

Courtyard Plaza of Hershey



Presented by
Realty Management Associates, LLC

535 E Chocolate Ave, Hershey, PA 17033



Price: \$21.50 /SF/Yr

Class A Office space or medical office with a Chocolate Ave. Address.
Office suite will be available for tenant build out.
Common elevator and restrooms.
No parking challenges for clients, visitors, or employees.
Close to downtown restaurants and all the Hershey attractions.
No traffic congestion and easily accessible from Rt. 422, Rt. 322, Rt. 39, Rt. 743 and PA Turnpike.

For more listing information visit

<https://www.loopnet.com/Listing/535-E-Chocolate-Ave-Hershey-PA/15121000/>

Courtyard Plaza of Hershey

535 E Chocolate Ave, Hershey, PA 17033



Excellent Location! Highly visible and easily accessible.

Todd Decker

todd@rmacentralpa.com

(717) 790-0111 Ext: 2250

Realty Management Associates, LLC

305 N Front St
Harrisburg, PA 17101



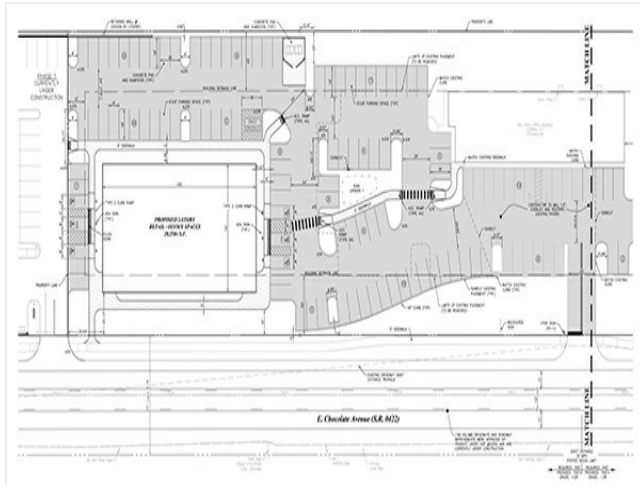
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Site Plan

Listing spaces

1st Floor Ste 100

Space Available	2,500 - 10,000 SF
Rental Rate	\$21.50 /SF/Yr
Contiguous Area	20,000 SF
Date Available	To Be Determined
Service Type	Triple Net
Space Type	New
Space Use	Office/Retail
Lease Term	Negotiable



Site Plan

2nd Floor Ste 200

Space Available	2,500 - 10,000 SF
Rental Rate	\$21.50 /SF/Yr
Contiguous Area	20,000 SF
Date Available	To Be Determined
Service Type	Triple Net
Space Type	New
Space Use	Office
Lease Term	Negotiable

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Property Photos

FINAL LAND DEVELOPMENT PLAN
FOR
555 E. CHOCOLATE AVENUE - LOT 2
FOR
CHAFIA CAPITAL PARTNERS, LLC.
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
JANUARY 10, 2017
LAST REVISED APRIL 6, 2017

APPLICANT (LEGAL OWNER)
CHAFIA CAPITAL PARTNERS, LLC
555 E. CHOCOLATE AVENUE, SUITE 200
HERSHEY, PA 17033
TEL: 717.534.1111 FAX: 717.534.1122

ENGINEER'S PLAN CERTIFICATION
I HEREBY CERTIFY THE PLAN IS IN ACCORD WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWNSHIP AND COUNTY.

REGISTERED PROFESSIONAL ENGINEER
John S. Snyder, P.E.
Snyder, Secary & Associates, LLC
1000 HUNTERSWOOD ROAD, SUITE 200
HARRISBURG, PA 17110
PHONE: 717.534.1111 FAX: 717.534.1122
WWW.SNYSYDSECARY.COM

ENGINEER'S STORM WATER CERTIFICATION
I HEREBY CERTIFY THE STORM WATER MANAGEMENT PLAN IS IN ACCORD WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWNSHIP AND COUNTY.

LANDSCAPE ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THE LANDSCAPE ARCHITECTURE PLAN IS IN ACCORD WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWNSHIP AND COUNTY.

INDEX OF BEARINGS

POINT	BEARING
10-1	CHOCOLATE AVENUE
10-2	CHOCOLATE AVENUE
10-3	CHOCOLATE AVENUE
10-4	CHOCOLATE AVENUE
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10-97	CHOCOLATE AVENUE
10-98	CHOCOLATE AVENUE
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10-100	CHOCOLATE AVENUE

REMARKS:
1. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWNSHIP AND COUNTY.
2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY.
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TOWNSHIP OF DERRY
PLAT NO. 1523
SUBMISSION DATE: 1/10/17
REVISION DATE: 4/6/17

FINAL LAND DEVELOPMENT PLAN
FOR
555 E. CHOCOLATE AVENUE - LOT 2
CHAFIA CAPITAL PARTNERS, LLC.
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

APPROVED:
TOWNSHIP ENGINEER: [Signature]
TOWNSHIP BOARD: [Signature]

DATE: 01/10/17

Other

Courtyard Plaza of Hershey

535 E Chocolate Ave, Hershey, PA 17033

Location

