



MEDICAL | DENTAL OFFICE
SPACE NEAR HERSHEY

FOR LEASE

1305 MIDDLETOWN ROAD, HUMMELSTOWN, PA

1305 MIDDLETOWN ROAD
HUMMELSTOWN, PA 17036

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PROPERTY SUMMARY

Exceptional opportunity to lease a 4,500 SF turnkey dental or medical office in a highly desirable Hershey-area location. Situated at the entrance to Hershey, the property offers strong regional visibility and convenient access to major transportation routes. Ideal for a healthcare user looking to move quickly into a fully equipped space in a high-demand medical corridor.

PROPERTY HIGHLIGHTS

- 4,500 SF fully built-out turnkey medical/dental office space in highly sought Hershey area
- Modern layout designed for efficient patient flow and immediate occupancy
- Ample parking for clients and employees

LOCATION HIGHLIGHTS

- Located at the gateway to Hershey with strong visibility and branding potential.
- Minutes to Hershey attractions, shopping, restaurants and businesses.
- Convenient access to 

OFFERING SUMMARY

Available SF for Lease	4,500 SF
Lease Rate	\$21.00 per SF/yr
Lease Type	NNN
CAM	TBD
Zoning	Commercial District
Municipality	Derry Township
County	Dauphin County

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

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PROPERTY DETAILS

Number of Buildings	1
Building Size	8,000 SF
Lot Size	2.31 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	3
Parking	18 spaces
Year Built	1991

BUILDING SPECIFICATIONS

Construction	Brick & Masonry
Roof Type	Rubber Shingle
Power	Single Phase 200 Amp
HVAC	Central AC
Sprinklers	No
Signage	Monument

MARKET DETAILS

Cross Streets	Middletown Rd & Swatara Creek Rd
Traffic Count at Intersection	10,611 VPD
Municipality	Derry Township
County	Dauphin County
Zoning	Commercial District

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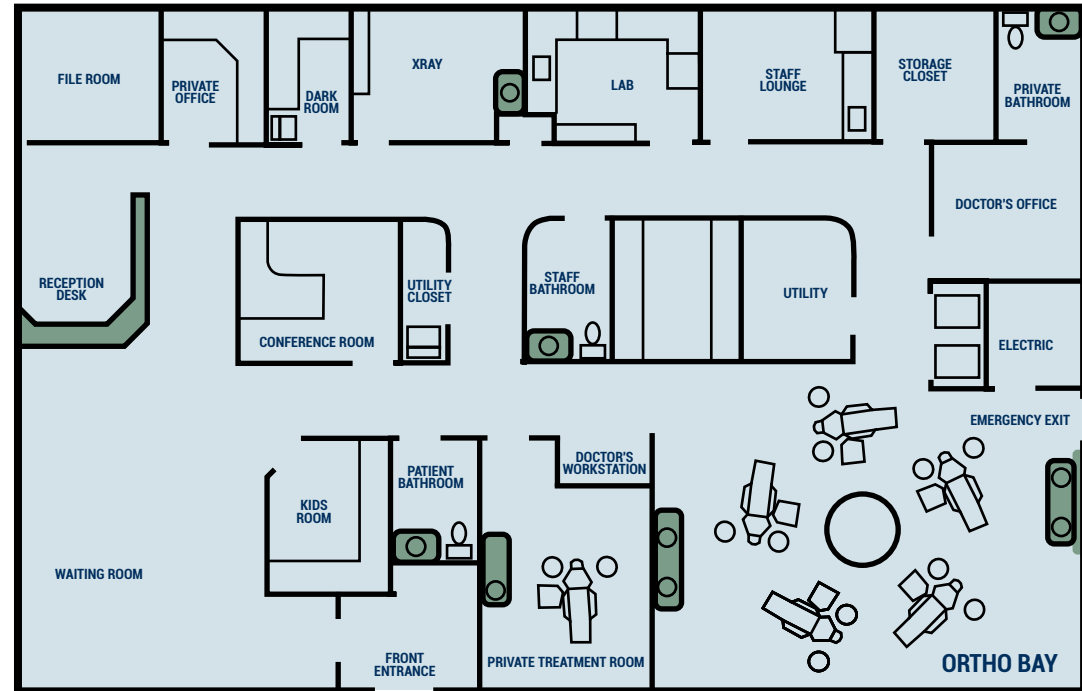
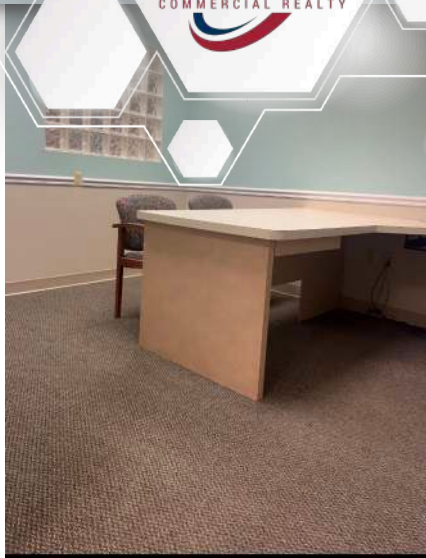


