



**4900 RITTER ROAD  
MECHANICSBURG, PA**

**871-3,778 SF OFFICE  
FOR LEASE**



425 N. 21st Street Suite 302  
Camp Hill, PA 17011  
[www.landmarkcr.com](http://www.landmarkcr.com)

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$18.75 SF/yr (MG)
Building Size:	56,823 SF
Available SF:	871 - 4,366 SF
Lot Size:	5.43 Acres
Zoning:	Commercial

## PROPERTY HIGHLIGHTS

- Newly renovated small office suites available for immediate lease
- Banded glass windows offer ample natural light and the building has new lobby finishes
- Newly installed HVAC bipolar ionization system protecting against COVID-19
- Newly renovated lobby and restrooms with upgraded LED lighting throughout
- Ample parking with two electric car charging stations on site

SPACES	LEASE RATE	SPACE SIZE
Suite 130	\$18.75 SF/yr	4,366 SF
Suite 215	\$18.75 SF/yr	871 SF
Suite 120	\$18.75 SF/yr	3,778 SF



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4900 Ritter Road Mechanicsburg, PA 17055

## ADDITIONAL PHOTOS

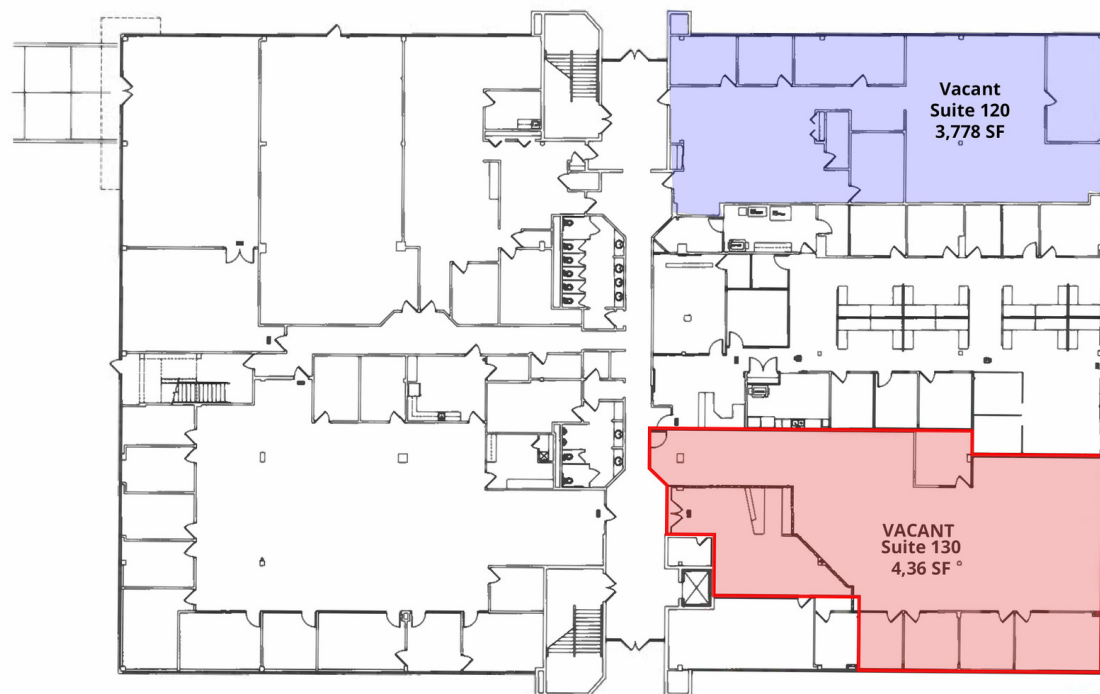


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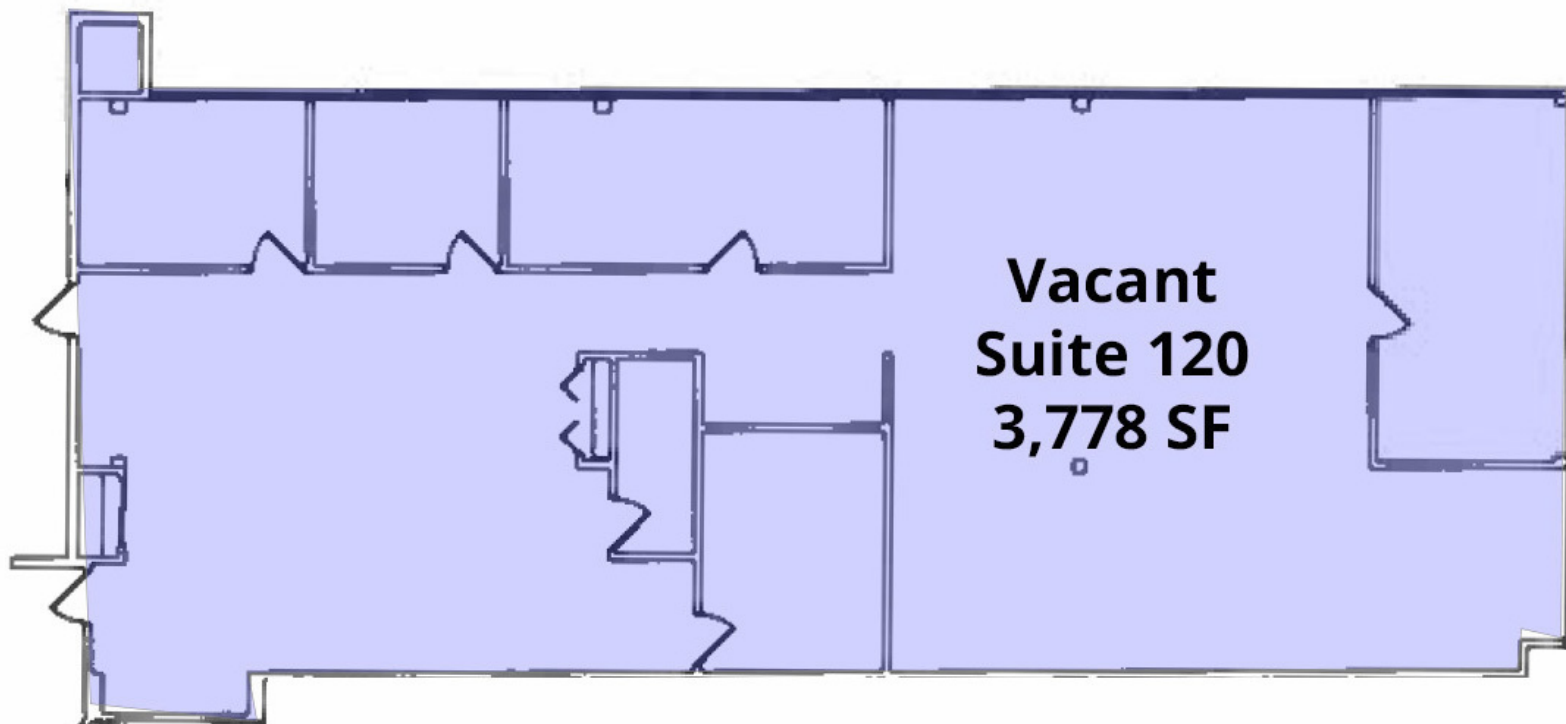
## SUITES 120 & 130 FLOOR PLAN



