

# INDUSTRIAL PROPERTY FOR LEASE

## 515 W CHOCOLATE AVE | HERSHEY, PA 17033

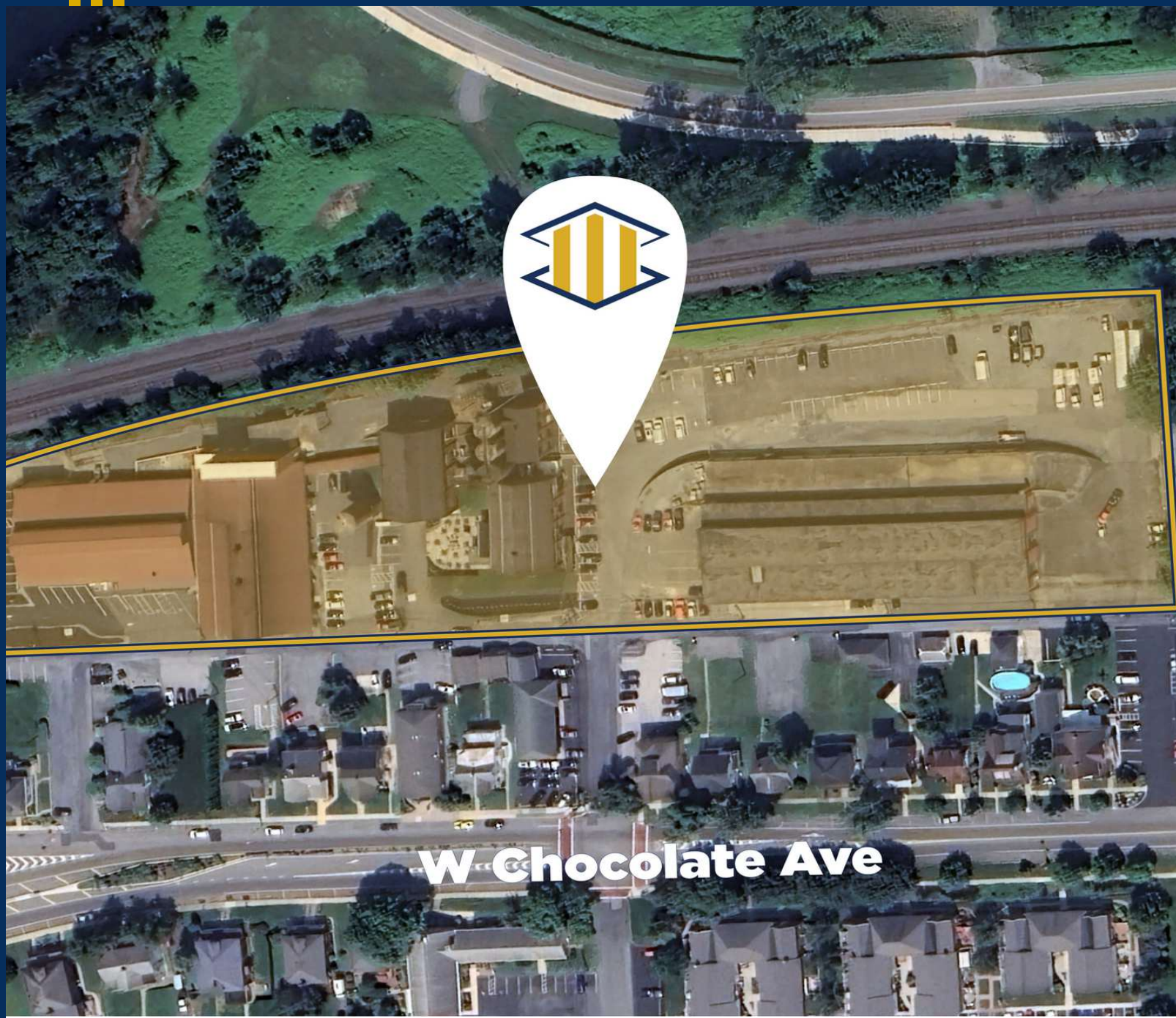
### **Presented By:**

**Michael  
Kushner, CCIM**

SENIOR ADVISOR  
mkushner@capstonecre.com  
O: 717.820.1127 X707  
C: 717.991.6384

### **Sam Hostetter**

ASSOCIATE ADVISOR  
shostetter@capstonecre.com  
O: 717.820.1127 X706  
C: 717.713.1649





# 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 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



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649

# PROPERTY DETAILS

515 W Chocolate Ave | Hershey, PA 17033

Lease Rate

**\$595.00 - 1,750.00 PER MONTH**

## 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



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649

# AVAILABLE SPACES

515 W Chocolate Ave | Hershey, PA 17033

## 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"x7'6", and 1 dock door measuring 9'7"x9'8" that sits 2'6" high. The warehouse is handicap accessible. 18'5"x14'5" 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.



