

HERSHEY TOWNE SQUARE

West Chocolate Avenue & Ridge Road | Hershey, PA 17033

AVAILABLE FOR LEASE
± 2,367 SF



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 to be "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.

Fresh Market
at Hershey Towne Square

tropical CAFE
SMOOTHIE

FIRST WATCH
THE DAYTIME CAFE

±2,367 SF



Brad Rohrbaugh | Chad Stine

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

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

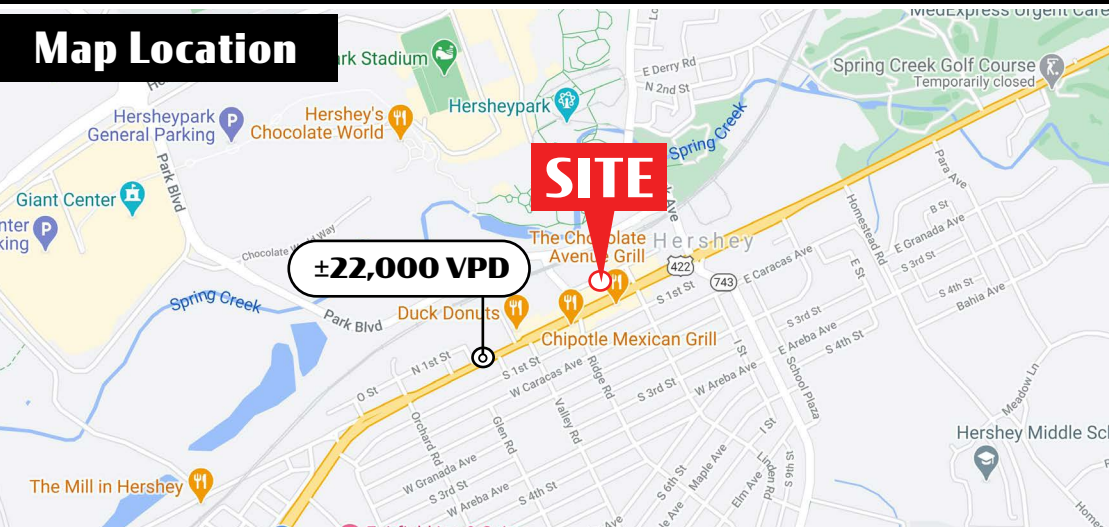
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Map Location



DEMOGRAPHICS

3 MILE 5 MILE 7 MILE

TOTAL POPULATION	25,644	64,034	103,984
TOTAL EMPLOYEES	46,430	55,473	72,160
AVERAGE HH	\$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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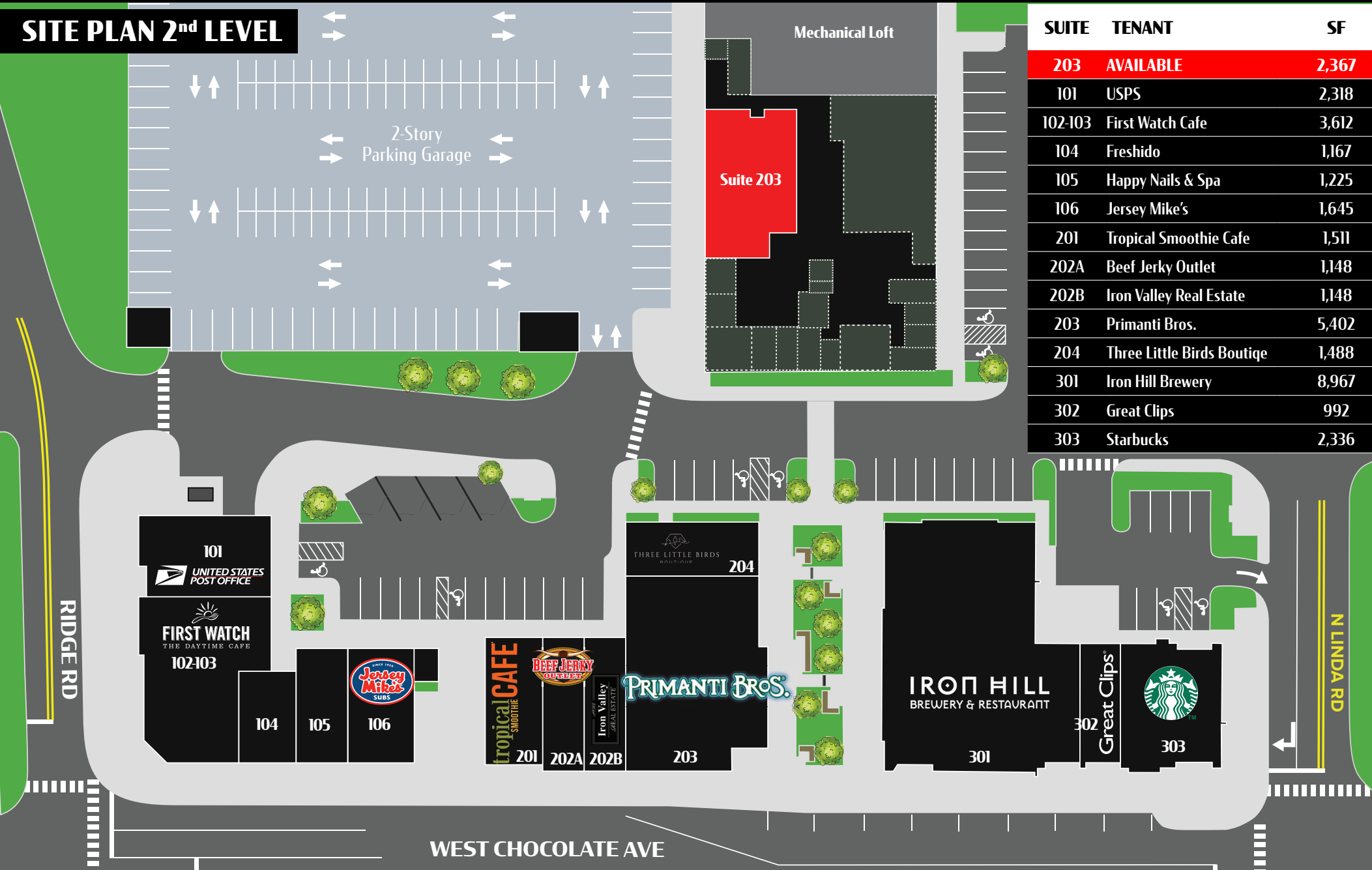
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SITE PLAN 2nd LEVEL



