



NEWLY RENOVATED
SINGLE FAMILY INVESTMENT

FOR SALE

1320 HARDING AVENUE, HERSHEY, PA



1320 HARDING AVENUE
HERSHEY, PA 17033

INVESTMENT

NEWLY RENOVATED SINGLE FAMILY RENTAL

PROPERTY SUMMARY

Newly renovated single family rental property in the highly regarded Hershey market. 1,221 SF 2 BR 1 bath with large yard, porch, partially finished basement, and new kitchen. Located just a few blocks off of East Chocolate Avenue, just minutes from numerous retailers and employers. Excellent opportunity to secure a property that will provide years of income in any rental property portfolio.

PROPERTY HIGHLIGHTS

- Newly renovated 2 BR 1 Bath single family rental; target monthly rent \$2000-\$2500/month
- Well-located just a block off of East Chocolate Avenue/Rt. 422 in Hershey School District
- Great proximity to amenities and employers

OFFERING SUMMARY

Building Size	1,221 SF
Price per Unit	\$349,000
Price per SF	\$285.83 per SF
Property Taxes (2026)	\$2,296.00
APN	24-006-111
Zoning	Palmdale MU
Municipality	Derry Township
County	Dauphin County



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
717.317.8481

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
717.829.4011



1320 HARDING AVENUE
HERSHEY, PA 17033

INVESTMENT

NEWLY RENOVATED
SINGLE FAMILY RENTAL

PROPERTY DETAILS

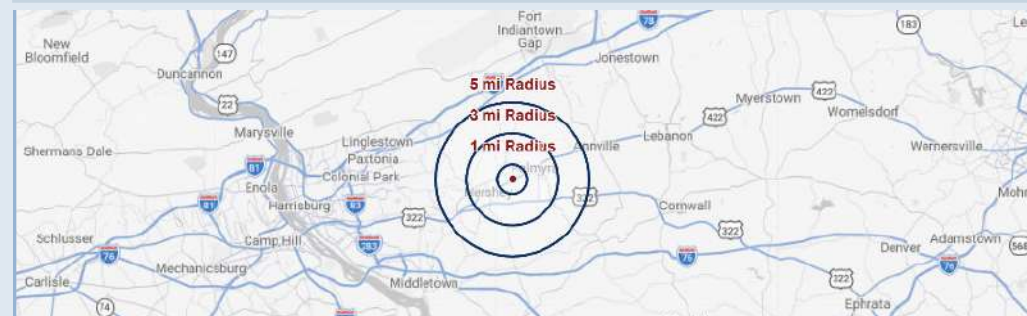
Building Size	1,221 SF
Lot Size	0.13 Ac
Property Type	Single Family
Tenancy	Single
Number of Floors	1 + basement
Parking	Street
Year Built Renovated	1943 2024

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Number of Beds	2
Number of Baths	1
Power	Single Phase 200 Amp
HVAC	Electric Central AC
Water Sewer	?

DEMOGRAPHICS & LOCATION OVERVIEW

	1 Mile	3 Miles	5 Miles
Population	3,327	31,795	54,577
Median Age	42.5	42.1	41.5
Households	1,501	13,217	22,295
Average Household Income	\$95,213	\$123,425	\$134,599



HERSHEY is a premier Central Pennsylvania location with immediate access to Route 422 and convenient connectivity to Interstate 81. Positioned within a well-established commercial corridor, the area offers excellent accessibility and close proximity to major employment centers in both Hershey and Harrisburg.

Just minutes from destinations like **Hersheypark** and **Hershey's Chocolate World**, the location is surrounded by a vibrant mix of dining, hospitality, and entertainment options—driving strong visibility and consistent traffic.

Supported by solid residential demographics, nearby medical and corporate employers, and continued growth throughout the Hershey market, this area remains a highly desirable setting for a wide range of commercial users.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
717.317.8481

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
717.829.4011

TCN
INCORPORATED
REAL ESTATE SERVICES

2

LANDMARKCR.COM



1320 HARDING AVENUE
HERSHEY, PA 17033

INVESTMENT

NEWLY RENOVATED
SINGLE FAMILY RENTAL

ADDITIONAL PHOTOS



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
717.317.8481

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
717.829.4011

TCN
INCREASING
REAL ESTATE SERVICES

3

LANDMARKCR.COM



1320 HARDING AVENUE
HERSHEY, PA 17033

INVESTMENT

NEWLY RENOVATED
SINGLE FAMILY RENTAL

DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
717.317.8481

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
717.829.4011

TCN
INCREASING
REAL ESTATE SERVICES

4

LANDMARKCR.COM