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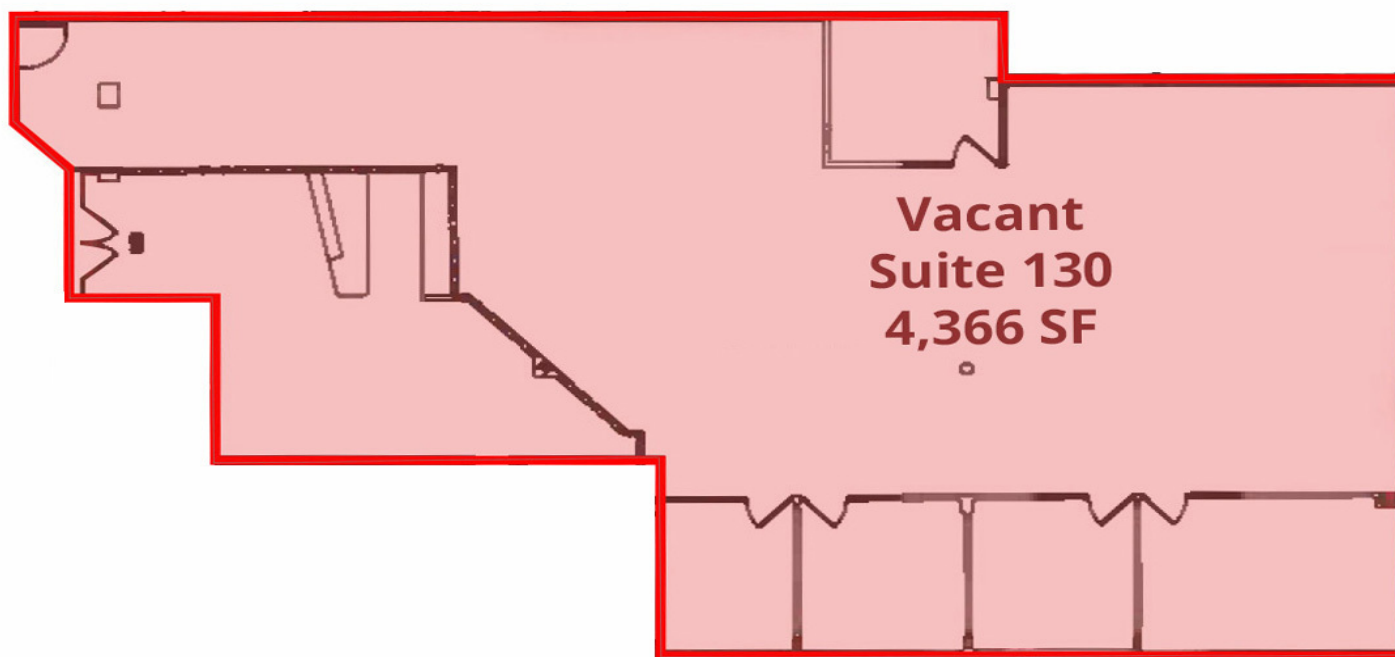
## SUITE 120 FLOOR PLAN



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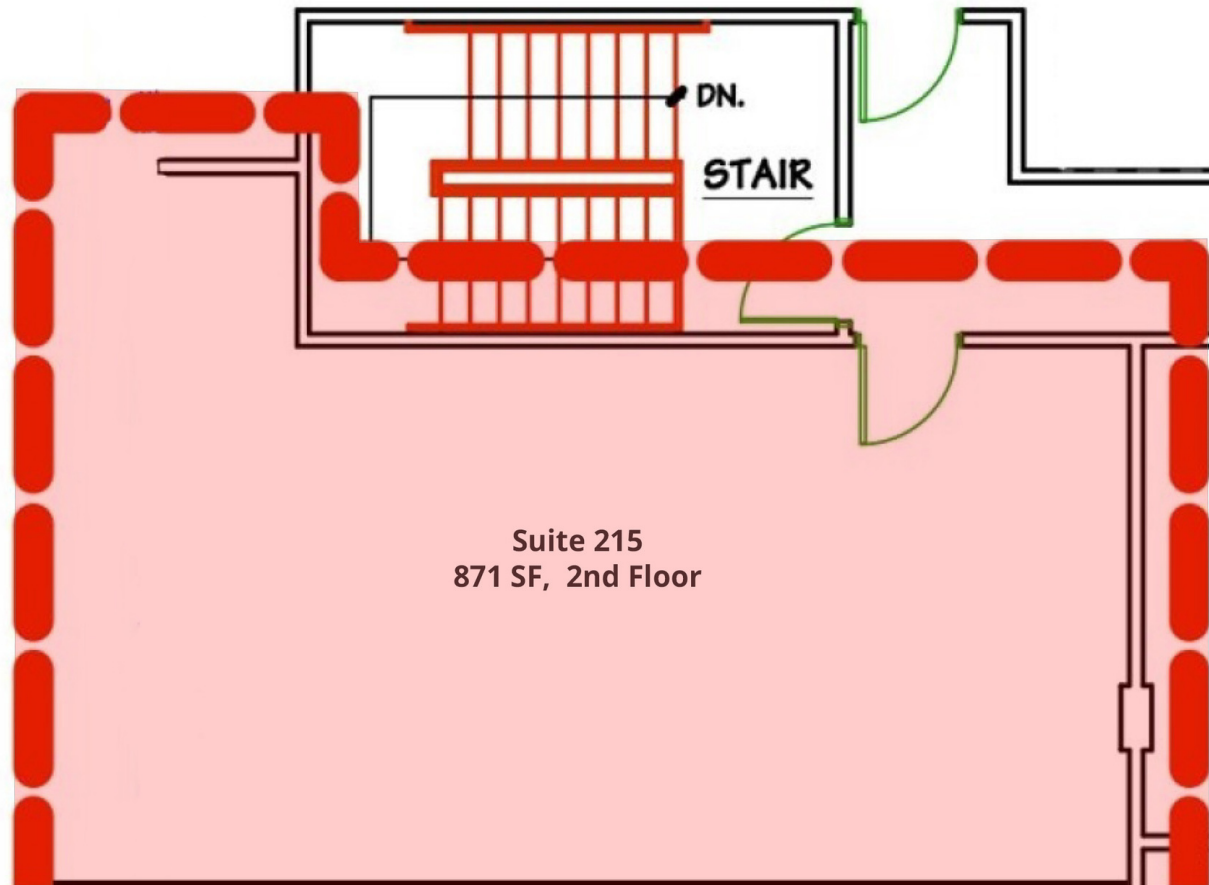
## SUITE 130 FLOOR PLAN