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

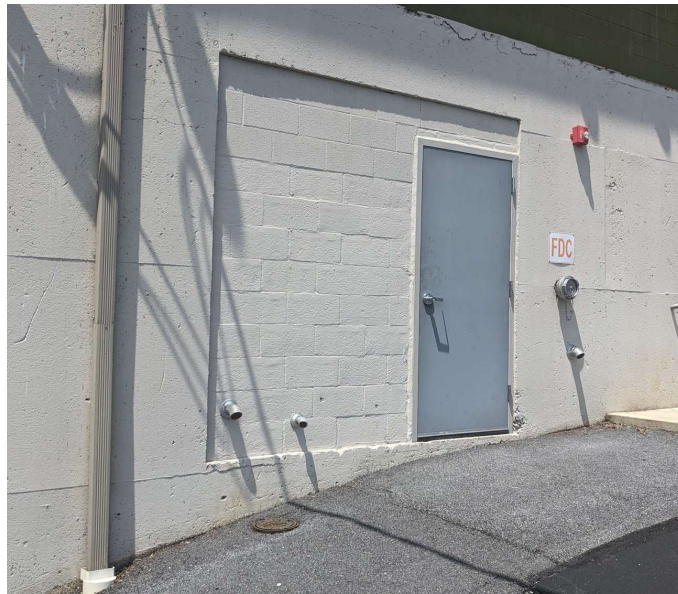
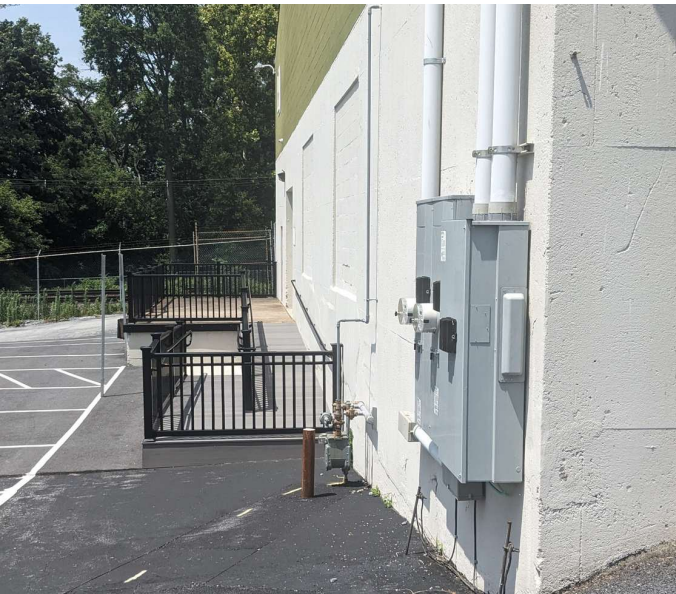
[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649



# HERSHEY HATCHET FLEX SPACE

515 W Chocolate Ave | Hershey, PA 17033



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

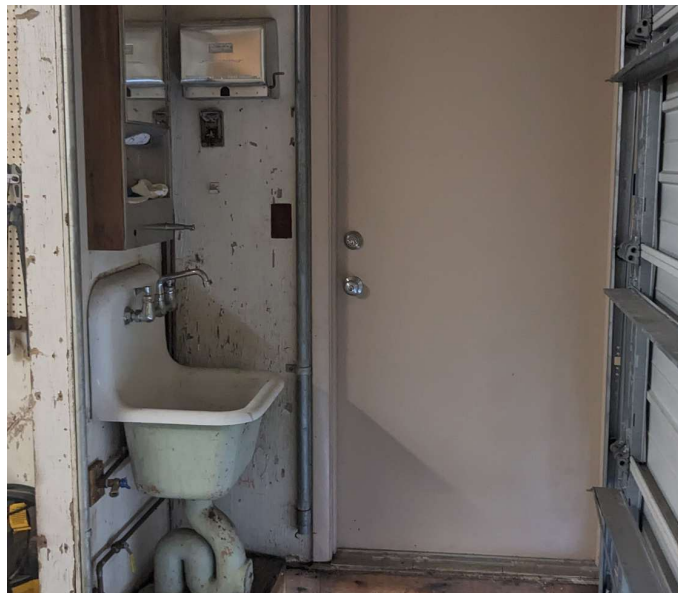
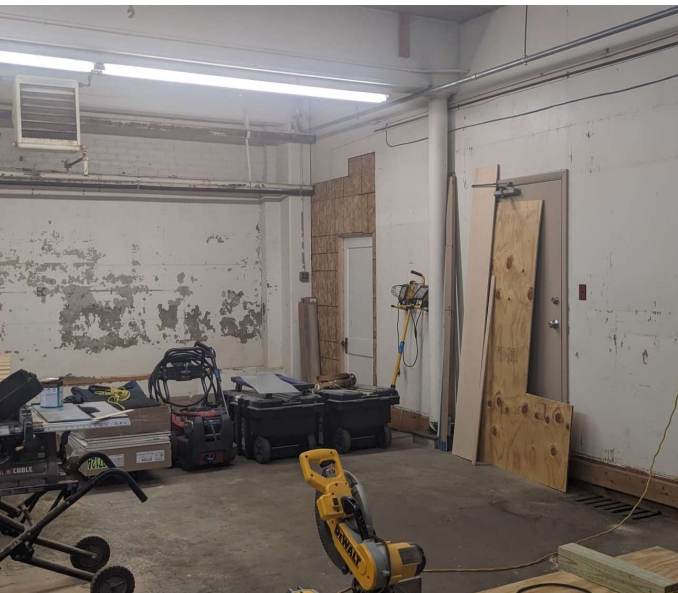
[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649



