

1221 W. CHOCOLATE AVE, HERSHEY

LEASE

2,000± SF Retail



REDEVELOPMENT CONCEPT

CAMPBELL

Commercial Partners LLC

LARRY KOSTELAC

717.645.9563

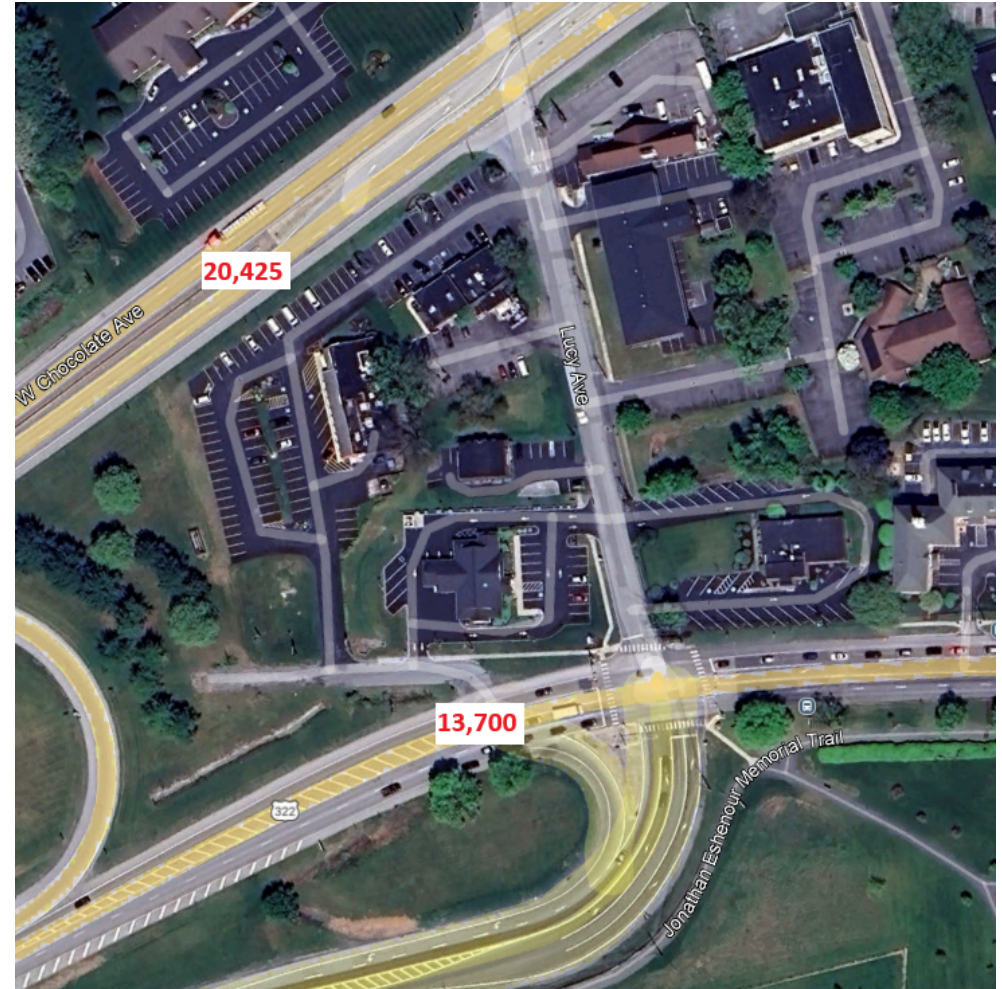
larry@acampbell.net

OFFERING SUMMARY

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

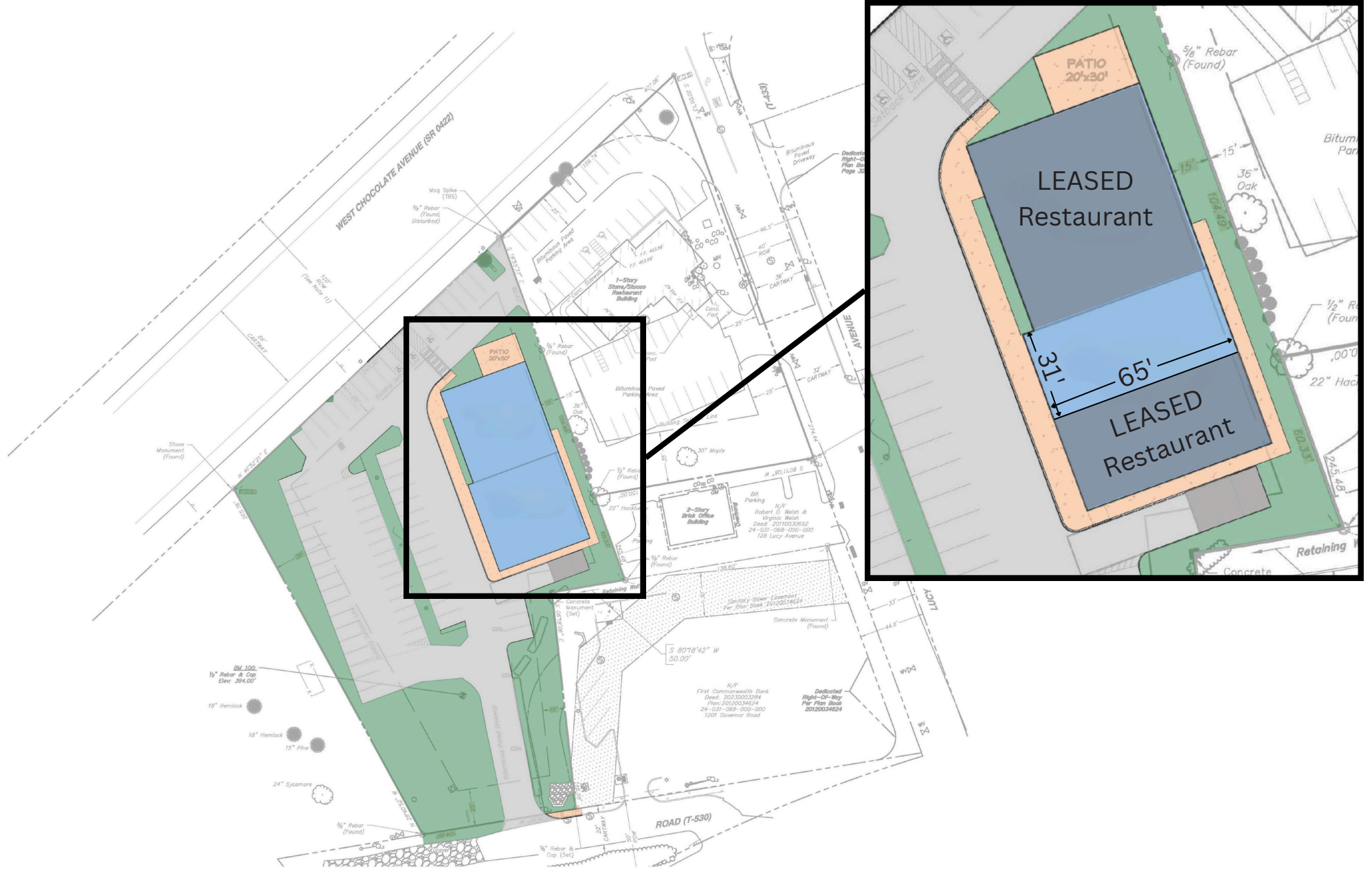
PROPERTY HIGHLIGHTS

- 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

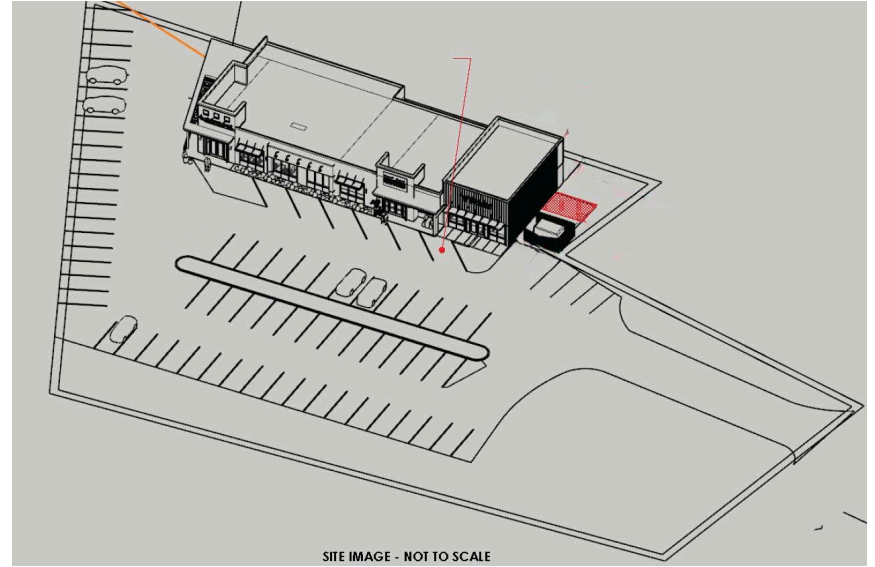


No further restaurant tenants allowed due to parking.

REDEVELOPMENT CONCEPT



REDEVELOPMENT CONCEPT



Hersheypark

DUCK DONUTS

CHIPOTLE MEXICAN GRILL

FIRST WATCH THE DAYTIME CAFE

Jersey Mike's SUBS

tropical SMOOTHIE CAFE

PRIMANTI BROS.



weis

Panera BREAD

planet fitness

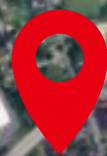
FINE WINE & GOOD SPIRITS

five BELOW

PNC BANK

SUBWAY

HERSHEY Lodge



PennState Health Milton S. Hershey Medical Center

SHEETZ

Wendy's

Pizza Hut

McDonald's

PIZZA & BOWLS