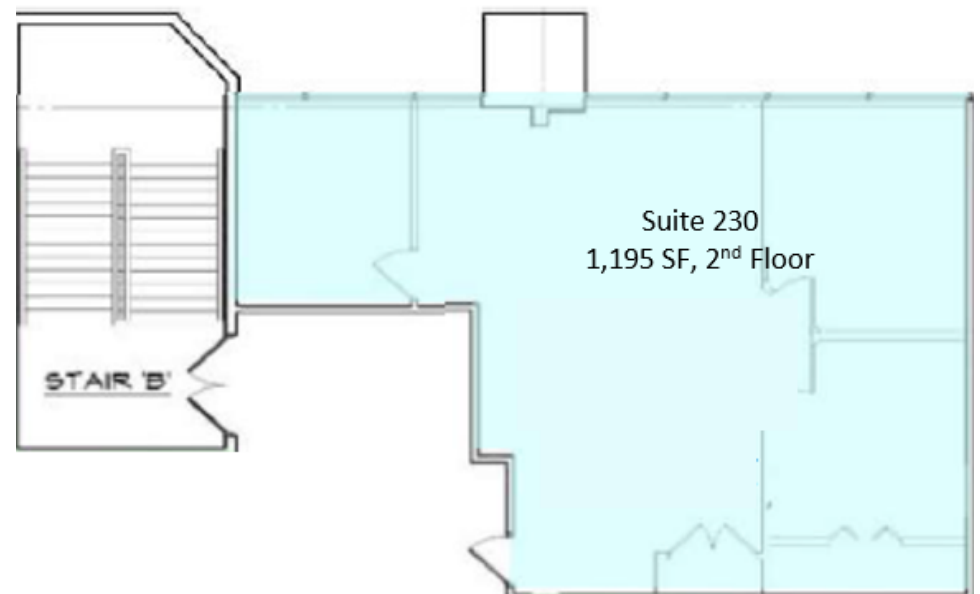
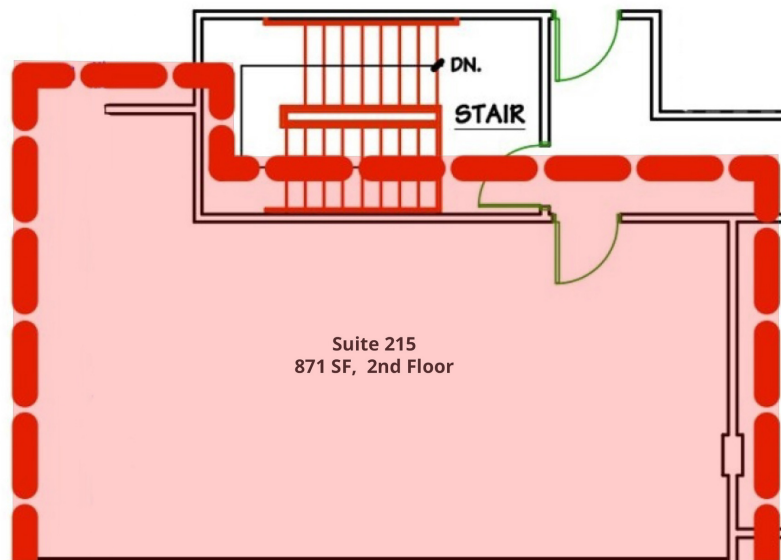
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# 4900 Ritter Road

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4900 Ritter Road Mechanicsburg, PA 17055

### SUITES 215 & 240 FLOOR PLAN



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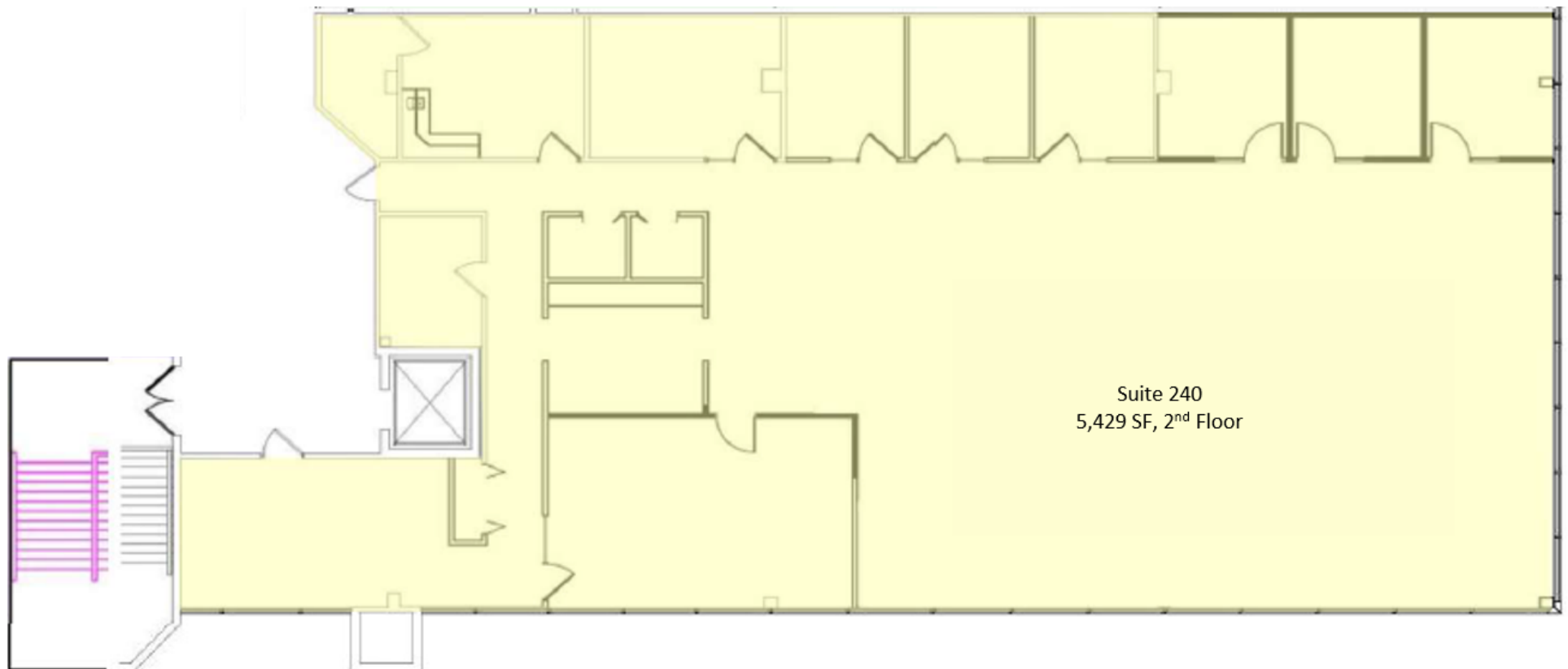
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# 4900 Ritter Road

