

1221 W CHOCOLATE AVE, HERSHEY

**2,000± SF
RETAIL SUITE**



REDEVELOPMENT CONCEPT

CAMPBELL

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OFFERING SUMMARY**AVAILABLE SPACE**

Commercial space available 2,000± SF along high-traffic Route 322 in Derry Township. Zoned General Commercial, the property is undergoing redevelopment with anticipated Q1 2027 delivery.

Available SF	2,000±
Lease Rate	\$45 / SF
Lease Term	5 YEAR MINIMUM
Availability	Q1 2027

PROPERTY HIGHLIGHTS

- High traffic location on 322
- Minutes to popular attractions - Hersheypark, Giant Center, ZooAmerica, Indian Echo Caverns
- Redevelopment underway with 2027 Q1 delivery
- Hersheypark brings ~ 3.3 million people to Hershey per year

JOIN**TURNING POINT**
BREAKFAST • BRUNCH • LUNCH**No further restaurant tenants allowed due to parking.**

REDEVELOPMENT CONCEPT



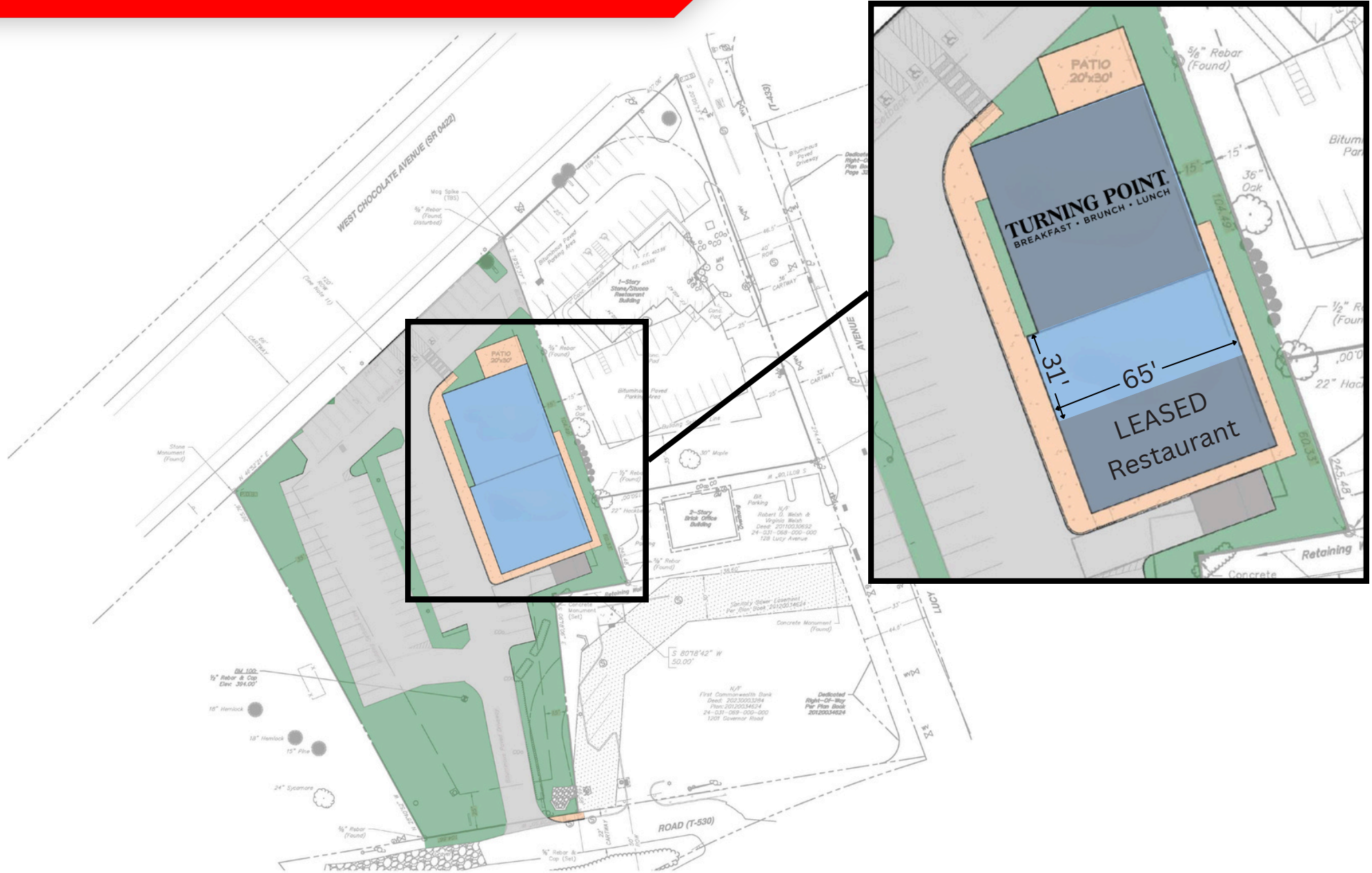
CURRENT STATE



REDEVELOPMENT



REDEVELOPMENT CONCEPT

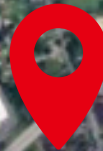


PLAN IS APPROXIMATE

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

VICINITY MAP

Hersheypark



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