

1221 W. CHOCOLATE AVE, HERSHEY

LEASE

2,000 +/- SF Retail



REDEVELOPMENT CONCEPT

**CAMPBELL**

Commercial Partners LLC

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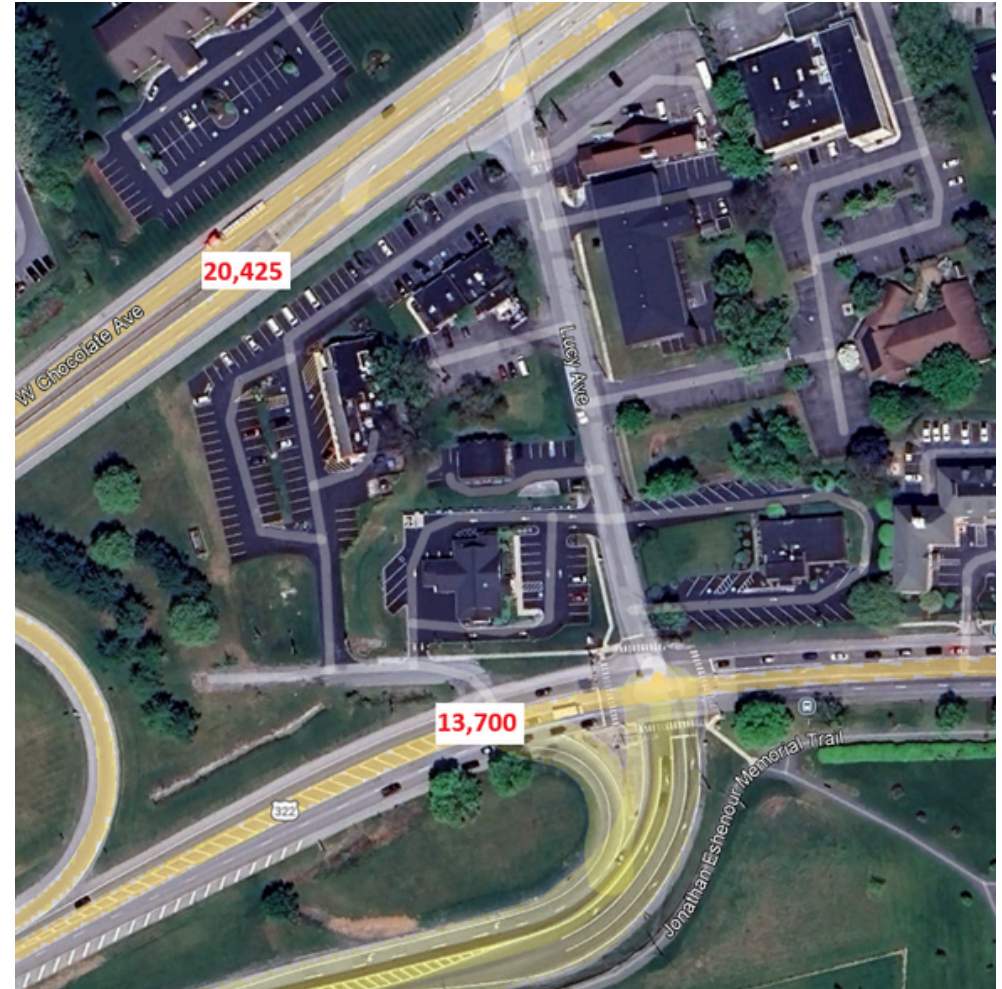
**OFFERING SUMMARY**

<b>Available SF</b>	2,000 +/-
<b>Lease Rate</b>	\$45 / SF
<b>Lease Term</b>	5 YEAR MINIMUM
<b>Building Size</b>	8,000 +/- SF
<b>Zoning</b>	GENERAL COMMERCIAL
<b>Municipality</b>	DERRY TOWNSHIP
<b>County</b>	DAUPHIN

**PROPERTY HIGHLIGHTS**

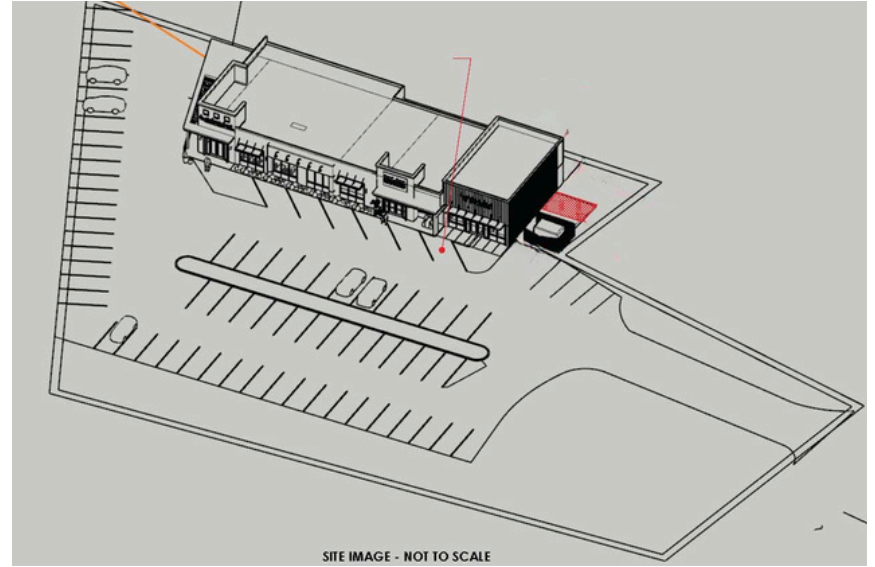
- High traffic location on 322
- Minutes to popular attractions - Hersheypark, Giant Center, ZooAmerica, Indian Echo Caverns
- Redevelopment underway with 2027 Q1 delivery
- Hersheypark brings ~ 3.3 million people to Hershey per year

No further restaurant tenants allowed due to parking.





# REDEVELOPMENT CONCEPT



Hersheypark

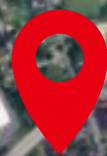
DUCK DONUTS  
Jersey Mike's SUBS  
PRIMANTI BROS.  
CHIPOTLE MEXICAN GRILL  
FIRST WATCH THE DAYTIME CAFE  
tropical SMOOTHIE CAFE



weis  
Panera BREAD  
planet fitness  
FINE WINE & GOOD SPIRITS  
five BELOW

PNC BANK  
SUBWAY

HERSHEY Lodge



SHEETZ  
Wendy's  
McDonald's  
Pizza Hut  
PLAYA & ROWLEY

PennState Health  
Milton S. Hershey Medical Center

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