

337 W CHOCOLATE AVE

HERSHEY, PA | 17033



SITE

**±11,234 SF/1.2 AC
FOR LEASE**

±21,000 VPD



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

**RETAIL BROKERS
NETWORK**

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

A prime retail opportunity is now available for lease in the heart of Hershey, PA. This former Rite Aid offers 11,234 SF of versatile retail space, with the option to subdivide to accommodate multiple tenants. Situated along W Chocolate Avenue (Route 422), the property benefits from excellent visibility, strong daily traffic counts, and proximity to Hershey's bustling residential neighborhoods, major employers, and tourist attractions including Hersheypark and the Hershey Theatre. The property features a highly accessible layout with ample on-site parking, making it ideal for a wide range of retail, service, or medical uses. With Hershey's strong local demographics and year-round visitor traffic, this location presents a unique opportunity to establish or expand your business in one of Central Pennsylvania's most recognized destinations.



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

26,798

67,289

115,368

EMPLOYEES

17,850

25,928

42,824

AVERAGE HHI

\$129,118

\$133,674

\$127,831

HOUSEHOLDS

10,981

27,314

46,317

TRAFFIC COUNTS: W CHOCOLATE AVE (±21,000 VPD)



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SITE PLAN

±21,000 VPD

Existing
Drive-Thru

Dumpster
Pad

11,234 SF



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MARKET AERIAL



Hershey Towne Square



SITE



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MARKET AERIAL



Hershey Square SC



Park Village Plaza



Hershey Towne Square



Tanger Outlets



SITE

GIANT CENTER
1.4M VISITS/YEAR

HERSHEYPARK STADIUM

HERSHEY'S CHOCOLATE WORLD

HERSHEYPARK
2.9M VISITS/YEAR

HERSHEY Lodge

Penn State Health
Milton S. Hershey Medical Center
3.3M VISITS/YEAR

Penn State Health
Milton S. Hershey Medical Center
East Health Campus

MILTON HERSHEY SCHOOL
FOUNDED 1899



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Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

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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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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



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PROPERTY
MANAGEMENT



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.

