

MEDICAL/OFFICE BUILDING  
**AVAILABLE**


**867 FISHBURN RD**  
HERSHEY, PA 17033



**FISHBURN AVE**

**Amber Corbo**  
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 1015 Mumma Road  
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**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

# 867 FISHBURN RD

## PROPERTY DETAILS

# AVAILABLE

## \$1,500,000 | \$20 SF/YR (NNN)

### OFFERING SUMMARY

Sale Price	\$1,500,000
Lease Rate	\$20 SF/yr (NNN)
Number of Units	One (1)
Available SF	3,750 SF
Lot Size	0.60 Acre

### PROPERTY SUMMARY

Address	867 Fishburn Rd Hershey, PA 17033
Municipality	Derry Township
County	Dauphin County
Tax Parcel #	24-045-054
Year Built	1999

### PROPERTY HIGHLIGHTS

- 3,750 SF office/retail/medical on a 0.60 acre lot for sale or lease
- Zoning permits most retail uses
- Medical office consists of nine (9) exam rooms/offices, nurse station, two (2) bathrooms, breakroom, and reception/waiting room
- Security system and fire alarm monitoring

### PROPERTY DESCRIPTION

The property consists of a 0.60 acre lot in Hershey, PA available for sale or lease. The commercial building offers the opportunity for a medical or traditional office user looking to bring their services to Derry Township. Zoned Hershey Mixed-Use, various commercial, medical, retail, and professional office uses are welcomed by the township.

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

### LOCATION DESCRIPTION

Centrally located in Derry Township, the property is easily accessible from Route 322, Route 422, Downtown Hershey, Hersheypark, Tanger Outlets, and Penn State Medical Center. Hershey is located within one (1) hour to neighboring cities such as Harrisburg, Elizabethtown, Lancaster, and York.

### BUILDING INFORMATION

# of Floors	One (1)
Restrooms	Two (2)
Ceiling Height	9.5'
Parking	18 spaces
Business Signage	Yes
Traffic Count	9,907 VPD

### UTILITIES & ZONING

Zoning	Mixed Use
Water & Sewer	Public
HVAC	Two (2) Units
Electrical Capacity	200 Amps



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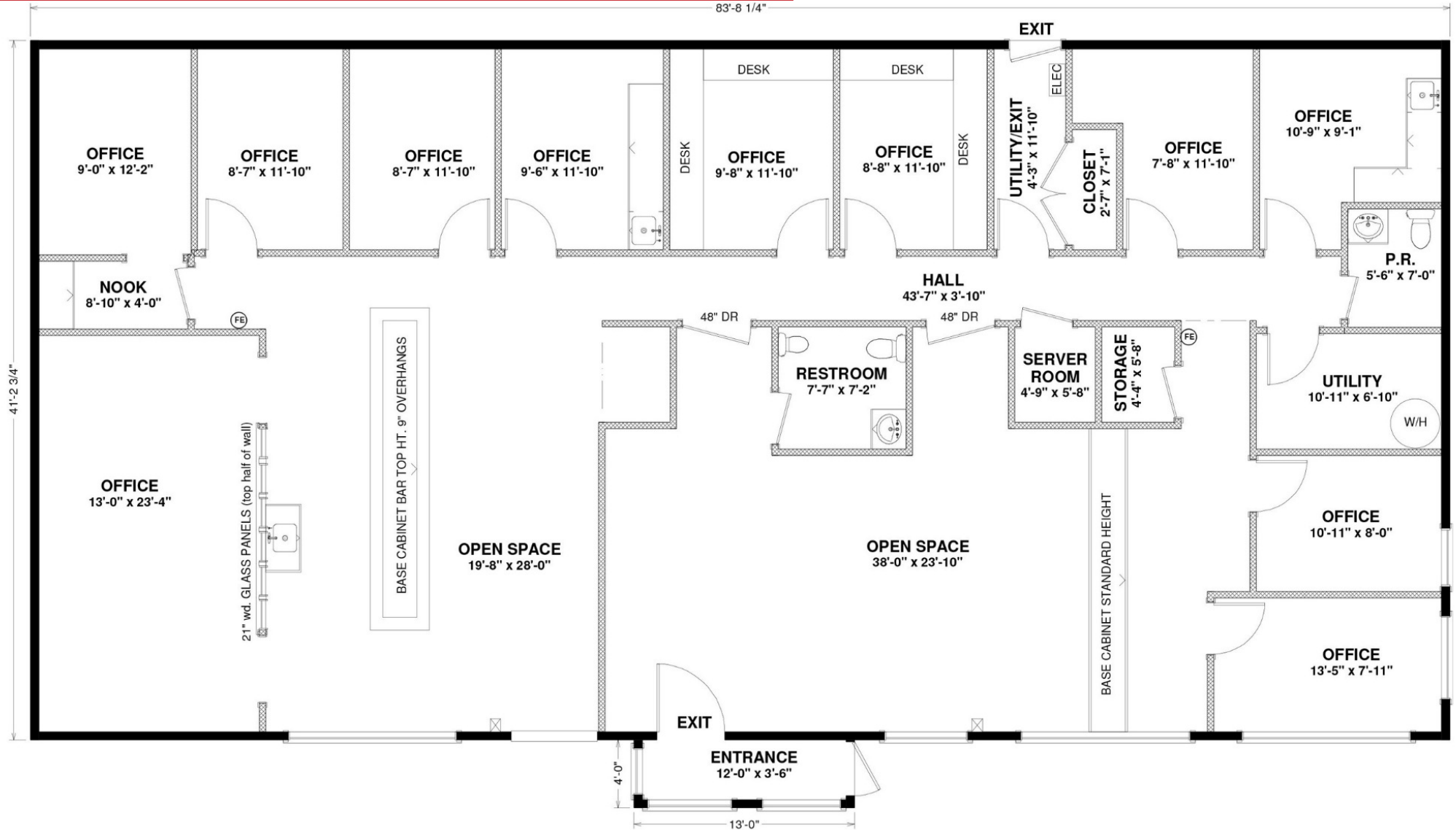
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## FLOOR PLAN


