

INDUSTRIAL PROPERTY  
FOR LEASE

515 W CHOCOLATE AVE |  
HERSHEY, PA 17033

**Presented By:**

**Michael  
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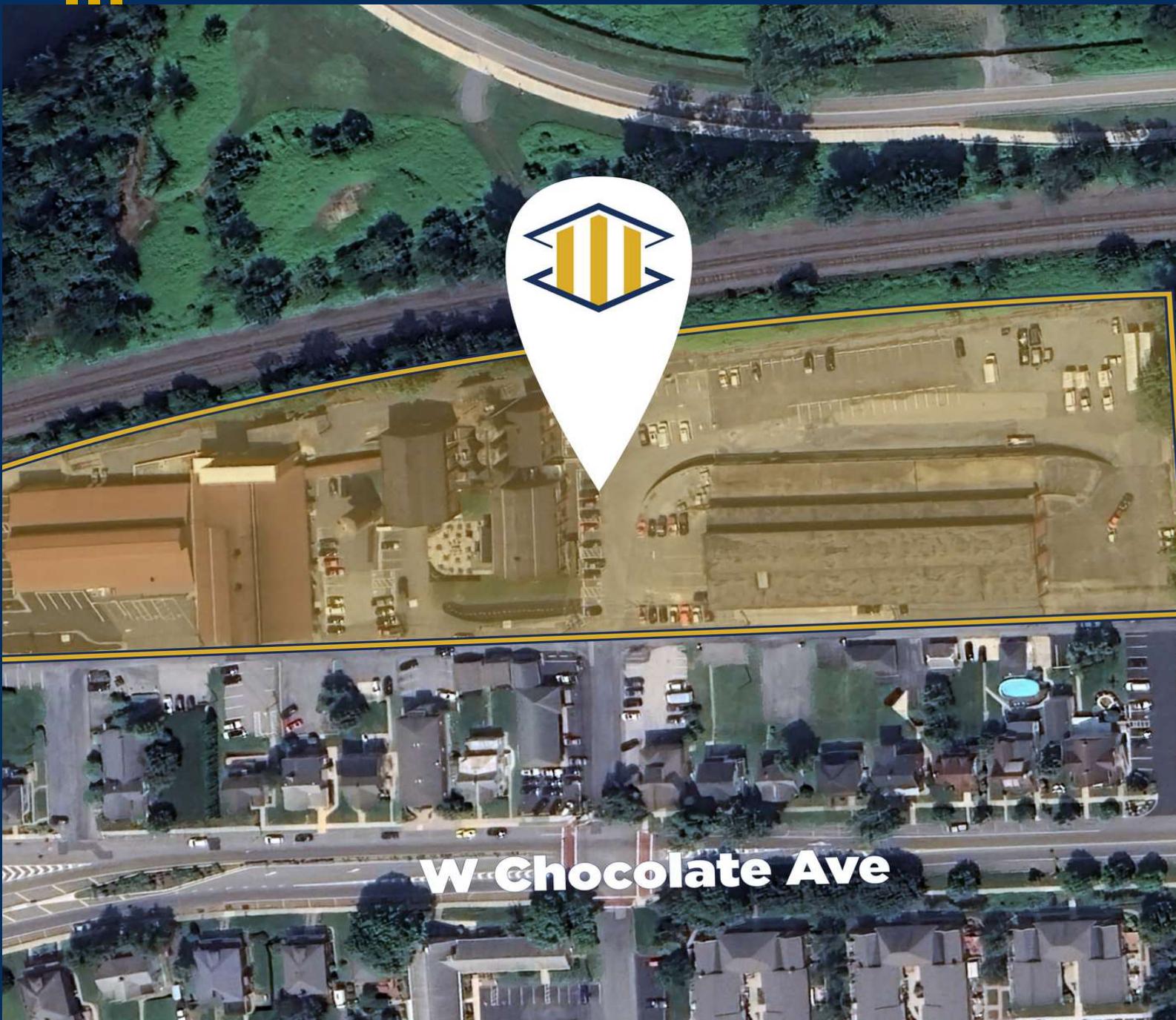
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**CAPSTONE**  
COMMERCIAL  
205 W Caracas Ave | Hershey, PA 17033



# PROPERTY OVERVIEW

515 W Chocolate Ave | Hershey, PA 17033



## PROPERTY DESCRIPTION

An exciting opportunity to join Hidden Still, Stumpy's Hatchet House, and other local favorites just off of W Chocolate Ave, this mixed-use property presents something for every tenant. There are multiple flex suites available, self-storage units, and office suites.

