

HERSHEY SQUARE SHOPPING CENTER

1130 Mae Street | Hummelstown, PA | 17036

± 2,500 - 4,860 SF AVAILABLE | FOR LEASE



JOIN NATIONAL RETAILERS:

MATTRESS FIRM  **FIVE GUYS**
BURGERS and FRIES

 AT&T 



ACTIVE MEMBER OF:
 **RETAIL** BROKERS
NETWORK

For More Information:

Blake Shaffer | Abe Khan | Brad Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com

Office Locations:

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

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PROJECT

Hershey Square Shopping Center is an exceptionally well-located 227,558 square foot dual anchored shopping center in the heart of Hershey’s entertainment, medical and educational campuses with extremely high barriers to entry. The project is situated along Mae Street, directly off of Hersheypark Drive (25,000 CPD), with two points of access from the main roadway. The center is dual anchored by Weis Markets and K-Mart with other leading national co-tenants such as, Panera Bread, Five Guys, Visionworks, and AT&T, just to name a few. With its traffic generating tenant lineup, this project is the primary shopping destination for the Hummelstown/Hershey market.

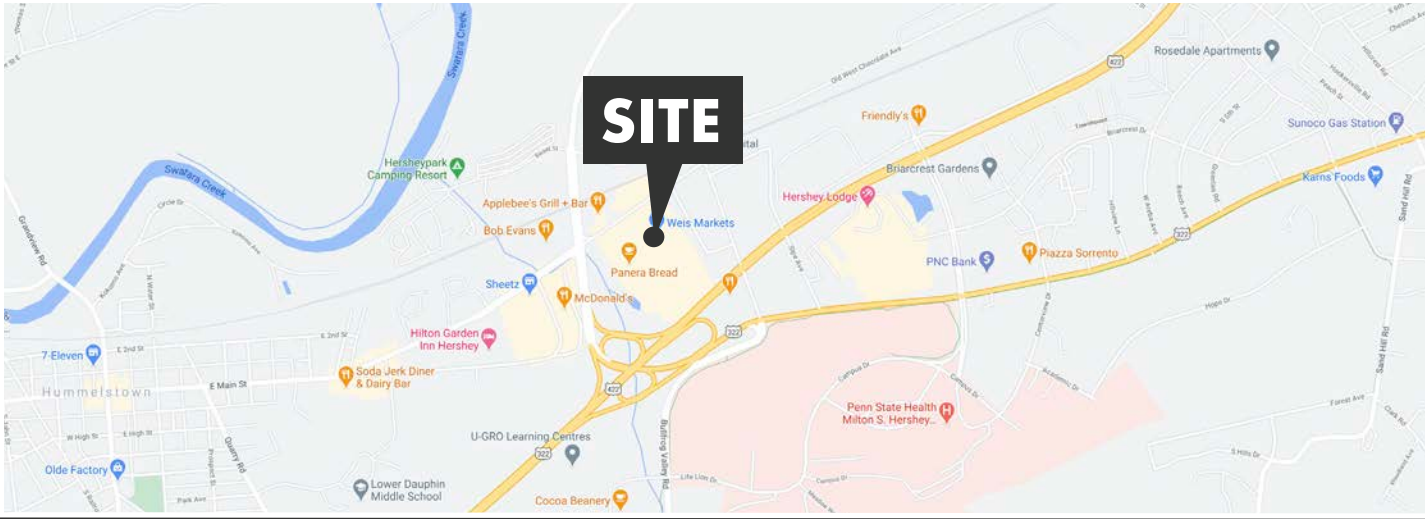
LOCATION

Hershey Square Shopping Center is strategically positioned with significant frontage in one of the market’s primary retail corridors along Hersheypark Drive (Route 39). The center benefits from the high-volume traffic flow of Route 39, which is one of the area’s heaviest traveled roadways because of its easy access to other major roadways. The Hummelstown/Hershey trade area extends more than 5 miles, meaning it attracts a vast customer base.

TRADE AREA

Adding to the stability of the project, Hershey Square Shopping Center shows a 15-minute drive time demographic of over 257,525 people with household incomes of more than \$75,320 and daytime employment demographics equally as strong with 213,226. The demographics within a 10-mile radius include 268,947 people in 110,411 homes, a labor force of 167,545 with an average household income of \$78,533. The area’s growth since 2000 has increased over 12.1% with over 13,410 new homes.

DEMOGRAPHICS		20 MIN DRIVE TIME
	TOTAL POPULATION	180,461
	TOTAL EMPLOYEES	115,190
	AVERAGE HHI	\$90,731
	TOTAL HOUSEHOLDS	74,806



TRAFFIC COUNTS: **HERSHEY PARK DRIVE : 25,000 VPD** | **CHOCOLATE AVE : 22,000 VPD**

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TENANT ROSTER		
SPACE	TENANT	AREA (SF)
1	WEIS	55,000
2	TOKYO DINER	3,011
3	AT&T	2,455
4	SALLY BEAUTY	1,750
5	AAA	4,000
6	UPS STORE	1,600
7	HOLIDAY HAIR	1,600
8	CHAR KOON RESTAURANT	1,200
9	XFINITY	1,600
10	WINE & SPIRITS	11,066
11	AVAILABLE	3,000
12	MATRESS FIRM	3,900
13A	DANCE STUDIO	4,150
13B	LEASED	4,150
13C	FIVE BELOW	8,500
13D	TJ MAXX	22,000
13E	BIG LOTS	38,202
13F	PLANET FITNESS	21,000
13G	AVAILABLE	3,700
14	PAD SITE AVAILABLE	4,860
15	PANERA	5,100
16	FIVE GUYS BURGERS	2,511
17	NAIL SALON	1,377
18	VISIONWORKS	2,812
19	APPLEBEE'S	5,400
20	VERIZON	1,510
21	AVAILABLE	3,500
22	LEASE PENDING	3,500
A	PAD SITE AVAILABLE	2,500
B	CHIPOTLE	2,325

