

TURN-KEY HEALTH PRACTITIONER'S OFFICE

MEDICAL OFFICE | OWNER-USER OPPORTUNITY

1529 East Chocolate Avenue, Hershey PA 17033
Derry Township | Dauphin County

FOR SALE
\$585,000

FOR LEASE
\$23 SF/NNN



2,273
SF Medical Office



Parking
10 Private Spaces



Turn-Key
Clinical Space



Location
Hershey Medical
Corridor

EXCLUSIVELY LISTED BY:

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TRUE
Commercial Real Estate LLC
Brokerage • Management • Consulting

717.850.TRUE (8783)

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1018 North Christian Street
Lancaster, PA 17602

A PREMIER MEDICAL OPPORTUNITY



Located in Hershey's established healthcare corridor, this turnkey 2,273 SF medical office presents a rare opportunity to own a beautifully renovated clinical facility designed for today's healthcare providers.

Renovated in 2023, the property features medical-grade finishes, six treatment rooms, four private offices, and an efficient layout that supports exceptional patient care. Ideal for owner-users seeking a move-in-ready practice with excellent visibility and convenient patient access.



PROPERTY SUMMARY

Sale Price	\$585,000
Lease Rate	\$23 SF/ NNN
Total Building Size	2,273 SF
Land/ Lot	7,200 SF
Zoning	Palmdale Mixed-use
Parking	10 Spaces On Site
Year Built/ Renovated	1920/2023
Annual Taxes	\$6,065
Heating	Natural Gas
Cooling	Central Air
Water & Sewage	Public
Utilities	Public water & Sewer

PROPERTY HIGHLIGHTS

- 2,273 SF Renovated Medical Office
- Six (6) Exam / Treatment Rooms
- Four (4) Private Offices
- Two (2) Restrooms - One Per Floor
- Boutique Reception & Waiting Area
- Employee Break Room
- Medical-Grade Finishes
- 10 Car Rear Parking Lot
- High Visibility Location
- Renovated in 2023

TRAFFIC COUNTS

Chocolate Ave / Route 422	14,364 VPD
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SELLER / OCCUPANCY Seller intends to continue operations at the Property until final occupancy permit is issued for the relocation property/site. Offers should accommodate the anticipated relocation timeline.

