


LAND
FOR LEASE

859 FISHBURN RD
HERSHEY, PA 17033



Nik Sgagias
nsgagias@naicir.com | 717 761 5070

Amber Corbo
acorbo@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

859 FISHBURN RD

PROPERTY DETAILS

FOR LEASE

\$120,000 PER YEAR (NNN)

OFFERING SUMMARY

Lease Rate	\$120,000 per year (NNN)
Lot Size	1.0 Acres
Availability	Immediate
Zoning	Mixed Use
Municipality	Derry Township
County	Dauphin County

PROPERTY SUMMARY

Address	859 Fishburn Rd Hershey, PA 17033
Tax Parcel #	24-045-053
Zoning	Mixed Use

LOCATION DESCRIPTION

Located in Derry Township, the property sits within one of Central Pennsylvania's most recognized and desirable commercial markets. Nearby destinations include Penn State Health Milton S. Hershey Medical Center, Hersheypark, Giant Center, Tanger Outlets, and numerous national retailers, restaurants, and professional office users.

The site offers convenient regional access and strong local traffic generators, making it an ideal location for businesses seeking visibility and accessibility in the Hershey market.

PROPERTY DESCRIPTION

859 Fishburn Road offers a rare opportunity to ground lease approximately one (1) acre in the heart of Hershey, Pennsylvania. Positioned within a well-established commercial corridor, the site benefits from strong visibility, convenient access, and proximity to major employers, medical facilities, retail destinations, and residential neighborhoods.

The property's Mixed-Use zoning allows for a wide variety of commercial applications, making it suitable for medical, retail, office, restaurant, financial institution, and service-related uses. The location provides direct connectivity to Route 322 and surrounding Central Pennsylvania markets including Harrisburg, Lancaster, York, and Lebanon.

It is hereby disclosed the the owner of this property is a PA Licensed Real Estate Agent affiliated with NAI CIR.




PROPERTY HIGHLIGHTS

- ±1.0 acre commercial pad site available for ground lease
- Highly visible location along Fishburn Road in Hershey, PA
- Annual ground lease rate of \$120,000 NNN
- Flexible zoning permits a variety of retail, medical, office, restaurant, and commercial uses
- Strong surrounding demographics and daytime population
- Located near Penn State Health, Hersheypark, Giant Center, Tanger Outlets, and Downtown Hershey
- Excellent accessibility to Route 322, Route 422, and surrounding Central PA markets
- Positioned within an established commercial corridor with strong traffic counts and surrounding national/regional retailers
- Ideal opportunity for bank, medical, quick service restaurant, retail, professional office, or service-oriented users

Nik Sgagias
nsgagias@naicir.com | 717 761 5070

Amber Corbo
acorbo@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

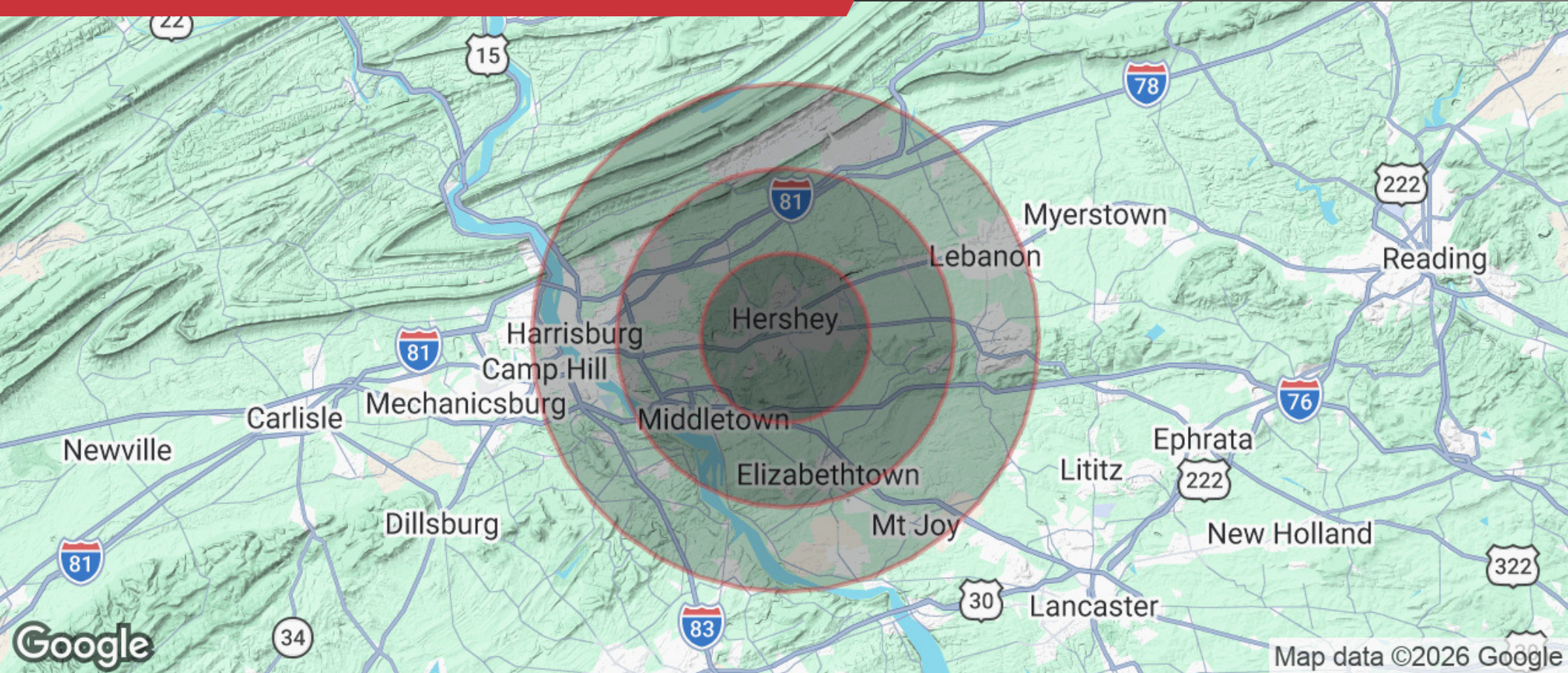
NAICIR

859 FISHBURN RD

DEMOGRAPHICS

FOR LEASE

\$120,000 PER YEAR (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
63,141	228,378	508,707



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
25,062	92,004	206,880



INCOME

5 MILES	10 MILES	15 MILES
\$126,603	\$107,105	\$99,959

Nik Sgagias

nsgagias@naicir.com | 717 761 5070

Amber Corbo

acorbo@naicir.com | 717 761 5070



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR