

501 W GOVERNOR RD

HERSHEY, PA | 17033

SITE



**±7,420 SF
FOR LEASE**

JOIN

**BERKSHIRE
HATHAWAY**
HomeServices

**WEST SIDE
AVAILABILITY**



JIMMY MONIZ | CALE BRUSO | ADAM HAGERMAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

The West Side of 501 W Governor Rd in Hershey PA offers a great opportunity for a business looking to enter this competitive market. This area's competitive landscape is home to multiple major employers, such as Penn State Health Milton S Hershey Hospital, Hershey Lodge, Hershey Park, Giant Center, Milton S Hershey School, and Hershey Production Plant. Located between the 550-acre hospital campus and massive school campus, this location has excellent strengths as far as daily vehicle counts and access to this affluent suburban pocket of Central PA.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	27,260	62,975	124,287
EMPLOYEES	18,000	26,293	45,759
AVERAGE HHI	\$134,824	\$134,248	\$124,291
HOUSEHOLDS	11,224	25,595	50,164
TRAFFIC COUNTS: W Governor Rd (±17,000 VPD)			



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MARKET AERIAL



Hershey Square SC



TangerOutlets



Hershey Towne Square



Park Village Plaza



**HERSHEY WEST END HOTEL
*UNDER CONSTRUCTION***

SITE

**Hilton
Garden Inn**

U-GRO



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

PennState Health
Milton S. Hershey Medical Center
East Health Campus

GLENN ACRES

**HERSHEY
HIGH SCHOOL**

GIANT

**MILTON
HERSHEY
SCHOOL**
FOUNDED 1889



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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

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.