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### SUITE 240 FLOOR PLAN



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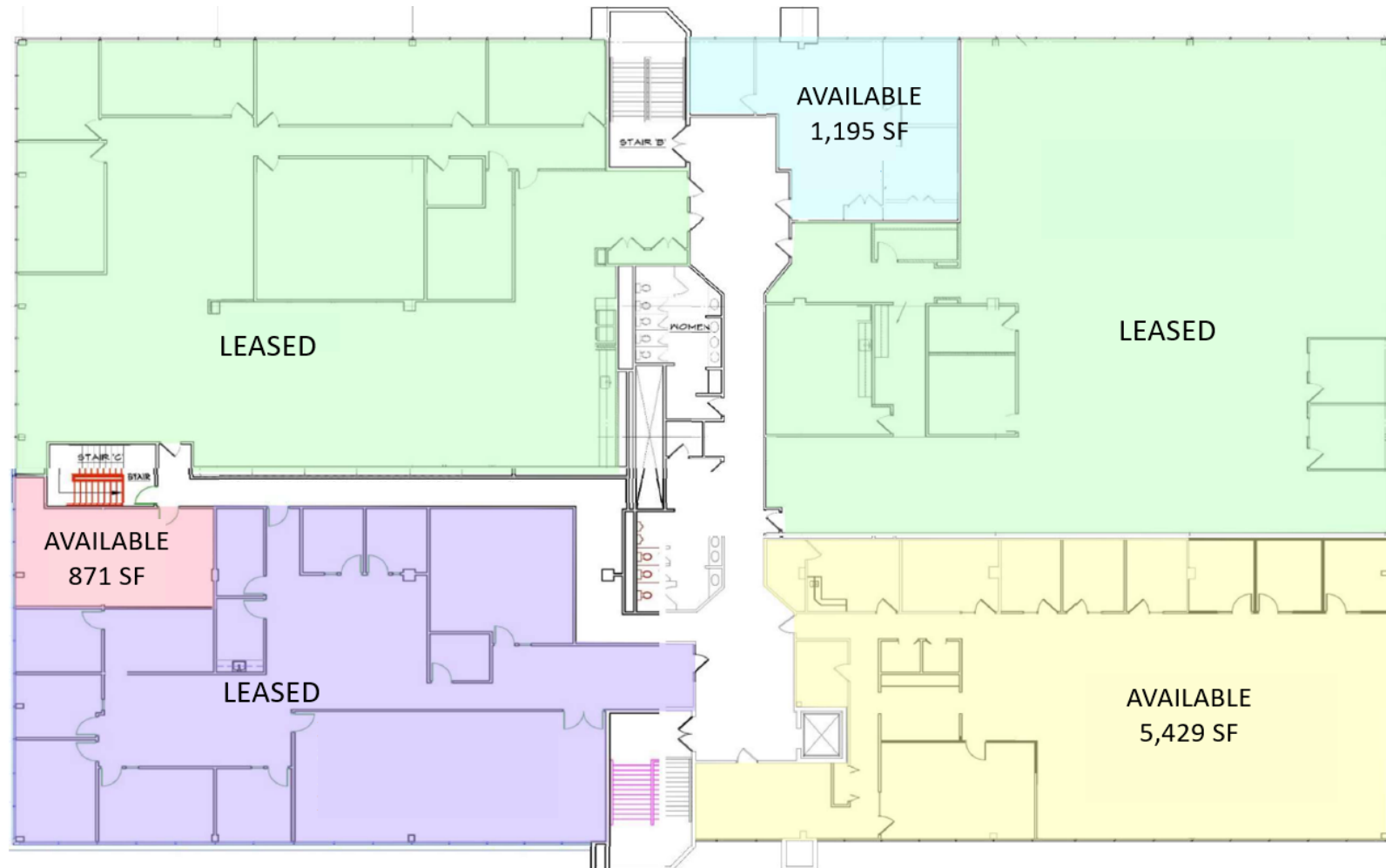
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### 2ND FLOOR PLAN



# 4900 Ritter Road

## OFFICE PROPERTY FOR LEASE

4900 Ritter Road Mechanicsburg, PA 17055

## TRADE MAP



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### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,631	116,044	321,058
Average age	48.1	41.7	39.1
Average age (Male)	42.8	39.4	37.3
Average age (Female)	52.8	42.6	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,238	47,869	131,513
# of persons per HH	2.1	2.4	2.4
Average HH income	\$64,184	\$79,075	\$69,051
Average house value	\$173,520	\$216,945	\$179,641

\* Demographic data derived from 2020 ACS - US Census



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