

# HERSHEY TOWNE SQUARE

West Chocolate Avenue & Ridge Road | Hershey, PA 17033



AVAILABLE FOR LEASE  
± 1,148 SF

Fresh Market  
at Hershey Towne Square

tropical CAFE  
SMOOTHIE

FIRST WATCH  
THE DAYTIME CAFE

Join PRIMANTI BROS. IRON HILL BREWERY & RESTAURANT STARBUCKS®

**Hershey Towne Square** is a new construction, mixed-use development ideally, and conveniently positioned along West Chocolate Avenue (Rt. 422) & Ridge Road, which is considered the “Main & Main” in Hershey, PA. The project includes a retail center and a 60,000 square foot, multi-story, office building. Hershey Towne Square sits less than 1 mile from Hershey Park, Hershey’s Chocolate World & Zoo America, which benefits from over 3,276,000 visitors per year. Also within close proximity to the project is Penn State Hershey Medical Center which is a 484-bed hospital that provides care for over 900,000 patients per year. Hershey Corporation’s main headquarters (14,800 employees) also sits within minutes of this site. The prime location of this project and the vast number of tourists that the market draws will bring traffic and growth to Hershey Towne Square.



Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
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COMMERCIAL BROKERAGE. *Redefined.*

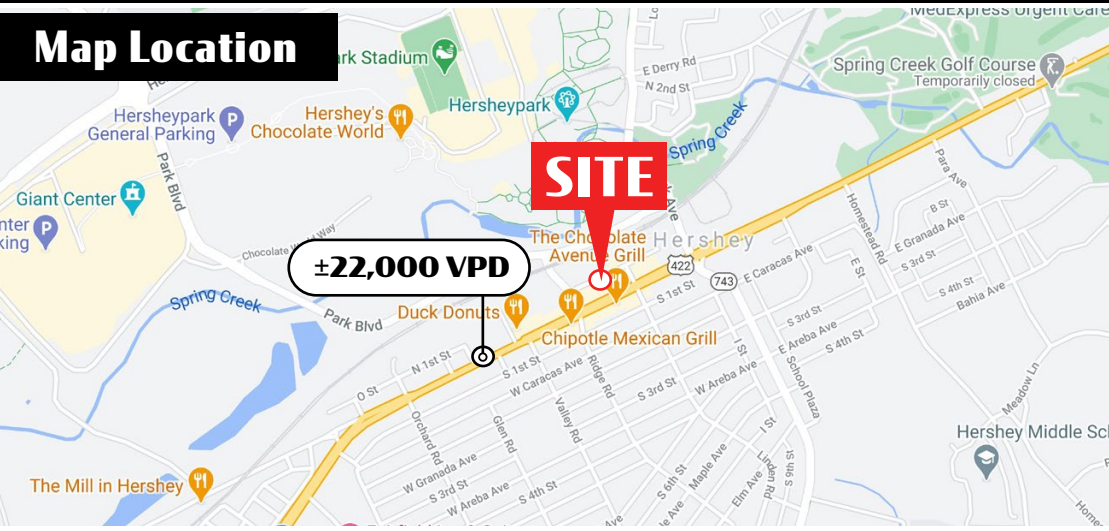


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## Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	25,644	64,034	103,984
TOTAL EMPLOYEES	46,430	55,473	72,160
AVERAGE HHI	\$94,882	\$96,119	\$93,119
TOTAL HOUSEHOLDS	10,407	26,135	42,634
TRAFFIC COUNTS: W Chocolate Ave - 22,000 VPD   Rt. 322 - 20,000 VPD			