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## SUITE 215 FLOOR PLAN



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### AERIAL

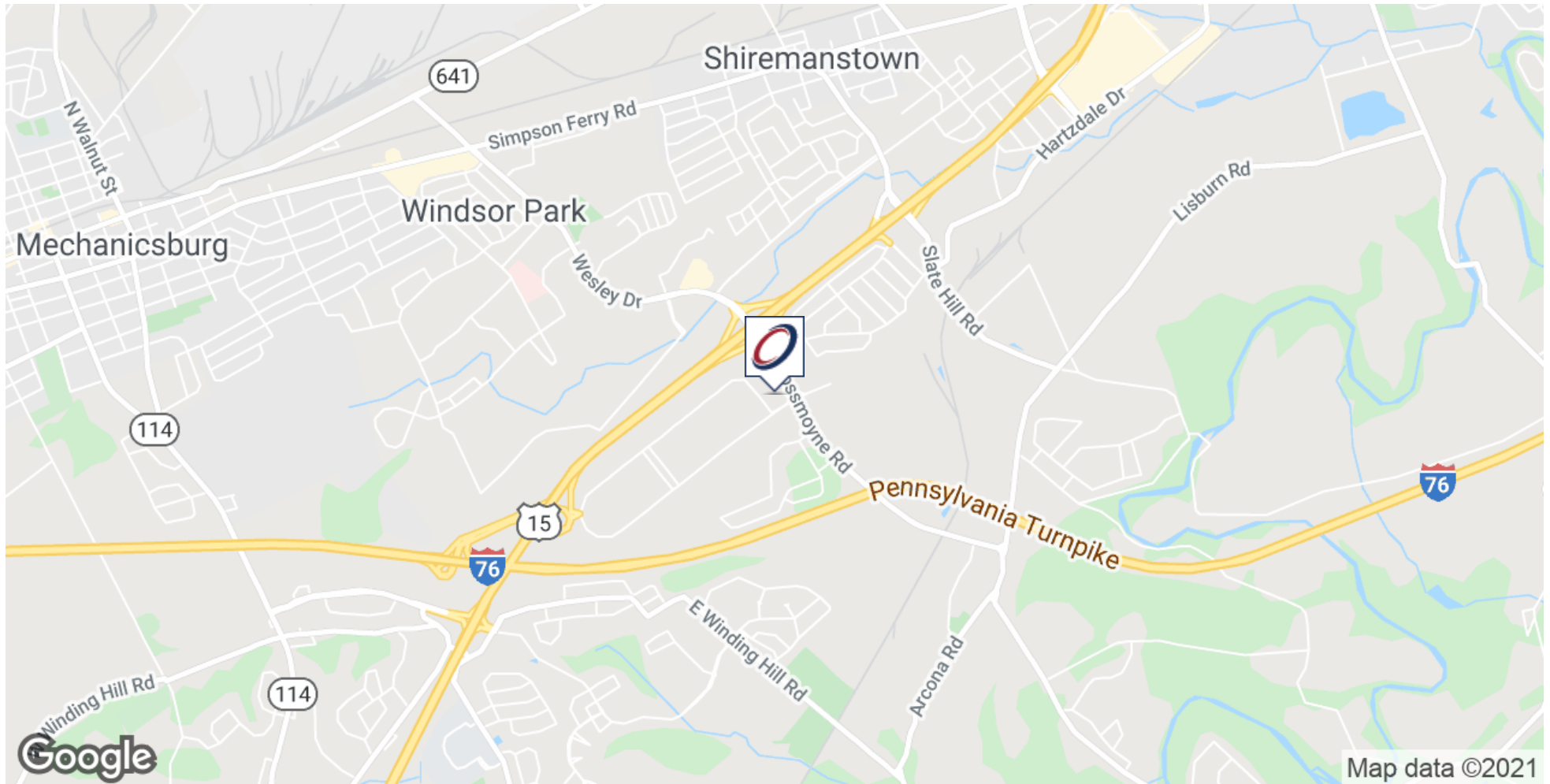


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## LOCATION MAP