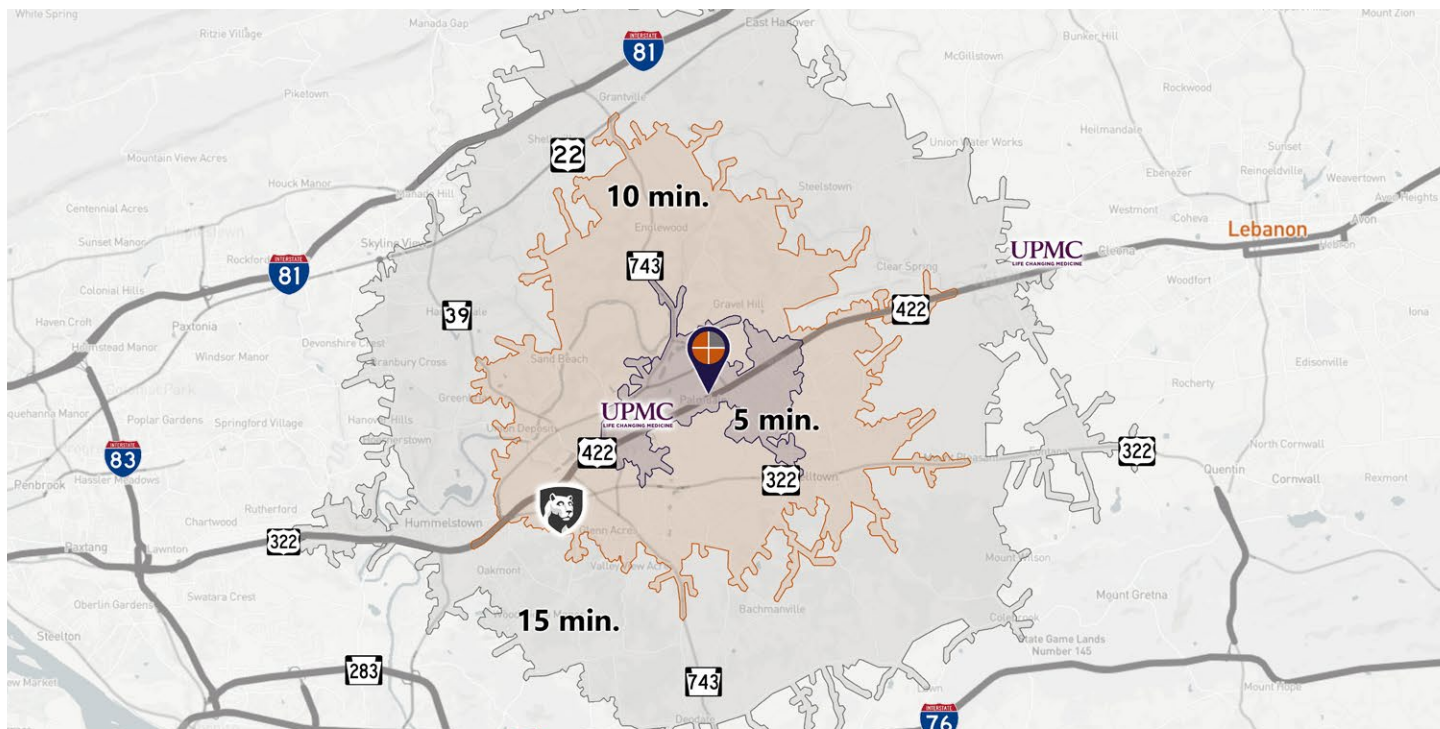
LEASE RESTRICTION Podiatry and foot/ankle businesses are excluded from lease occupancy.

SALE DEED RESTRICTION Five-year restriction on podiatry and foot/ankle type businesses applies to the sale.