# STORAGE UNITS

515 W Chocolate Ave | Hershey, PA 17033



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649



# STORAGE UNIT OFFICE

515 W Chocolate Ave | Hershey, PA 17033



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

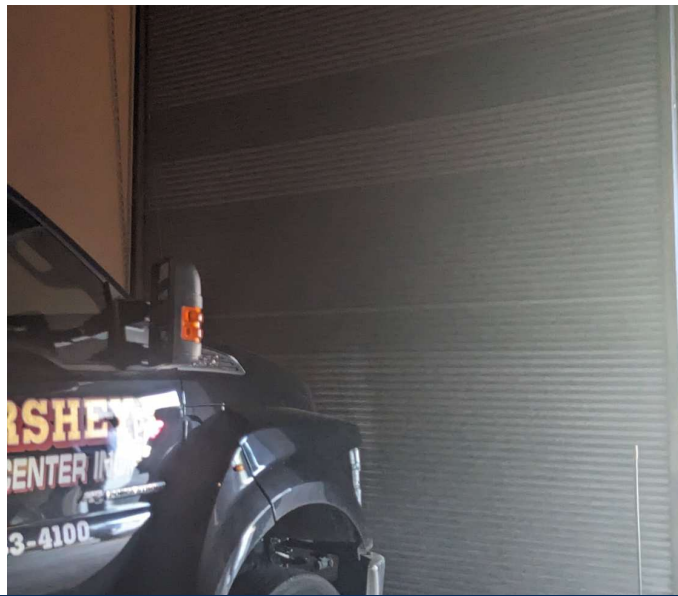
[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649