## Overview Photo

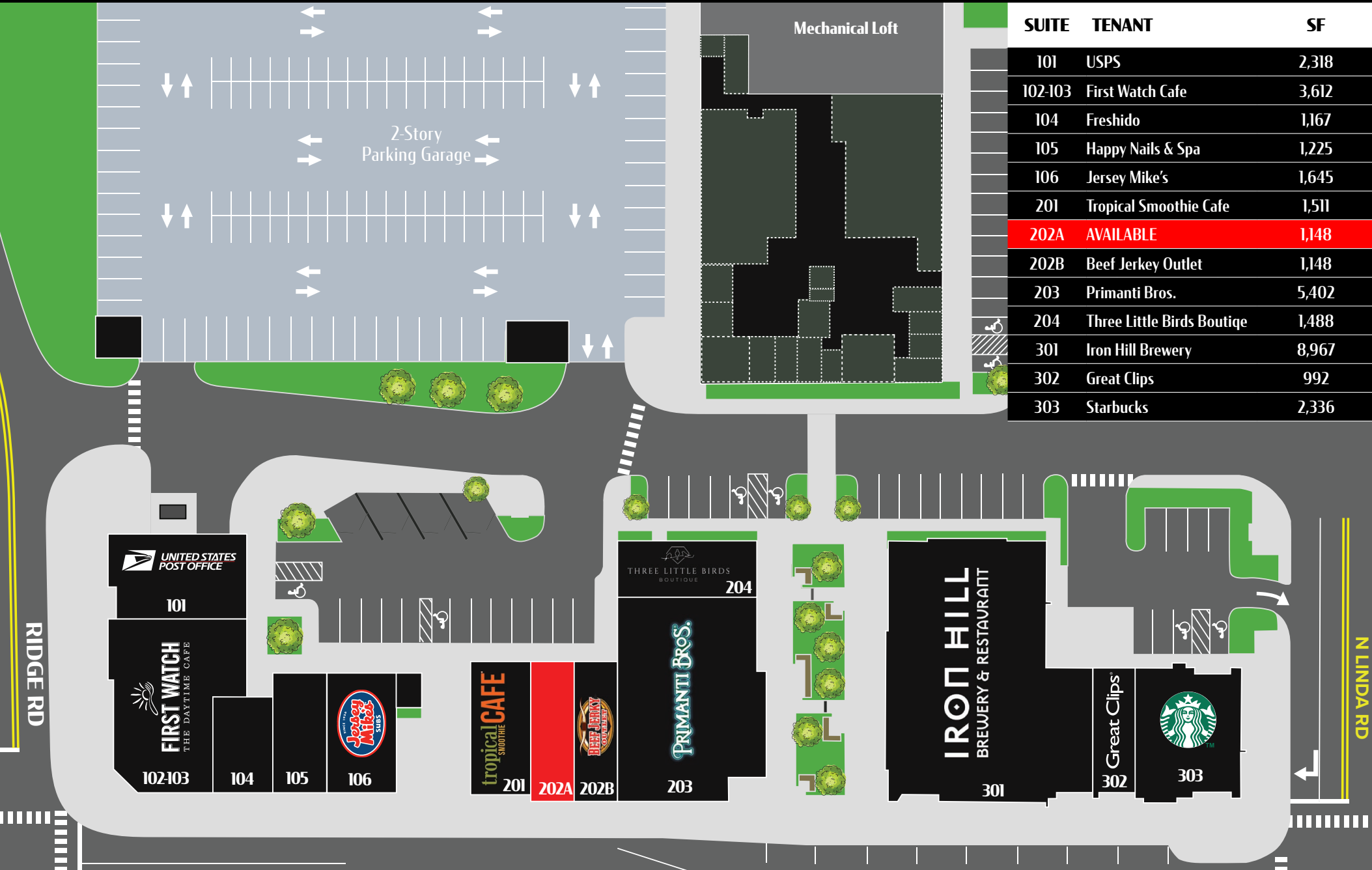




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## MARKET AERIAL



**Hershey Square SC**

weis TJ-maxx BIG LOTS!  
 five BELOW AspenDental  
 FIVE GUYS BURGERS and FRIES CHIPOTE MEXICAN BISTRO  
 planet fitness  
 Applebee's GRILL & BAR FINE WINE & GOOD SPIRITS  
 Visionworks at&t  
 MATTRESSFIRM Panera BREAD

**HERSHEY TOWNE SQUARE**

PRIMANTI BROS. tropical CAFE Jersey Mike's Starbucks  
 Fresh Market FIRST WATCH THE DAYTIME CAFE BEEF JERKY CLOSET  
 UNITED STATES POST OFFICE IRON HILL BREWERY & RESTAURANT CRAFT KITCHEN. SCRATCH BREWERY

**Park Village Plaza**

SHEETZ McDonald's  
 Advance Auto Parts KFC  
 PA FITNESS Wendy's  
 SUPERCUTS

**TangerOutlets**

GAP OLD NAVY Starbucks  
 UNDER ARMOUR RALPH LAUREN  
 chico's Talbots  
 COACH NEW YORK

HERSHEYPARK STADIUM  
 Wendy's Red Robin  
 DUNKIN'

GIANT CENTER  
 HERSEY'S CHOCOLATE WORLD

RITE AID  
 CHIPOTE MEXICAN BISTRO  
 HERSEY PARK

HERSEY THE HERSEY COMPANY  
 Staples  
 CVS pharmacy

HERSEY PARK CAMPING RESORT  
 Holiday Inn Express

Fairfield BY MARRIOTT  
 HERSEY Lodge

Comfort Inn  
 THE GREAT ESCAPE

Hilton Garden Inn

PennState Health  
 Milton S. Hershey Medical Center

PennState Health  
 Milton S. Hershey Medical Center  
 East Health Campus

POSITIVE KARNS FOODS  
 GIANT

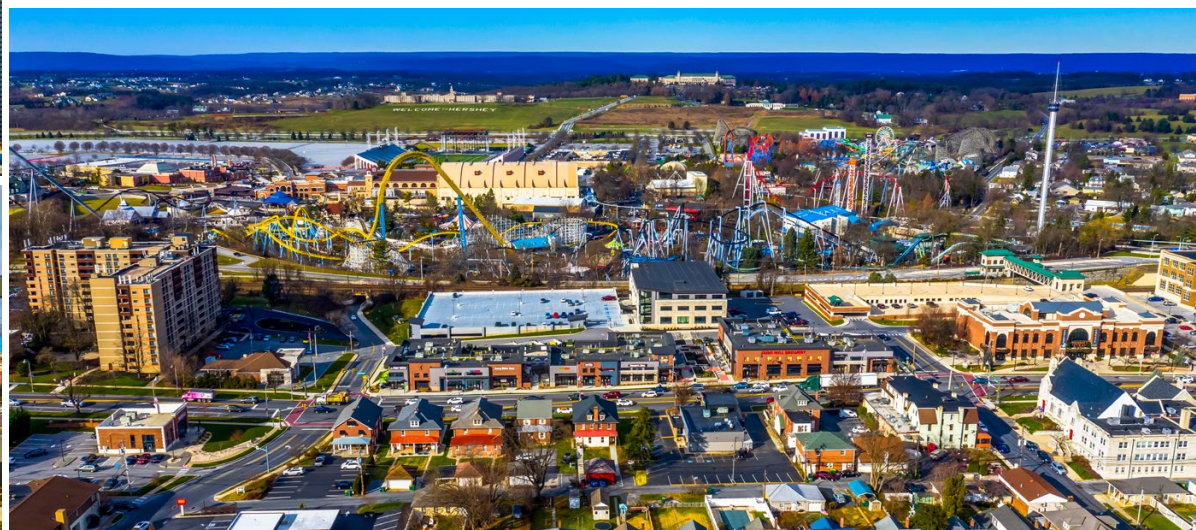
MILTON HERSEY SCHOOL  
 FOUNDED 1909



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