

PARK VILLAGE PLAZA

597 E. Main Street, Hummelstown, PA 17036



± **28,660 SF**
Available For **Lease**



Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Park Village Plaza is a well-located 71,934 square foot shopping center located along East Main Street in Hummelstown, PA. The center has strong national co-tenants such as Advanced Auto Parts, Aroogas, McDonald's, and Sheetz, to name a few. Park Village Plaza is strategically located on East Main Street, accessible off of W Chocolate Avenue (22,000 VPD), which is the main retail thoroughfare of the market. The property's positioning offers convenient access to highly traveled Route 322 (48,400 VPD). The trade area extends well over 5 miles with national retailers and is surrounded by dense residential neighborhoods attributing to strong economic demographics. With the high-volume flow of traffic from the nearby developments, including nationally renowned Hershey Park, Park Village Plaza easily pulls from the immediate and surrounding market points. This is the ideal location for any retailer looking to enter a strong center with traffic-generating co-tenants in the Hummelstown market.



POPULATION

3 MILE- 33,585
5 MILE- 68,730
7 MILE- 143,988



EMPLOYEES

3 MILE- 26,641
5 MILE- 54,650
7 MILE- 116,148



AVERAGE HHI

3 MILE- \$109,045
5 MILE- \$101,336
7 MILE- \$88,412



HOUSEHOLDS

3 MILE- 14,179
5 MILE- 28,337
7 MILE- 61,248



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LOCATION

Park Village Plaza is strategically located on East Main Street, accessible off of Hershey Park Drive (26,738 VPD), which is the main retail thoroughfare of the market. The property's positioning offers convenient access to highly traveled Route 322 (48,400 VPD). The trade area extends well over 5 miles with national retailers and is surrounded by dense residential neighborhoods attributing to strong economic demographics. With the high-volume flow of traffic from the nearby developments, including nationally renowned Hershey Park, Park Village Plaza easily pulls from the immediate and surrounding market points.



TRADE AREA

Adding to the stability of the center, Park Village Plaza shows a 20-minute drive time demographic of over 178,256 people with household incomes of more than \$84,363 and daytime employment demographics equally as strong with 114,795. The demographics within a 10-mile radius include 279,590 people in 116,636 homes, a labor force of 224,228 with an average household income of \$80,567. The area's growth since 2000 has increased over 14.7% with 17,254 new homes.



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SITE PLAN

SPACE	TENANT	AREA (SF)
1	DISTRICT JUSTICE	3,200
2	TRAVEL CHAMPS	1,200
3	AVAILABLE	28,660
4	SUPERCUTS	1,250
5	WINGSTOP	2,100
6	BOLLYWOOD	3,700
7	H&R BLOCK	2,000
8	CAPITAL FOOT & ANKLE	3,000
9	ADVANCE AUTO PARTS	8,000
10	AROOGAS	6,524
11	HUMMELSTOWN BEVERAGE	5,000
11A	PLAYA BOWLS	2,000
12	PA DANCE SPORT	5,400
13	PAPA JOHNS	
14	COCOA DINER	



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MARKET OVERVIEW

TANGER OUTLETS



HERSHEY SQUARE



HERSHEY TOWNE SQUARE



SITE



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Bennett Williams

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STATE COLLEGE OFFICE:

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

