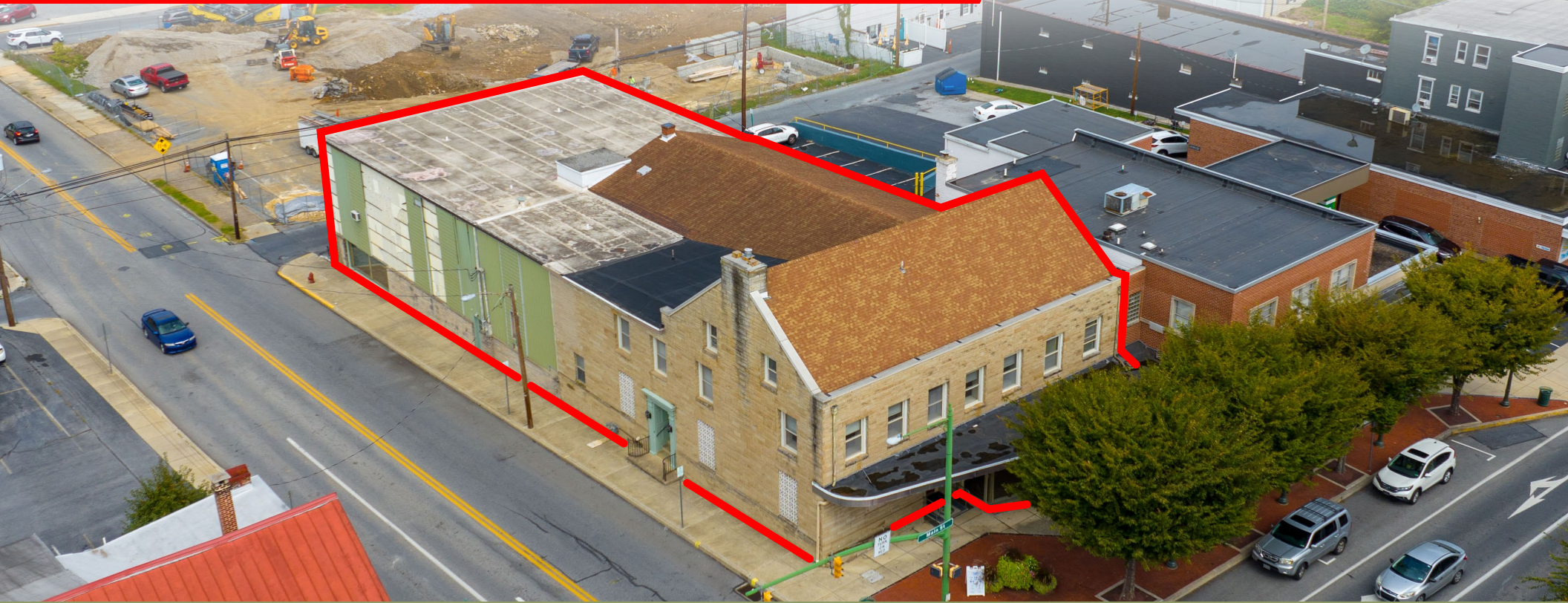


# Bowser Building

4 E MAIN ST | HUMMELSTOWN, PA | 17036

± 4,000-23,000 SF AVAILABLE | FOR SALE/LEASE



JOIN NEARBY RETAILERS: **weis** **TJ-maxx**® **five BELOW**  **Panera BREAD**®  **AT&T** & MORE!



Cale Bruso | Ashlee Lehman | Adam Hagerman | Brad Rohrbaugh | Chad Stine  
For Sale/Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## PROPERTY OVERVIEW

The Historic Bowser Furniture building located at 4 E. Main Street in Hummelstown, PA offers a unique opportunity for anyone looking to enter the Hershey/Hummelstown market. The multi-level building sits at the main intersection of Hummelstown, located a short distance from all the major attractions that Hershey has to offer including Hershey Park, The Giant Center, ZooAmerica, The Hotel Hershey, Tanger Outlets and more! **The bottom floor features a 4,000 square foot loading dock/basement. The first and second floor are both 9,500 square feet, totaling 23,000 square feet for the entire building.** The Bowser Furniture building is available for lease or purchase, the property is zoned Commercial-Central Business and is permitted for a multitude of uses; including but not limited to retail/restaurant, entertainment, hospitality, municipality, professional office and more. Contact our team today for more information!



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,776	86,725	168,873
TOTAL EMPLOYEES	11,804	37,432	79,631
AVERAGE HHI	\$137,895	\$131,659	\$113,281
TOTAL HOUSEHOLDS	13,581	35,037	69,057

TRAFFIC COUNTS: US-322: ± 22,000 VPD | E Main Street: ± 12,000 VPD



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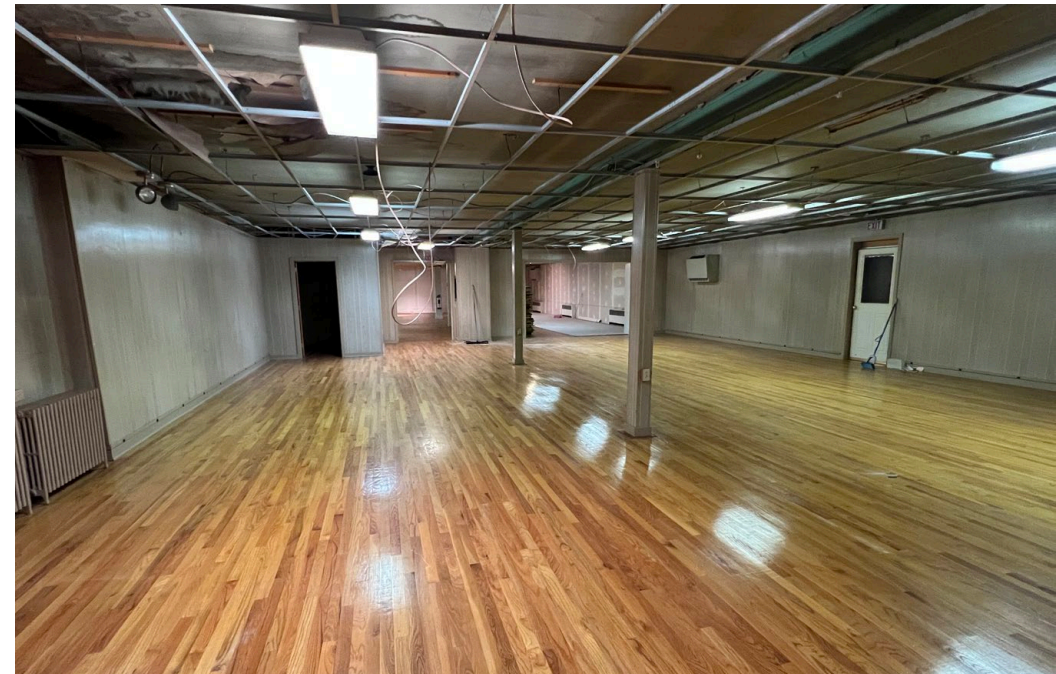


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## INTERIOR PHOTOS



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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.

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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Moorestown, NJ 08057

### WILLIAMSPORT OFFICE:

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Williamsport, PA 17701

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