

±4,500 SF Available

# SHOPPES ON CHOCOLATE

— 79 Sipe Ave | Hershey, PA 17036 —

*For Lease*



**HERSHEY**  
THE HERSHEY COMPANY  
250,000 SF Facility Coming 2024

*Development Opportunity*  
**±4,500 SF**



**W Chocolate Ave ±22,000 VPD**

*Nearby*



**Shoppes on Chocolate** is a +/- 4,500 square foot development opportunity located at 79 Sipe Avenue in Hershey, PA. The site is ideally positioned with easy access to Routes 322 and 422, making it easily accessible to not only Hershey, but surrounding markets, and giving the project high visibility. Nearby National Retailers include TJ Maxx, Weis Markets, Five Below, Panera Bread, and Chipotle, just to name a few. The property is located within Derry Township.



**Blake Shaffer | Brad Rohrbaugh | Chad Stine | Ashlee Lehman | Dave Nicholson**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



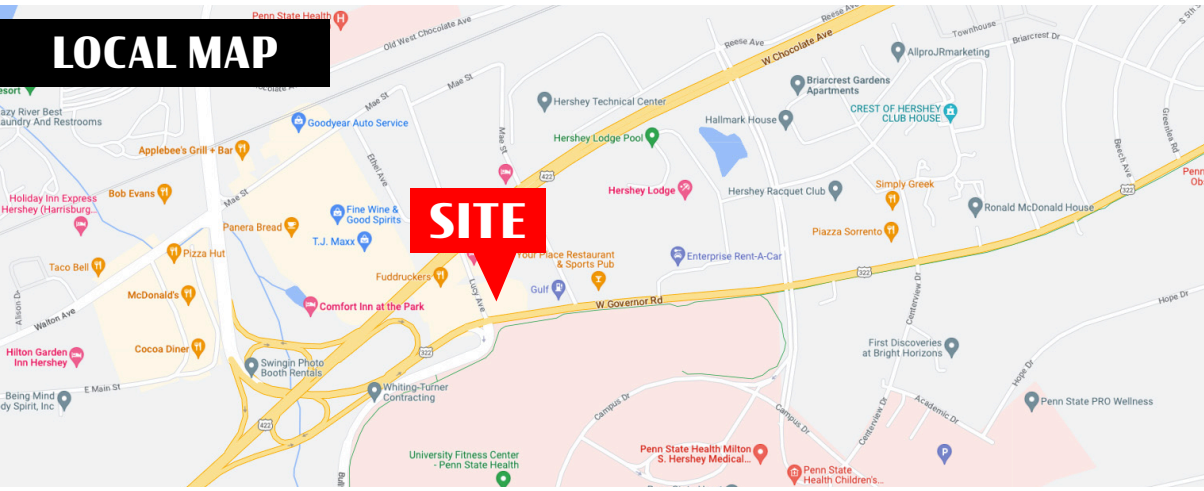
COMMERCIAL BROKERAGE. *Redefined.*

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*Development Opportunity*

## LOCAL MAP



## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	31,240	64,303	144,307
TOTAL EMPLOYEES	26,460	37,002	72,929
AVERAGE HHI	\$123,607	\$115,324	\$98,487
TOTAL HOUSEHOLDS	12,788	25,733	58,319

## TRAFFIC COUNTS:

**W Chocolate Ave** ± 22,000 VPD | **Hershey Dr** ± 25,000 VPD

## SURROUNDING MARKET

### Park Village Plaza



### Hershey Square Shopping Center



**±4,500 SF**

**W Chocolate Ave - ±22,000 VPD**



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## SITE PLAN



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## MARKET AERIAL

**Hershey Square SC**

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

**Hershey Park Stadium**

- Wendy's Red Robin GOURMET BURGERS ON WHEELS
- GIANT CENTER HERSHEY'S CHOCOLATE WORLD
- DUNKIN'
- HERSHEY PARK
- RITE AID

**TangerOutlets**

- GAP OLD NAVY Starbucks
- UNDER ARMOUR RALPH LAUREN
- COACH chicco's Talbots

**Hershey Towne Square**

- PRIMANTI BROS. Jersey Mike's Starbucks
- tropical CAFE SMOOTHIES
- Great Clips FIRST WATCH THE DAYTIME CAFE BEEF JERKY COUNTRY
- UNITED STATES POST OFFICE IRON HILL BREWERY & RESTAURANT CRAFT KITCHEN. SCRATCH BREWERY
- MILTON HERSHEY SCHOOL FOUNDED 1909

**Park Village Plaza**

- SHEETZ McDonald's
- Advance Auto Parts KFC
- PA FITNESS SUPERCUTS Wendy's
- Comfort Inn Hilton Garden Inn
- GIANT
- PennState Health Milton S. Hershey Medical Center East Health Campus

**Other Locations:**

- HERSHEY PARK CAMPING RESORT
- Holiday Inn Express
- HERSHEY THE HERSHEY COMPANY
- Staples
- CVS pharmacy
- Fairfield BY MARRIOTT
- HERSHEY Lodge
- QUALITY KARNS STORES

**SITE**



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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.