## PROPERTY HIGHLIGHTS

- Non-contiguous flex/office suites available
- +/- 10,000 SF flex space with dock and drive-in
- +/- 720 SF self-storage units
- +/- 532 SF office suite connected to self-storage units
- +/- 3,071 SF flex

## OFFERING SUMMARY

|                |   |
|----------------|---|
| Lease Rate:    | \$595.00 - 1,750.00 per month<br>MG, Gross                  |
| Available SF:  | 532 - 10,350 SF   |
| Lot Size:      | 6.41 Acres  |
| Building Size: | 31,758 SF   |
| Zoning:        | Hershey Mixed Use within Downtown Core 9.1 Overlay District |
| Municipality:  | Derry Township  |
| County:        | Dauphin   |

# PROPERTY DETAILS

515 W Chocolate Ave | Hershey, PA 17033

|            |                                      |
|------------|--------------------------------------|
| Lease Rate | <b>\$595.00 - 1,750.00 PER MONTH</b> |
|------------|--------------------------------------|

## LOCATION INFORMATION

|                  |                     |
|------------------|---------------------|
| Street Address   | 515 W Chocolate Ave |
| City, State, Zip | Hershey, PA 17033   |
| County           | Dauphin             |
| Township         | Derry               |

## BUILDING INFORMATION

|                     |                              |
|---------------------|------------------------------|
| Building Size       | 31,758 SF                    |
| Tenancy             | Multiple                     |
| Office Space        | 790 SF                       |
| Number of Floors    | 2                            |
| Year Built          | 1940                         |
| Roof                | Metal                        |
| Number of Buildings | 7                            |
| Walls               | Drywall & Block              |
| Ceilings            | Drop Ceiling & Concrete Deck |
| Floor Coverings     | Carpet Tiles & Concrete      |

## PROPERTY INFORMATION

|                  |  |
|------------------|--|
| Property Type    | Industrial   |
| Property Subtype | Flex Space   |
| Zoning           | C25 - Commercial/Industrial: Hershey Mixed Use with Downtown Core 9.1 Overlay District |
| Lot Size         | 6.41 Acres   |
| APN #            | 24-009-046, 24-009-053   |
| Power            | Yes  |

## PARKING & TRANSPORTATION

|                |         |
|----------------|---------|
| Street Parking | No      |
| Parking Type   | Surface |

## UTILITIES & AMENITIES

|              |                                 |
|--------------|---------------------------------|
| Central HVAC | Yes                             |
| HVAC         | In non-warehouse spaces only    |
| Restrooms    | Yes - owner willing to add more |

# AVAILABLE SPACES

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## LEASE INFORMATION

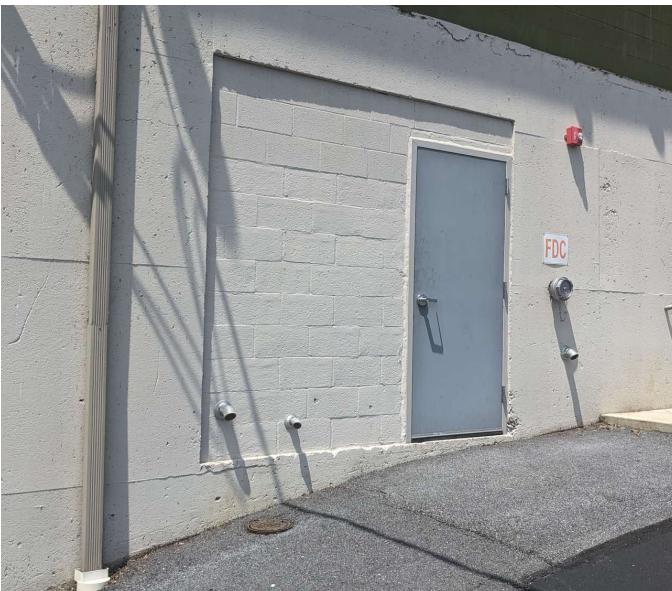
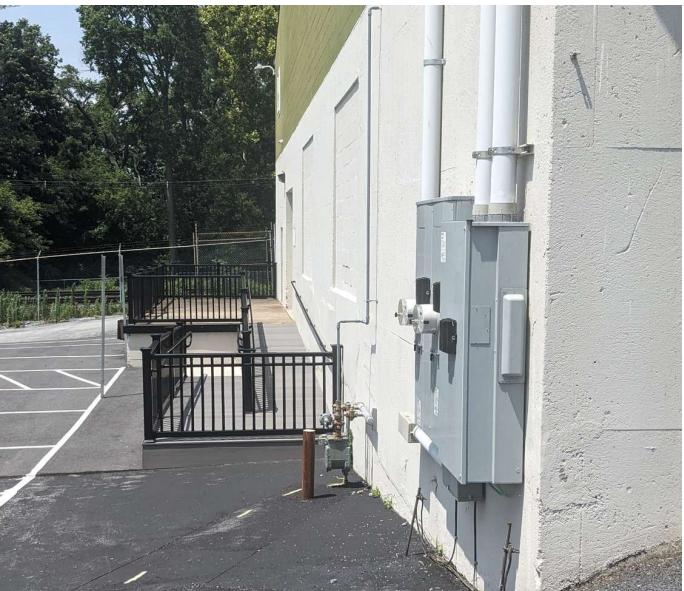
|              |                 |             |                                 |
|--------------|-----------------|-------------|---------------------------------|
| Lease Type:  | MG; Gross       | Lease Term: | Negotiable                      |
| Total Space: | 532 - 10,350 SF | Lease Rate: | \$595.00 - \$1,750.00 per month |