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LOCATION ADVANTAGE



Penn State Health

Milton S. Hershey Medical Center



Healthcare Network

Surrounded by specialty providers



Chocolate Ave

High-visibility Medical corridor



Affluent Demographics

Strong private-pay potential



Healthcare Employment

Regional medical workforce

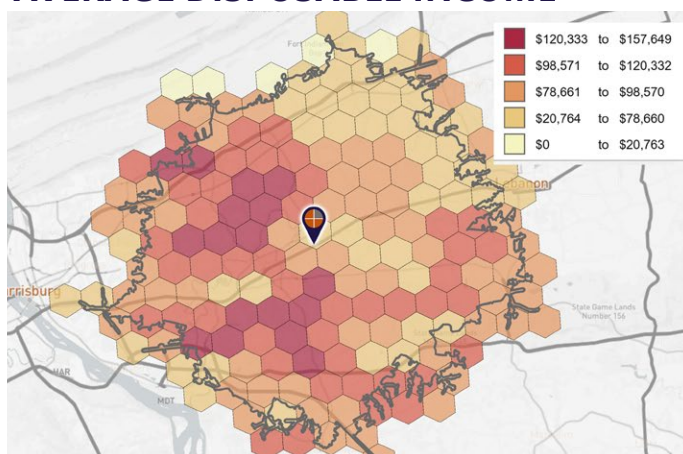


Regional Accessibility

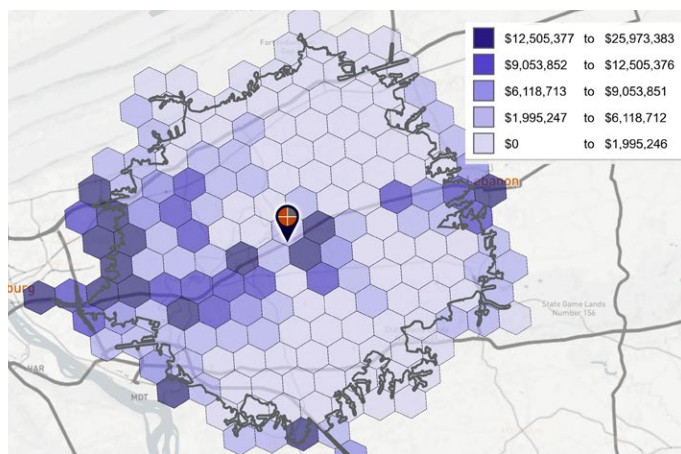
Convenient access throughout Central PA

Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	12,121	38,367	76,011
Population Density (Per Sq. Mile)	2,127.8	926.3	610.9
Total Daytime Population	11,817	40,910	79,947
Total Households	5,196	15,782	30,517
Per Capita Income	\$47,193	\$48,157	\$51,037
Average Household Income	\$108,286	\$114,060	\$125,542
Average Disposable Income	\$81,767	\$86,049	\$93,889
Aggregate Disposable Income	\$425 M	\$1.36 B	\$2.87 B
Total Businesses (NAICS)	556	1,420	2,489
Employed Civilian Pop 16+	6,796	20,408	40,722
Annual Budget Expenditures	\$482.7 M	\$1.54 B	\$3.26 B
Retail Goods	\$151.88 M	\$483.1 M	\$1.03 B

AVERAGE DISPOSABLE INCOME



HEALTHCARE SPENDING



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MEDICAL CORRIDOR



Hershey is home to a thriving healthcare ecosystem anchored by the Penn State Health Milton S Hershey Medical Center. Hershey offers an exceptionally attractive demographic profile with higher-than-average median household incomes, a health-conscious community, and strong demand for premium, private-pay medical and wellness services.

NEARBY MEDICAL ANCHORS

- Penn State Health Milton S. Hershey Medical Center
- Penn State Cancer Institute
- Penn State Children's Hospital
- Medical & specialty physician offices
- Outpatient imaging and rehabilitation services
- Dental, vision, and wellness providers

POTENTIAL USES

- Integrative & Functional Medicine
- Concierge Medicine
- Direct Primary Care (DPC)
- Longevity & Anti-Aging Clinics
- Hormone Replacement Therapy
- Physical Therapy and Rehabilitation
- Dental Practices
- Medical Spas (Med Spas) & Aesthetics
- IV Therapy & Hydration Lounges
- Specialty Physician Practices
- Wellness Centers and
- Medical Weight Loss

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MOVE-IN READY CLINICAL SPACE

Step into a built-out ready space that matches the premium experience your patients expect on one of Hershey's most recognized corridors.

KEY FEATURES & LAYOUT

- **6 Treatment Rooms/ Exam Suites:** Generous, private rooms updated with medical finishes, perfectly suited for patient consultations, aesthetic procedures, or dedicated IV setups.
- **4 Private Upper-Level Offices:** Second-floor administrative suites providing quiet, separated spaces for provider paperwork, telemedicine, or practice operations.
- **Welcoming Reception & Waiting Area:** A professional, boutique environment designed to set a welcoming tone for incoming clients, complete with an adjacent patient restroom.
- **Dedicated Employee Lounge & Facilities:** Located on the second floor alongside administrative offices, offering a private space for staff that includes a second-floor employee restroom.
- **Direct-Access Rear Parking:** Features 10 dedicated off-street parking spaces in the rear lot, providing easy, seamless access for clients and staff