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HERSHEY FACTS & STATISTICS

VISITOR SPENDING (Billions)

Ranked 4th among 49 Destination Marketing Areas in PA



SPENDING by CATEGORY

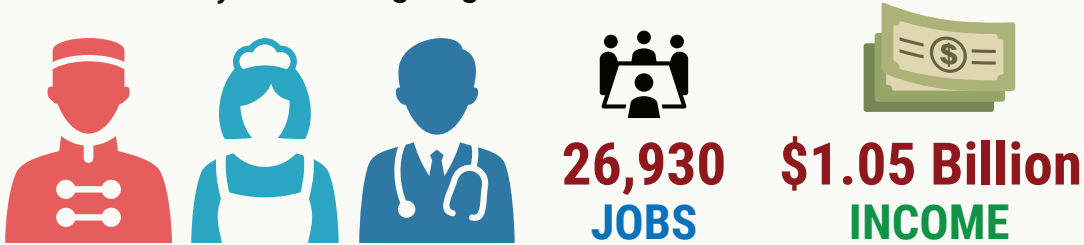
in Hershey Harrisburg Region (Millions)



PennState Health
Milton S. Hershey Medical Center

EMPLOYMENT

in the Hershey Harrisburg Region



TAX REVENUE from TOURISM

in the Hershey Harrisburg Region



One of the leading teaching and research hospitals in the county.

PATIENT CARE

Hospital Admissions: 28,472
Licensed Beds: 548
Surgical Procedures: 32,204
Emergency Room Visits: 74,945
Outpatient Visits: 1,097,432

HEALTH CARE PROFESSIONALS

Physicians & other providers: 1,100+
Nurses: 2,288
Total Staff: 10,000+

COMBINED BUDGET

Approximately \$1.7 Billion

VISITOR SPENDING: 5-YEAR TREND

for the Hershey Harrisburg Region (Billions)



DOMESTIC SPENDING TRENDS BY TRIP TYPE

Estimated spending per person per day



For More Information:

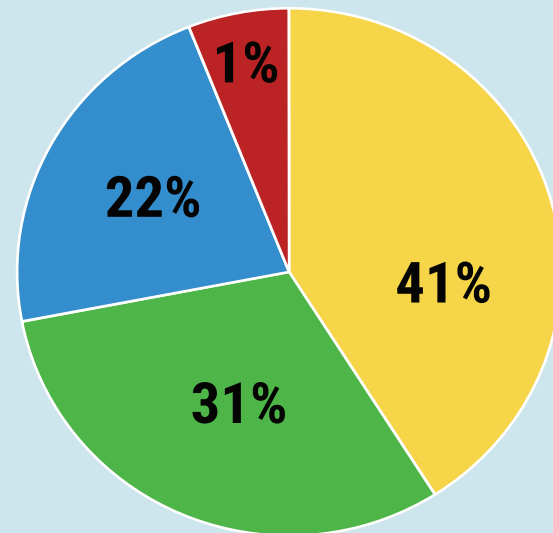
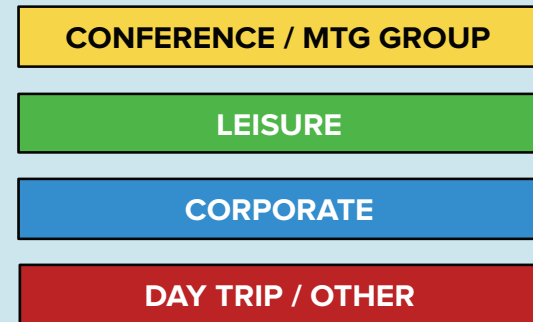
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MARKET SEGMENTS



INTERNATIONAL VISITOR SPENDING TOP 5 FOR 2015

1. CANADA
2. CHINA
3. PUERTO RICO
4. UNITED KINGDOM
5. MEXICO



TOURISM by the NUMBERS



Hotels in the region **81**



Hotel rooms in region **8,276**



Room-nights sold annually **1.88 Million**



Overnight Guests Annually **5.66 Million**



Visitors Annually **10 Million**

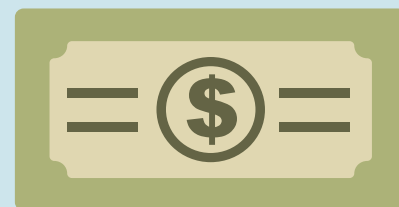


Ratio of Visitors to Residents **20:1**

TOP 20 CLIENT EVENTS for 2016 FOR HERSHEY HARRISBURG REGIONAL VISITORS BUREAU



**400,000
VISITORS**



**\$142 MILLION
ECONOMIC IMPACT**

TOP ATTRACTIONS IN HERSHEY

- Hersheypark
- Hershey's Chocolate World
- Hershey Gardens
- ZooAmerica
- Hershey Theatre
- The Chocolate Spa
- Hershey Golf
- The Hershey Story

