

COCOAPLEX C E N T E R

1144 Cocoa Avenue | Hershey, PA 17033

For Lease
+3,100 - 6,200 SF



NAP
GIANT


**Penn State
Health**

**±3,100 -
6,200 SF
Retail Space**

Selah
Skin Center



EMERALD SPRINGS

Fulton Bank
LISTENING IS JUST THE BEGINNING.®

 **Santander**



Cocoa Ave - ±13,000 VPD

743

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.

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Hershey, PA 17033

COCOAPLEX CENTER

±3,100 - 6,200 SF
Available For Lease

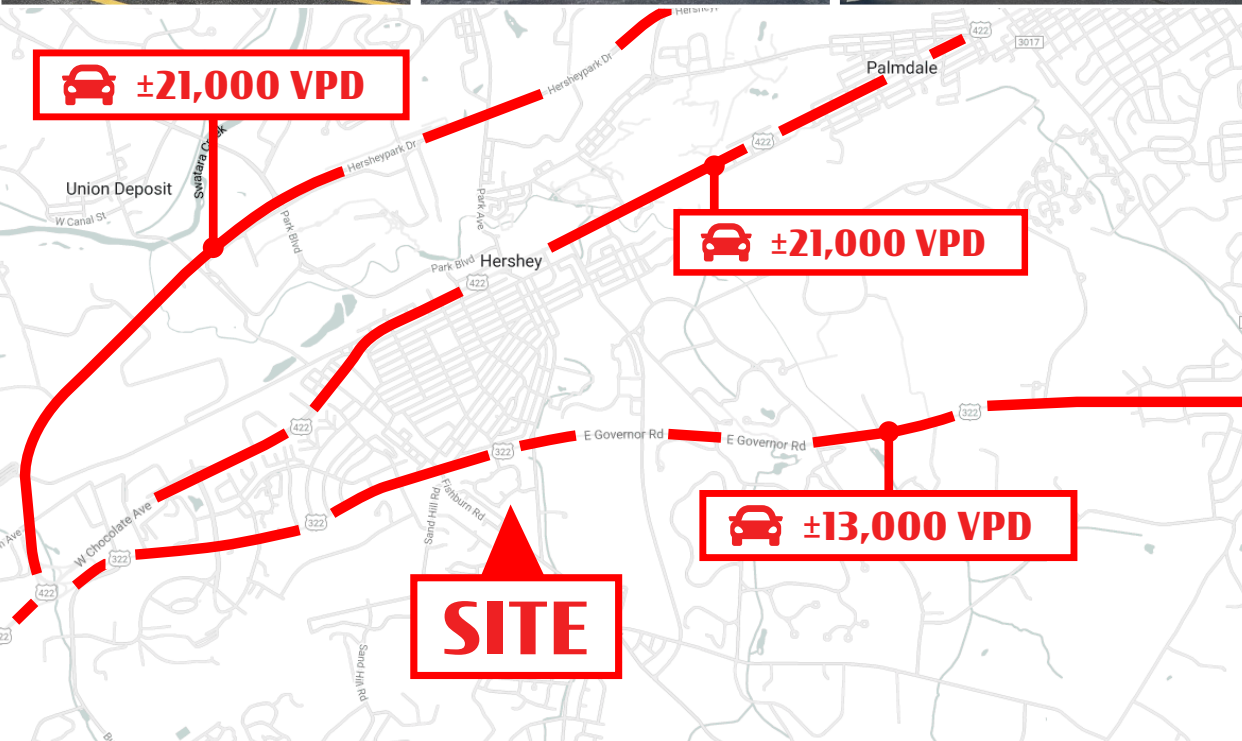
Location

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



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



COMMERCIAL BROKERAGE. *Redefined.*

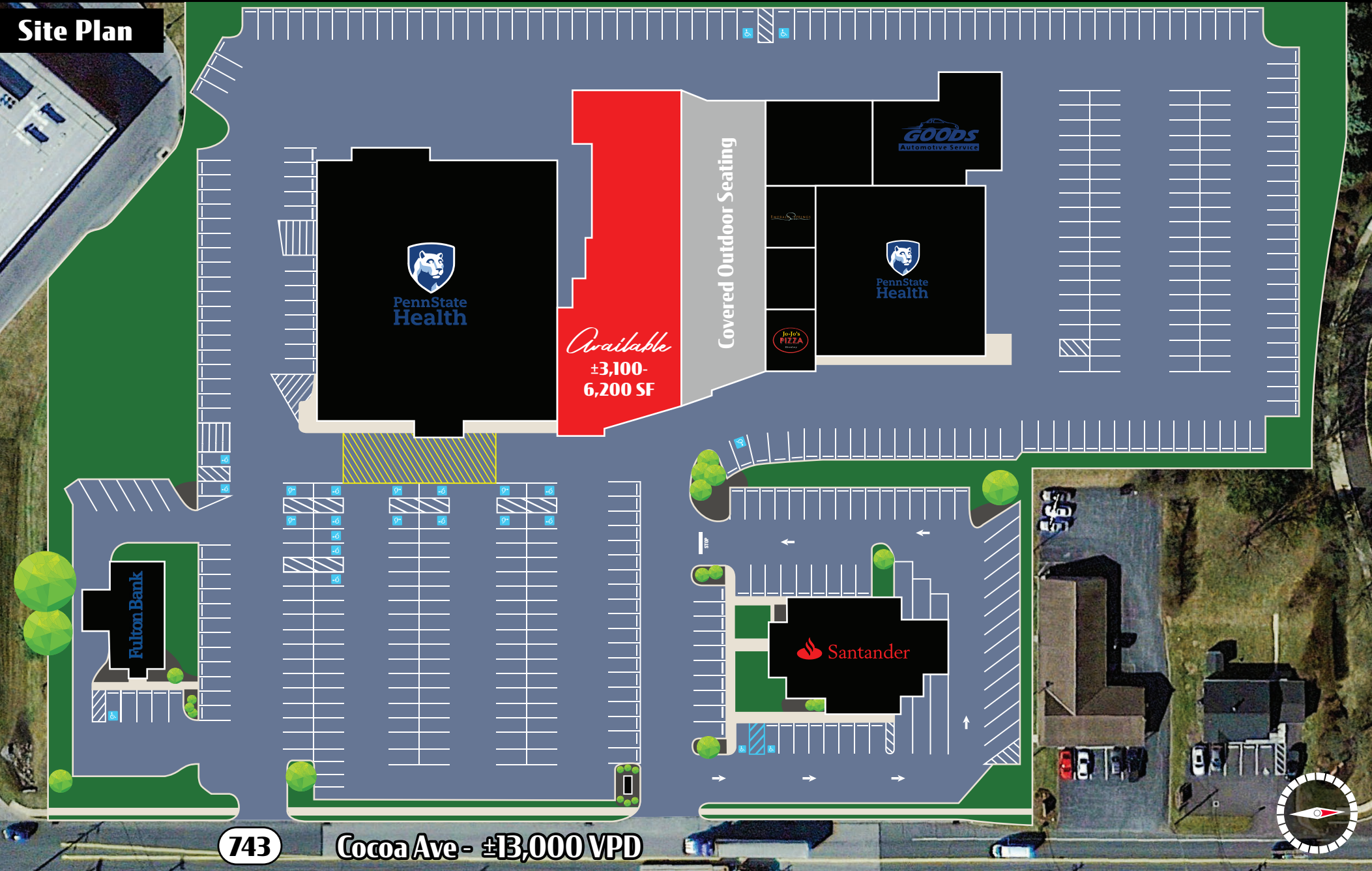
