COCOAPLEX CENTER

1144 Cocoa Avenue | Hershey, PA 17033

For Lease
±3,100 - 6,200 SF

Property Overview

The Cocoaplex Center is located at 1144 Cocoa Avenue in Hershey, PA. There is currently 3,100 - 6,200 square-feet available for lease next to Penn State Health. Other Tenants include Fulton and Santander Bank, Jo-Jo's Pizza, Good's Automotive Services, and Emerald Springs. Benefits of this property include two points of access, ample parking, great visibility, and pylon signage.

BW COMMERCIAL
Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

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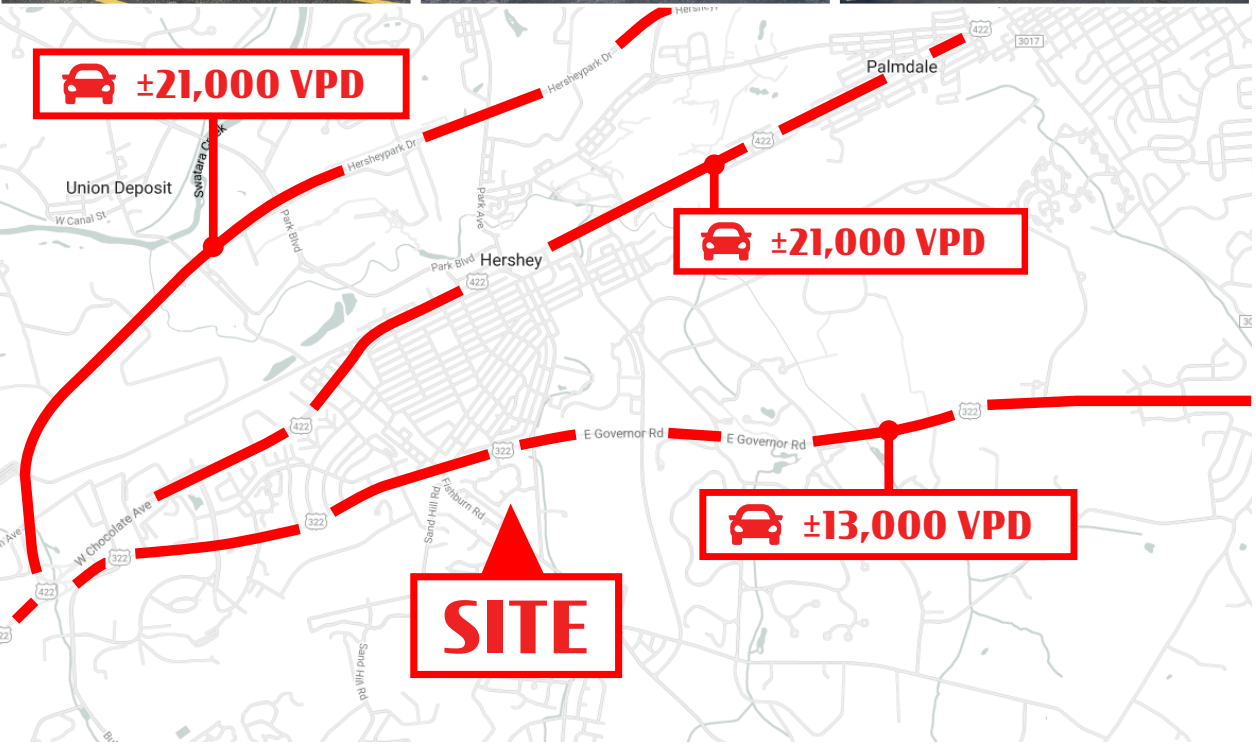
Location

This site is ideally located on Cocoa Ave., off Route 322 with easy access to Route 422 and Downtown Hershey. Nearby traffic producing destinations include Hershey Park, Tanger Outlets, Hershey School District, and Hershey Hospital.