## AVAILABLE SPACES

| SUITE                        | SIZE (SF)      | LEASE TYPE     | LEASE RATE        | DESCRIPTION   |
|------------------------------|----------------|----------------|-------------------|---|
| ■ Hershey Hatchet Flex Space | 10,350 SF      | Modified Gross | Withheld          | This +/- 10,350 SF flex space is below Stumpy's Hatchet House. The sprinklered space features a concrete deck ceiling, block walls, and concrete flooring. The owner is willing to add a restroom if the tenant desires. There is 1 drive-in door measuring 9'7" x 7'6", and 1 dock door measuring 9'7" x 9'8" that sits 2'6" high. The warehouse is handicap accessible. 18'5" x 14'5" column spacing with a clear height of 11'1", 10'4" clear to the bottom of the sprinklers. |
| ■ 12 Storage Units           | 720 - 8,640 SF | Gross          | \$595 per month   | 12 individual storage units available for rent in gated lot. Rent includes electric. 20' x 36' units.   |
| ■ Storage Unit Office        | 532 SF         | Gross          | \$650 per month   | This office space is part of the storage unit row, with direct inside access to multiple units. Rent includes all utilities.  |
| ■ Car Barn Flex Space        | 3,071 SF       | Modified Gross | \$1,750 per month | This flex space features surface parking and is accessible only via a gated lot.  |

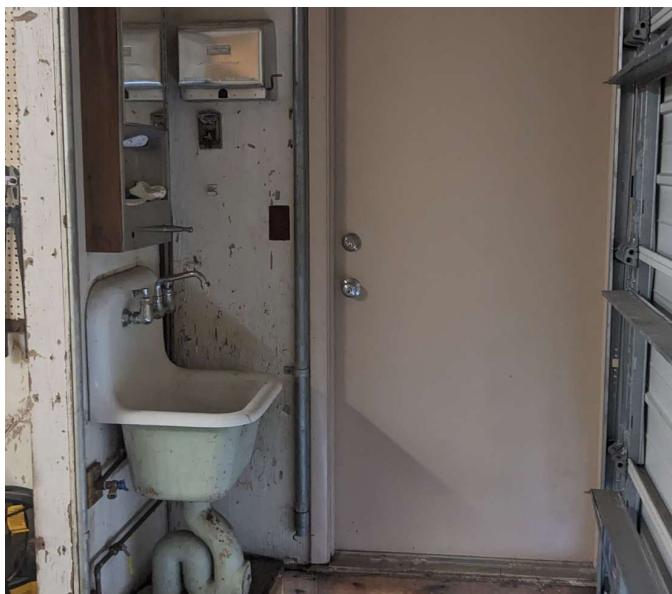
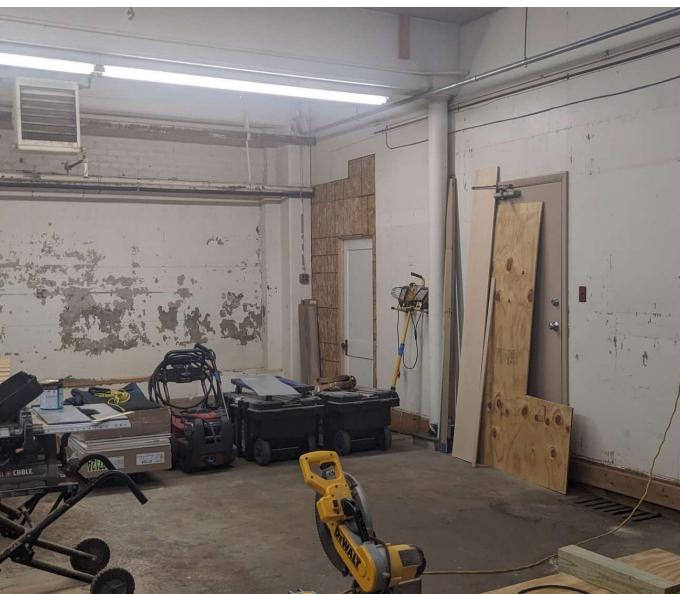
# HERSHEY HATCHET FLEX SPACE