**AVAILABLE**  
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ADDITIONAL PHOTOS

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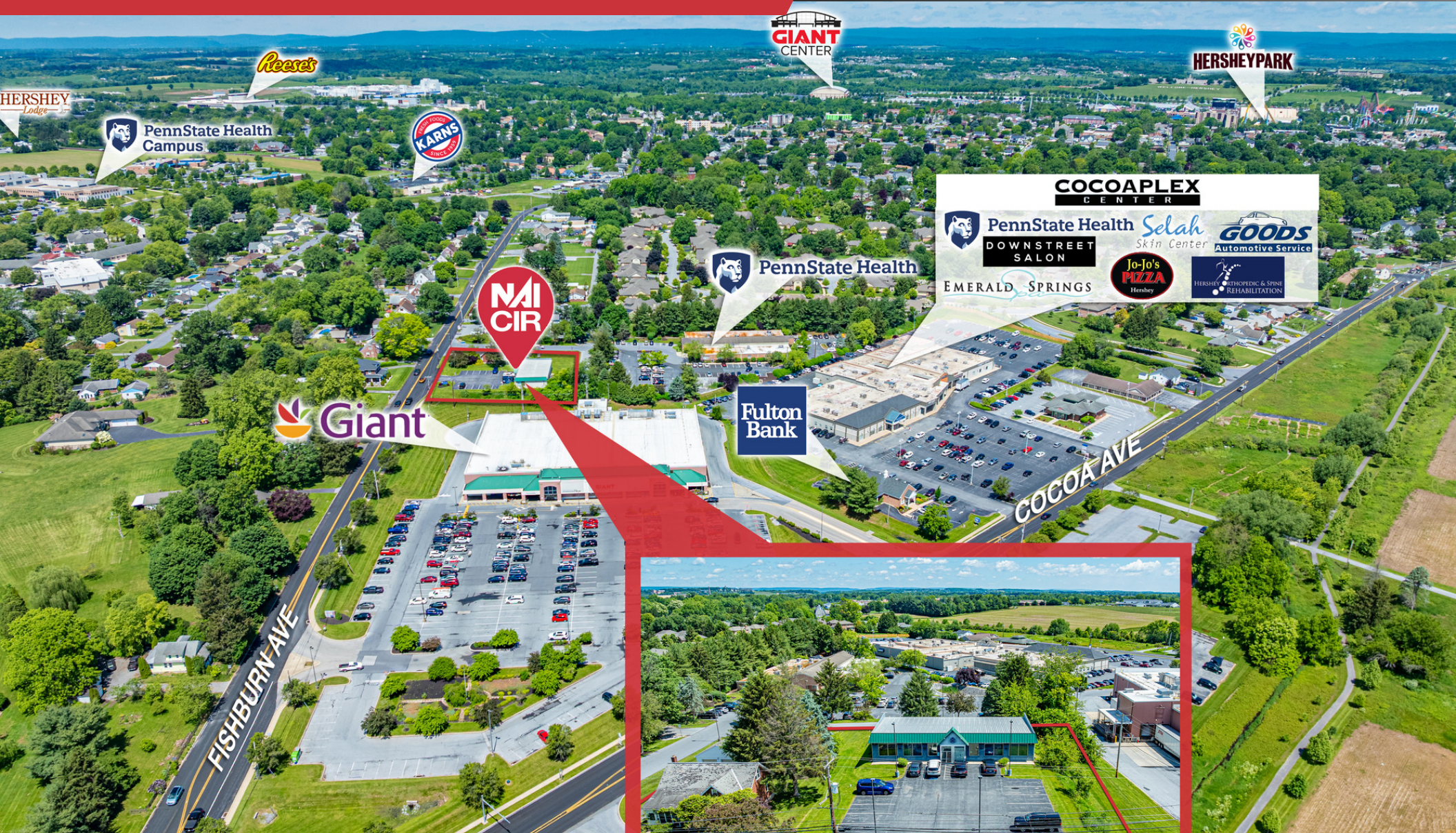
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LOCATION MAP