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COCOAPLEX

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Site Plan



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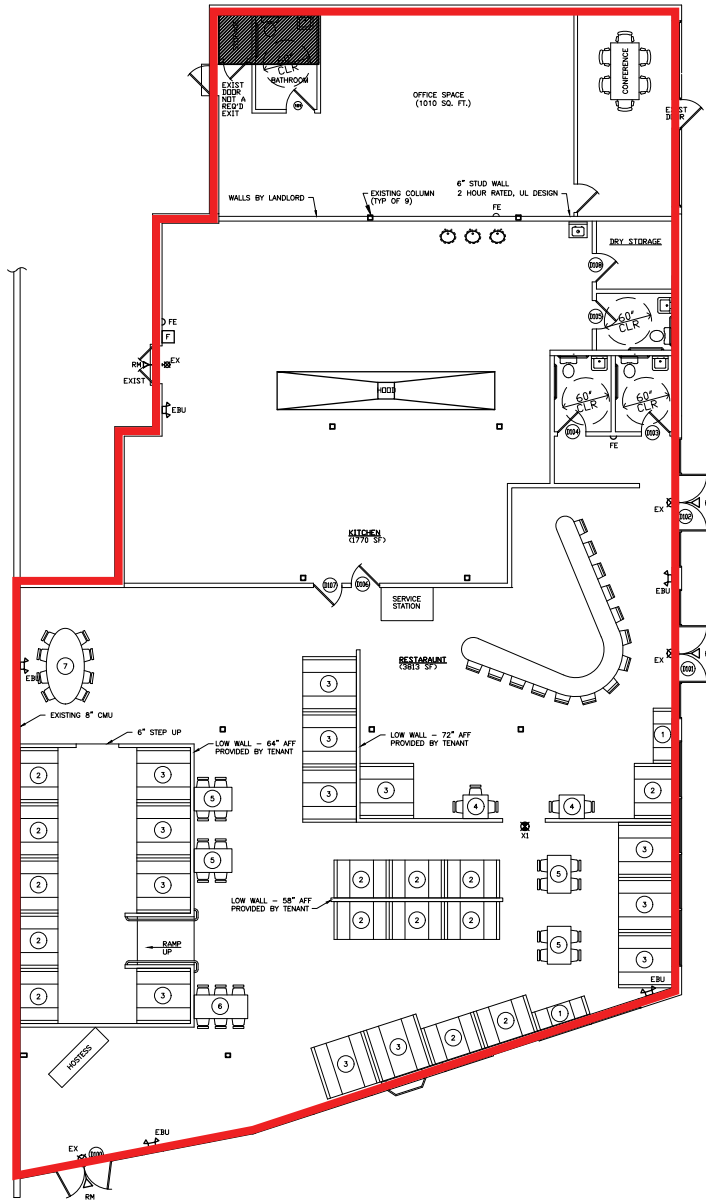
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COCOAPLEX CENTER

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GROUND FLOOR RESTAURANT / RETAIL SPACE

±3,100 - 6,200 SF Available for Lease



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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.



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.



LISTING AGENTS:

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409,
Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

CONTACT US

717.843.5555

www.bennettwilliams.com

