

±4,104 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
±4,104 SF



W Chocolate Ave ±22,000 VPD



Nearby

TJ-maxx

Panera
BREAD®



weis



CHIPOTLE
MEXICAN GRILL

HERSHEY
Lodge

Shoppes on Chocolate is a +/- 4,104 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

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

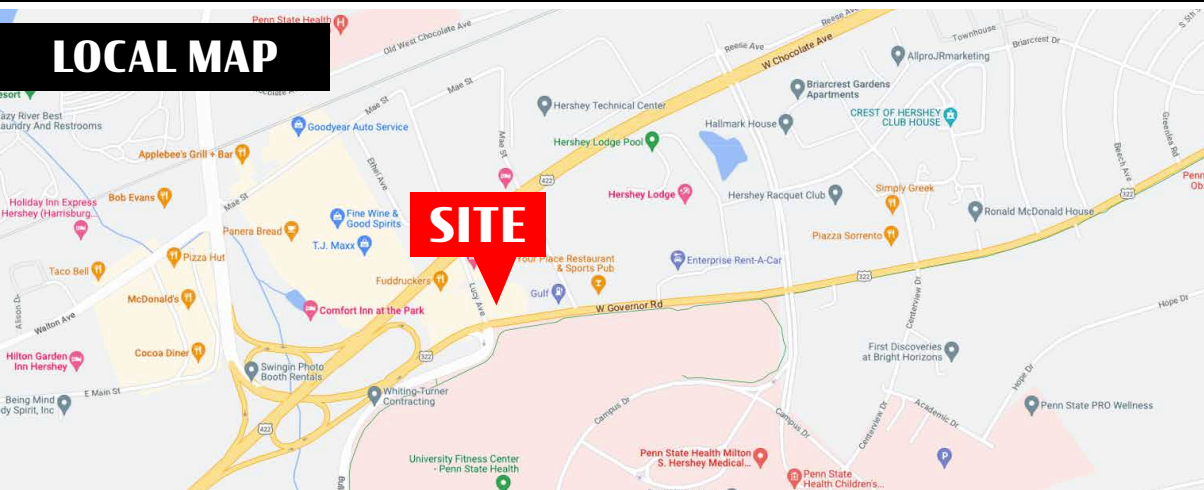
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LOCAL MAP



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	31,240	64,303	144,307
TOTAL EMPLOYEES	26,460	37,002	72,929
AVERAGE HH	\$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



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SITE PLAN



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MARKET AERIAL



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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.

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