SUITE	TENANT	SF
203	AVAILABLE	2,367
101	USPS	2,318
102-103	First Watch Cafe	3,612
104	Freshido	1,167
105	Happy Nails & Spa	1,225
106	Jersey Mike's	1,645
201	Tropical Smoothie Cafe	1,511
202A	Beef Jerky Outlet	1,148
202B	Iron Valley Real Estate	1,148
203	Primanti Bros.	5,402
204	Three Little Birds Boutique	1,488
301	Iron Hill Brewery	8,967
302	Great Clips	992
303	Starbucks	2,336



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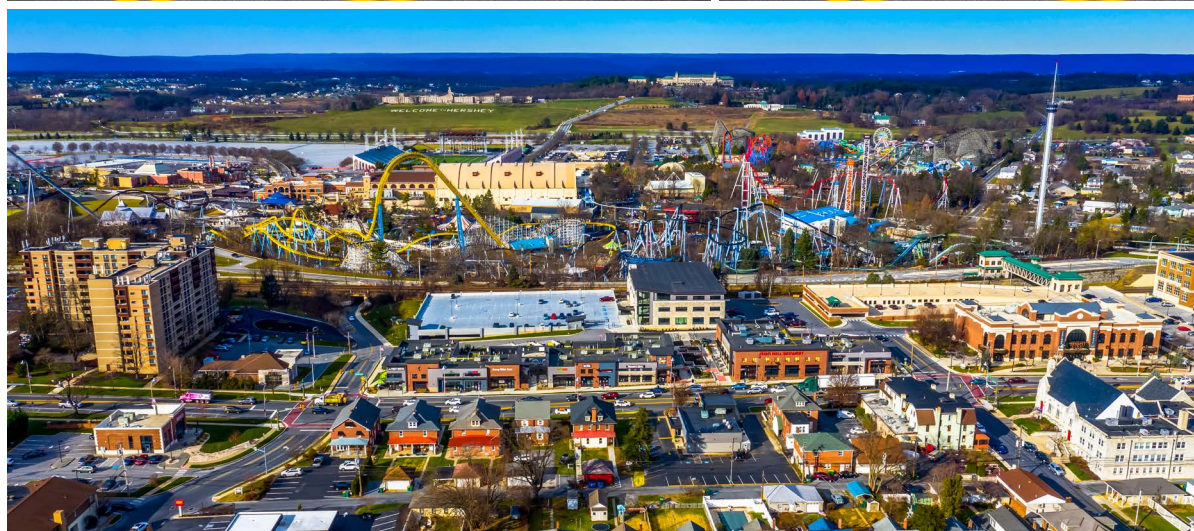


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