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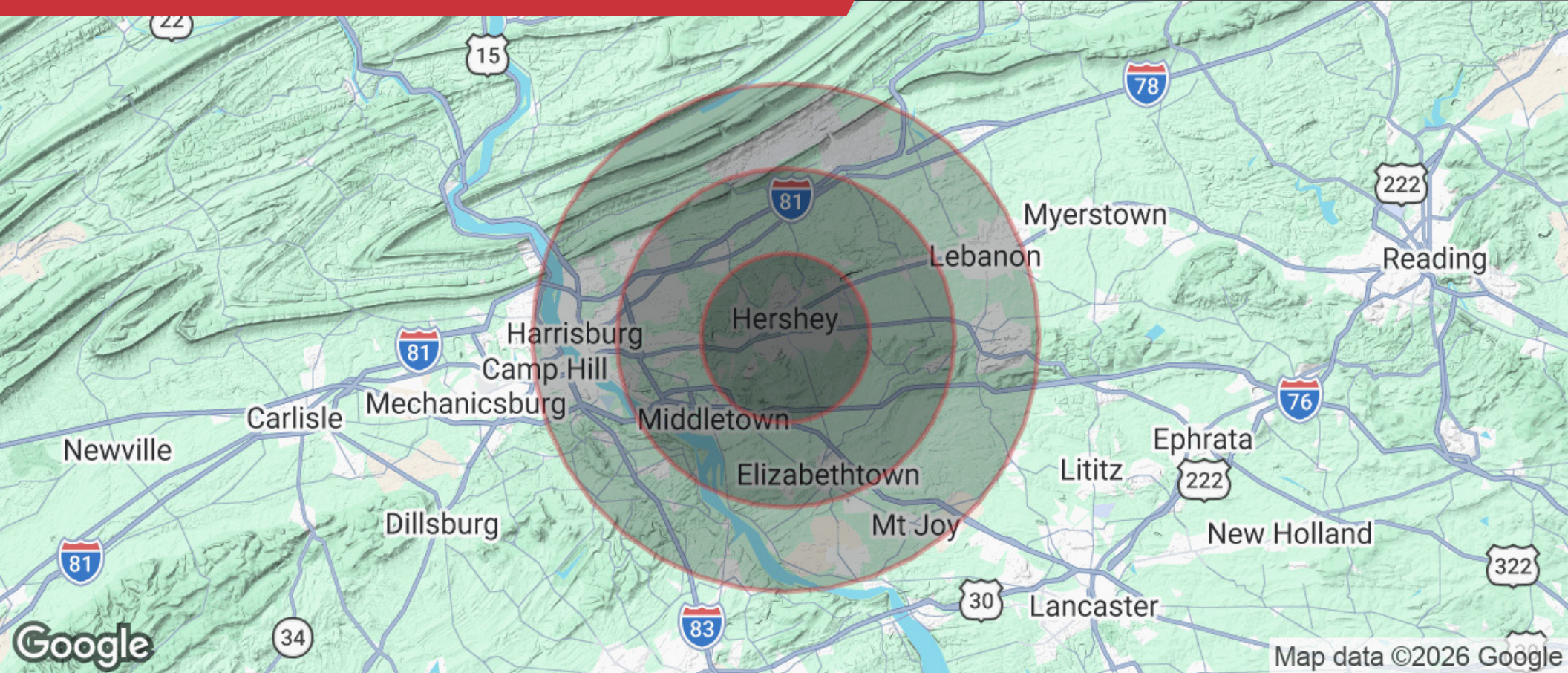
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## DEMOGRAPHICS

AVAILABLE

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### POPULATION

5 MILES	10 MILES	15 MILES
62,710	242,079	495,118



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
25,258	95,019	198,883



### INCOME

5 MILES	10 MILES	15 MILES
\$117,995	\$103,894	\$99,612

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