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# STORAGE UNITS

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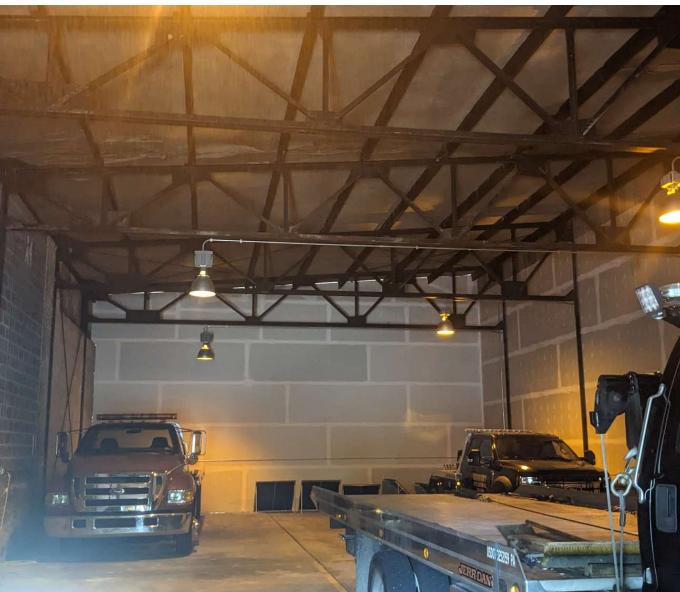
# STORAGE UNIT OFFICE