# CAR BARN FLEX SPACE

515 W Chocolate Ave | Hershey, PA 17033



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649



# NEARBY ATTRACTIONS

515 W Chocolate Ave | Hershey, PA 17033



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649



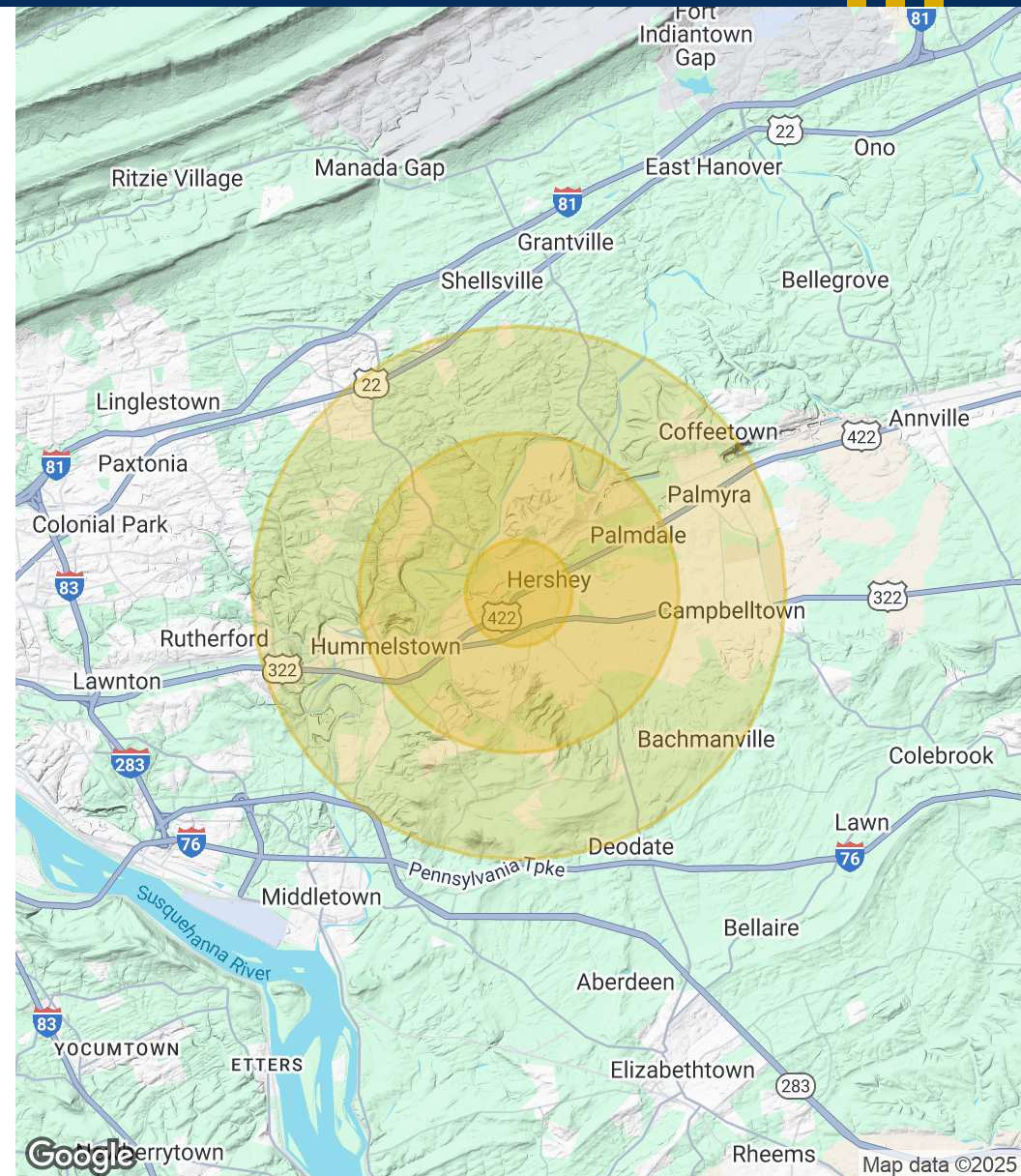
# DEMOGRAPHICS

515 W Chocolate Ave | Hershey, PA 17033

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*



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

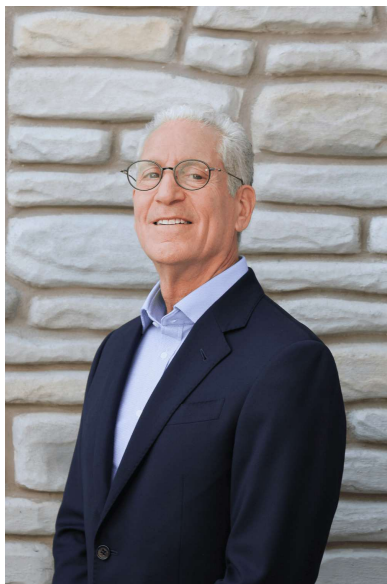
[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649



# ADVISOR BIO

515 W Chocolate Ave | Hershey, PA 17033



## Michael Kushner CCIM

Senior Advisor

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

(O) 717.820.1127 x707

(C) 717.991.6384

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.



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649

# ADVISOR BIO

515 W Chocolate Ave | Hershey, PA 17033



## **Sam Hostetter**

Associate Advisor

shostetter@capstonecre.com

(O) 717.820.1127 x706

(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.

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.



**Michael Kushner, CCIM**

SENIOR ADVISOR

mkushner@capstonecre.com

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

shostetter@capstonecre.com

O: 717.820.1127 X706 C: 717.713.1649



# LEGAL

515 W Chocolate Ave | Hershey, PA 17033

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Capstone Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Capstone Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Capstone Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Capstone Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Capstone Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Capstone Commercial in compliance with all applicable fair housing and equal opportunity laws.



**Michael Kushner, CCIM**

SENIOR ADVISOR

[mkushner@capstonecre.com](mailto:mkushner@capstonecre.com)

O: 717.820.1127 X707 C: 717.991.6384

**Sam Hostetter**

ASSOCIATE ADVISOR

[shostetter@capstonecre.com](mailto:shostetter@capstonecre.com)

O: 717.820.1127 X706 C: 717.713.1649