337 W CHOCOLATE AVE

HERSHEY, PA | 17033







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.



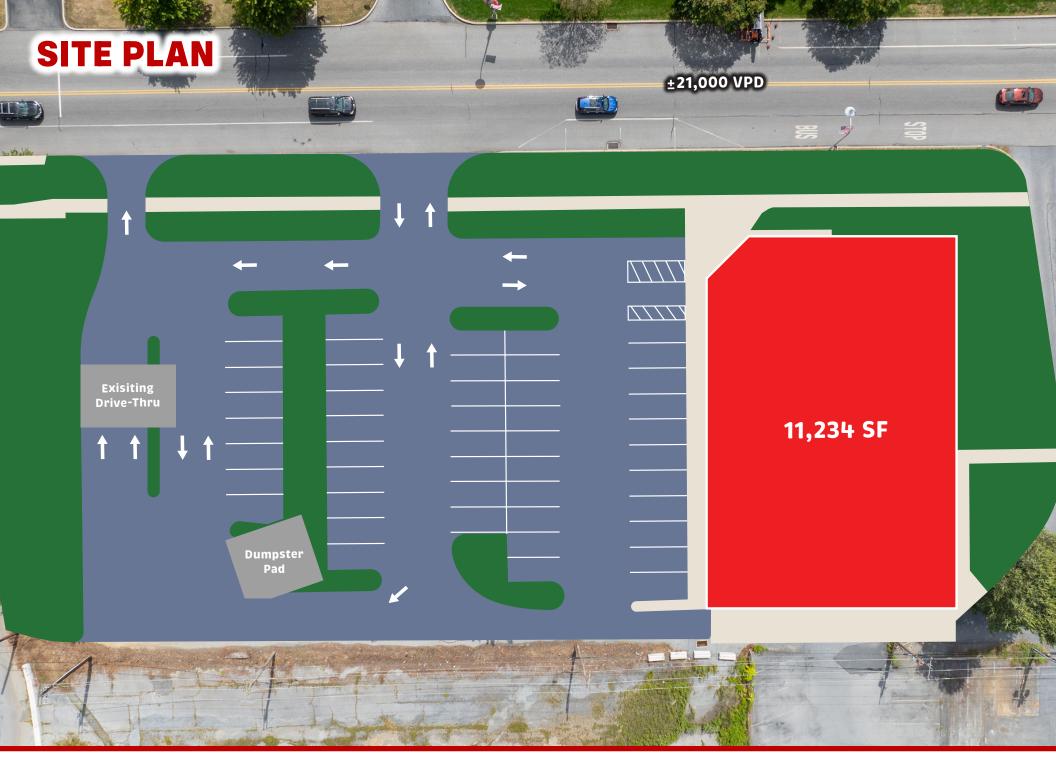


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	26,798	67,289	115,368
EMPLOYEES	17,850	25,928	42,824
AVERAGE HHI	\$129,118	\$133,674	\$127,831
HOUSEHOLDS	10,981	27,314	46,317

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





















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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd. York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

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



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CONTACT US

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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.

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.