Trade Area

Adding to the stability of the market are the demographics within a 20-minute radius of the site. There are 153,644 people within 61,242 households with an average annual income of $97,929. The demographics for a 10-mile radius are even stronger showing 228,459 people within 91,795 households with an average annual income of $92,514. The visibility and exposure of Complex Center isn't just due to the residential population, but also the +/- 7,500 businesses and +/- 110,000 employees in the area.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,029	62,661	111,383
TOTAL EMPLOYEES	19,343	26,376	43,702
AVERAGE HHI	$120,356	$108,019	$100,670
TOTAL HOUSEHOLDS	9,610	25,057	44,405

TRAFFIC COUNTS:
Cocoa Ave - ±13,000 VPD | W. Governor Rd (Rt 322) - ±13,000 VPD

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Site Plan

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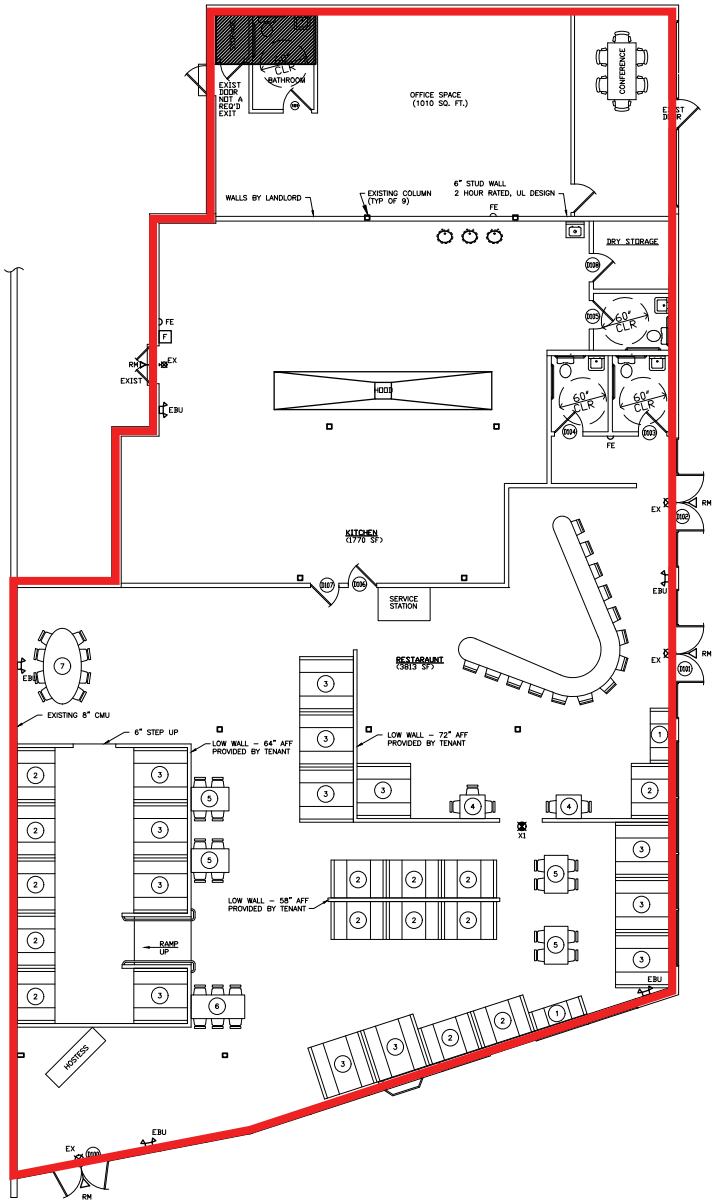

GROUND FLOOR RESTAURANT / RETAIL SPACE

±3,100 - 6,200 SF Available for Lease

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Market Aerial

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About Bennett Williams

Bennett Williams COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.

CMRE CAPITAL MARKETS REAL ESTATE NETWORK

RETAIL BROKERS NETWORK

Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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