# 501 W GOVERNOR RD

HERSHEY, PA | 17033





### **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.



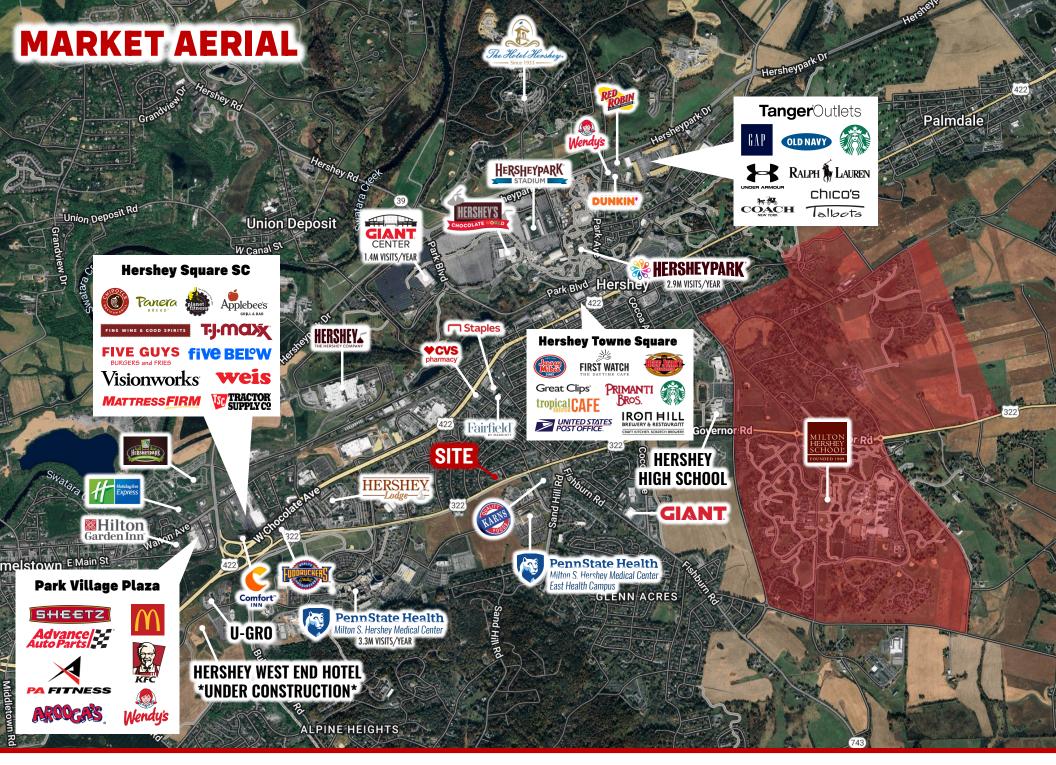


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	27,260	62,975	124,287
EMPLOYEES	18,000	26,293	45,759
AVERAGE HHI	\$134,824	\$134,248	\$124,291
HOUSEHOLDS	11,224	25,595	50,164

TRAFFIC COUNTS: W Governor Rd (±17,000 VPD)











## 9

### **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



### LISTING AGENTS:



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### TENANT REPRESENTATION

INVESTMENT SALFS PROPERTY MANAGEMENT



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