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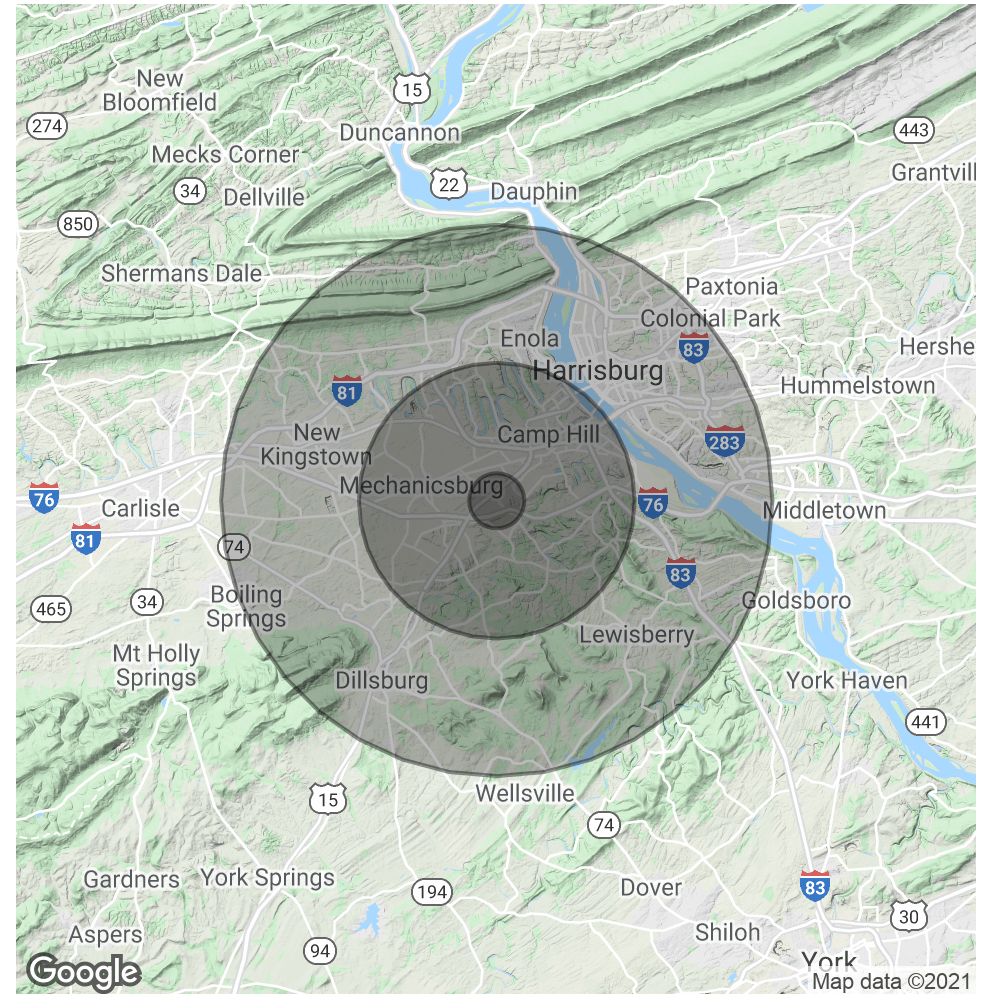
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## DEMOGRAPHICS MAP & REPORT

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 2010 US Census



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