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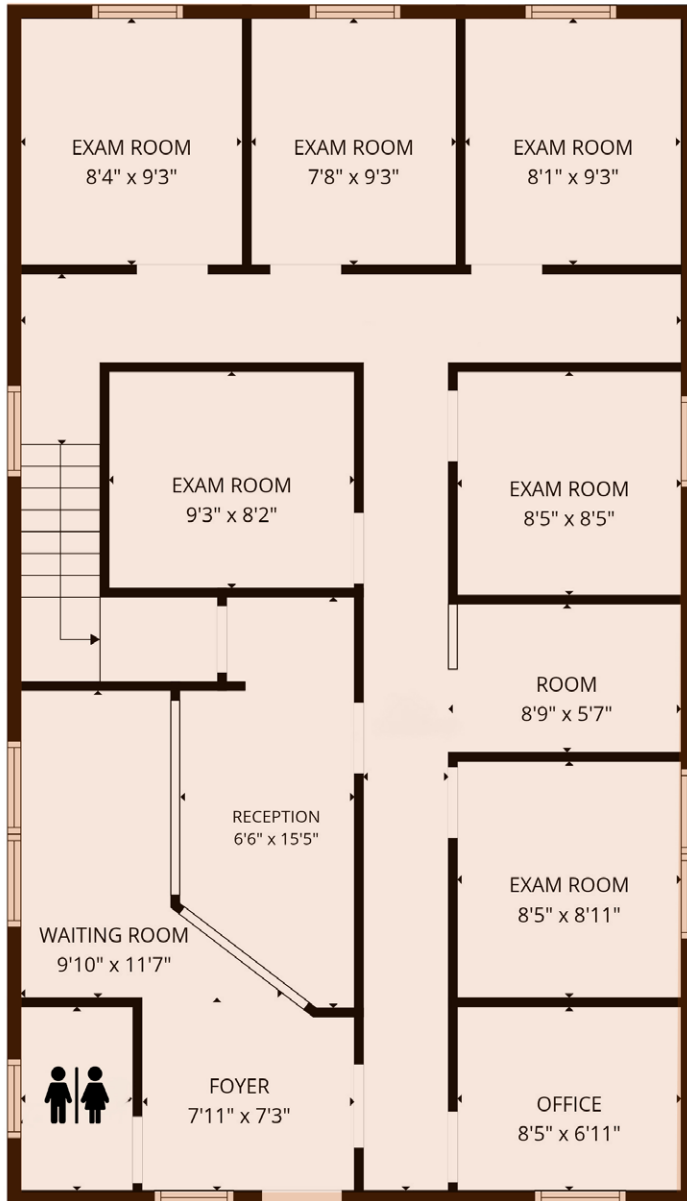
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FLOORPLANS

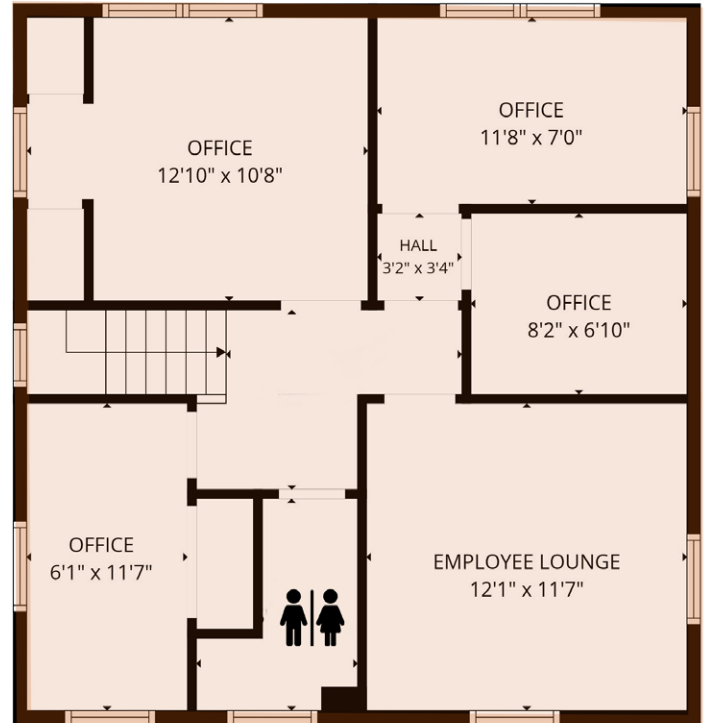
1529 E Chocolate Avenue, Hershey PA 17033



FIRST FLOOR



SECOND FLOOR



FOR SCHEMATIC PURPOSES ONLY

Measurements are approximate and not architectural measurements.
Tenants must verify all measurements and square footage.

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