515 W Chocolate Ave | Hershey, PA 17033



# CAR BARN FLEX SPACE

515 W Chocolate Ave | Hershey, PA 17033



# NEARBY ATTRACTIONS

515 W Chocolate Ave | Hershey, PA 17033



# DEMOGRAPHICS

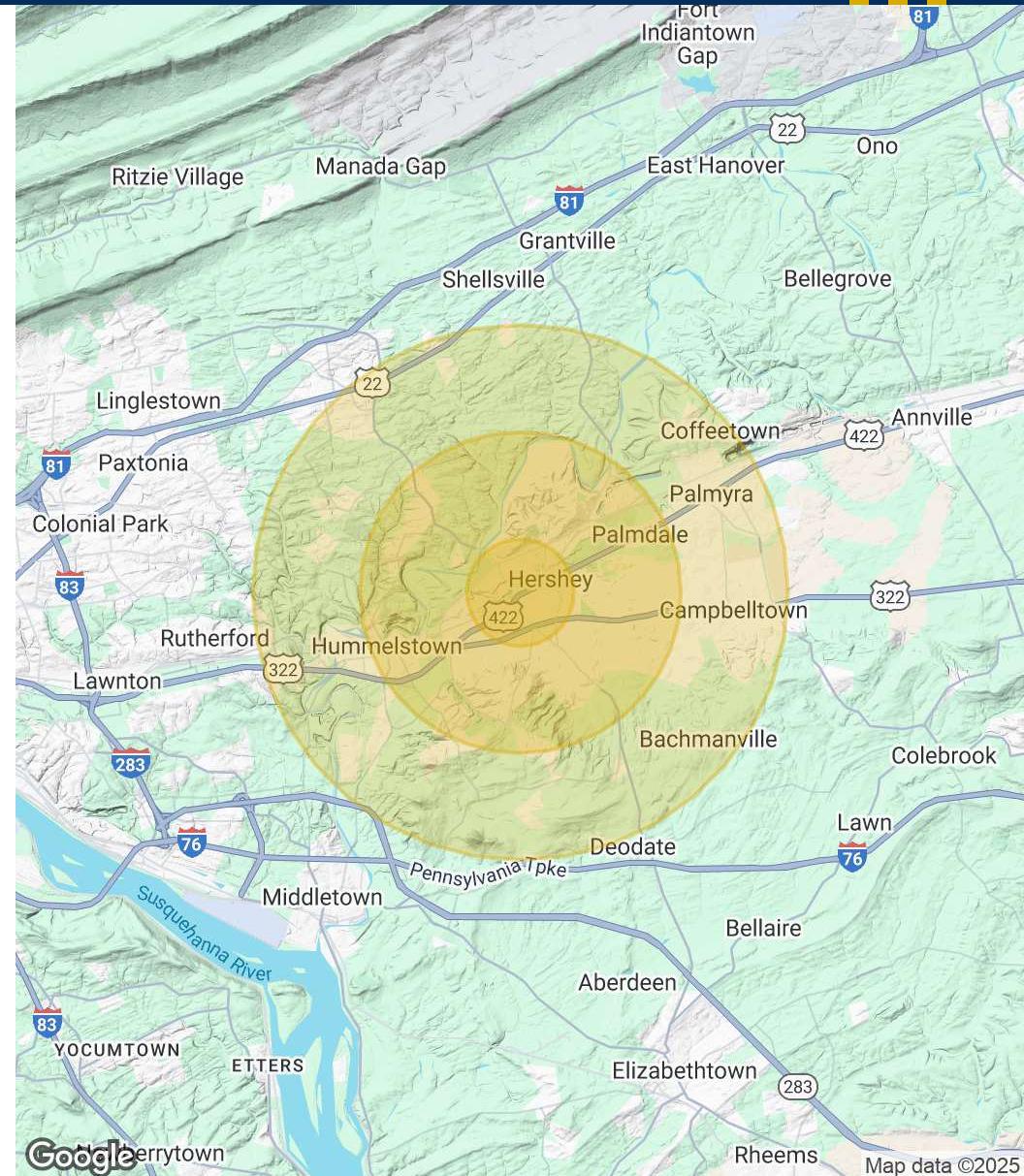
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,343  | 26,625  | 67,087  |
| Average Age          | 41     | 42      | 43      |
| Average Age (Male)   | 39     | 41      | 41      |
| Average Age (Female) | 42     | 43      | 44      |

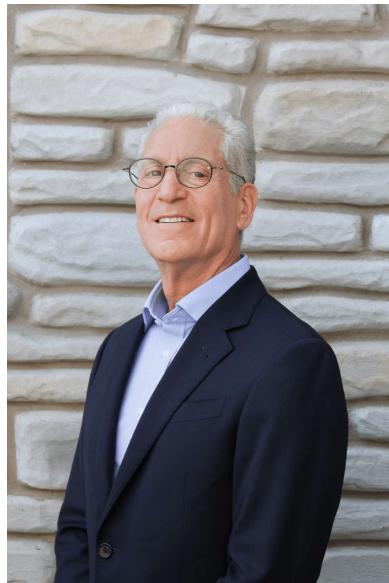
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,790     | 10,916    | 27,100    |
| # of Persons per HH | 2.3       | 2.4       | 2.5       |
| Average HH Income   | \$96,499  | \$116,522 | \$118,388 |
| Average House Value | \$413,534 | \$403,589 | \$363,308 |

Demographics data derived from AlphaMap



# ADVISOR BIO

515 W Chocolate Ave | Hershey, PA 17033



## Michael Kushner

**CCIM**

Senior Advisor

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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client. Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.

# ADVISOR BIO

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## Sam Hostetter

Associate Advisor

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(C) 717.713.1649

Sam joins our team excited to make new connections in the industry, learn the process, and begin hands-on work. He's ready to utilize his strong communication skills and creative decision-making process to adapt to the market. Sam was raised in the farming area around Mechanicsburg. In his personal time, Sam enjoys being outside with friends, whether he's hiking, running, toasting marshmallows around a campfire, or spending time on the water. He attends West Shore Free Church with his family.

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# LEGAL

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