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FLOORPLAN



SUITE	SIZE	LEASE TYPE	LEASE RATE	CAM	DESCRIPTION
101	4,500 SF	NNN	\$21.00 per SF/yr	\$7.00 per SF	4,500 SF turnkey dental or medical suite featuring a modern, fully built-out layout designed for efficient patient flow and immediate occupancy.

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AERIAL



HERSHEY

422

INDIAN
ECHO
CAVERNS

STAUFFER'S
OF KISSEL
HILL



MIDDLETOWN RD

LOVE'S
TRAVEL
STOP

RUTTER'S

PRIME
STORAGE

INTERSTATE
283

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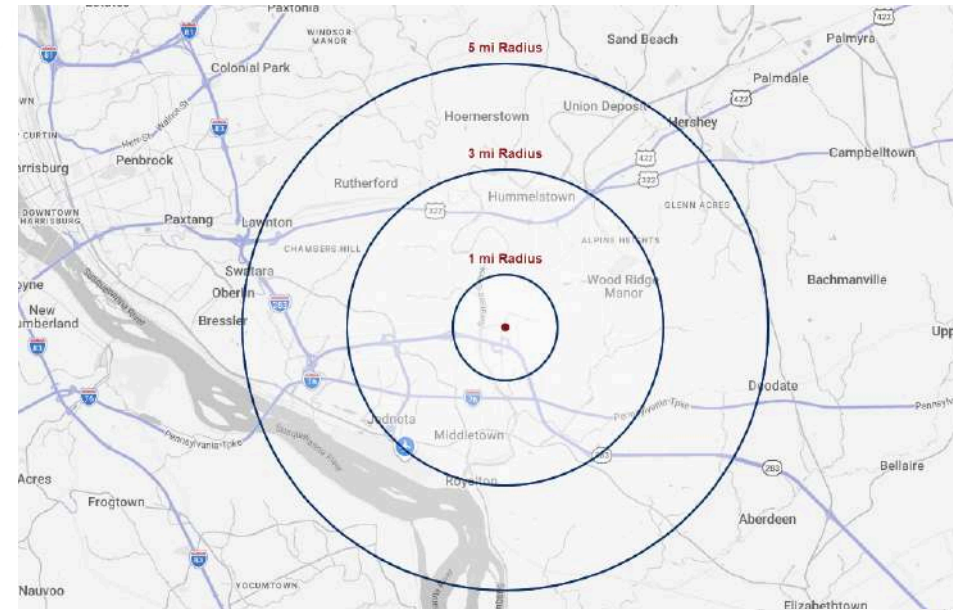
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DEMOGRAPHICS & LOCATION OVERVIEW

Located in the heart of **HUMMELSTOWN**, this charming borough offers an ideal balance of small-town appeal and regional accessibility. Just minutes from Hershey and a short drive to Harrisburg, the area provides convenient access to Route 322, Interstate 83, and the Pennsylvania Turnpike, connecting businesses to key Central Pennsylvania markets. Known for its walkable downtown and proximity to Hershey's year-round tourism and employment base, Hummelstown benefits from steady activity and strong local character.

With a population of approximately 4,500, Hummelstown offers a stable, well-educated demographic with median household incomes exceeding \$60,000. Its strategic location, access to a skilled workforce, and proximity to major economic drivers make it an attractive setting for professional office users seeking both convenience and long-term growth potential. Its proximity to major employment centers, healthcare systems, and Hershey's year-round economic drivers further enhances its appeal as a strategic and desirable office location in Central Pennsylvania.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,571	34,292	75,130
Households	962	14,230	30,625
Average Household Income	\$236,479	\$124,357	\$119,746
Businesses	122	841	2,275
Employees	1,399	12,219	37,884

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