

43 W AREBA AVE

HERSHEY, PA | 17033



±27,878 SF
FOR SALE



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE

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



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PROPERTY OVERVIEW

Bennett Williams Commercial is pleased to present the Rodeway Inn & Suites in Hershey, Pennsylvania for sale. This well-located hospitality property sits less than one mile from Hersheypark and Hershey's Chocolate World, two of the region's most popular tourist attractions that draw millions of visitors annually.

The property features 23 guest rooms within an approximately 11,423 square foot building situated on 0.65 acres. Guest rooms include practical amenities such as refrigerators, microwaves, coffee makers, irons and ironing boards, hair dryers, and televisions, providing a comfortable and convenient stay for visitors to the Hershey area.

Additional property amenities include an indoor pool and food hall, enhancing the overall guest experience.

With its prime proximity to major attractions and consistent tourism demand, the Rodeway Inn & Suites represents a compelling hospitality investment opportunity in one of Pennsylvania's most recognizable destination markets.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	25,232	64,787	106,602
EMPLOYEES	17,611	25,415	38,816
AVERAGE HHI	\$126,828	\$132,992	\$130,268
HOUSEHOLDS	10,296	26,281	42,826

TRAFFIC COUNTS: Coco Ave (±8,000 VPD)

MARKET OVERVIEW



Hershey Square SC

- Chipotle
- Panera Bread
- Planet Fitness
- Applebee's Grill & Bar
- FINE WINE & GOOD SPIRITS
- TJ-MAXX
- FIVE GUYS BURGERS and FRIES
- five BELOW
- Visionworks
- weis
- MATTRESS FIRM
- V&G TRACTOR SUPPLY CO.

Hershey Towne Square

- Jersey Mike's Subs
- FIRST WATCH THE DAYTIME CAFE
- DEEP JERSEY SUBS
- Great Clips
- PRIMANTI BROS.
- Starbucks
- tropical CAFE
- UNITED STATES POST OFFICE
- IRON HILL BREWERY & RESTAURANT CRAFT KITCHEN SCRATCH BREWERY

TangerOutlets

- GAP
- OLD NAVY
- Starbucks
- UNDER ARMOUR
- RALPH LAUREN
- chico's
- COACH NEW YORK
- Talbots

Park Village Plaza

- SHEETZ
- Advance Auto Parts
- McDonald's
- PA FITNESS
- AROGAS
- KFC
- Wendy's

HERSHEY WEST END HOTEL
UNDER CONSTRUCTION

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

HERSHEY HIGH SCHOOL

MILTON HERSHEY SCHOOL
FOUNDED 1909

GIANT CENTER
1.4M VISITS/YEAR

HERSHEYPARK
2.9M VISITS/YEAR

HERSHEYPARK STADIUM

HERSHEY'S CHOCOLATE WORLD

SITE

The Hotel Hershey
Since 1933

RED ROBIN

Wendy's

DUNKIN'

Staples

CVS pharmacy

Fairfield
BY MARRIOTT

HERSHEY Lodge

KARN'S FOODS

PennState Health

Milton S. Hershey Medical Center
East Health Campus

GIANT

Bennett Williams

COMMERCIAL REAL ESTATE

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MANAGEMENT

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
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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.

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.

