



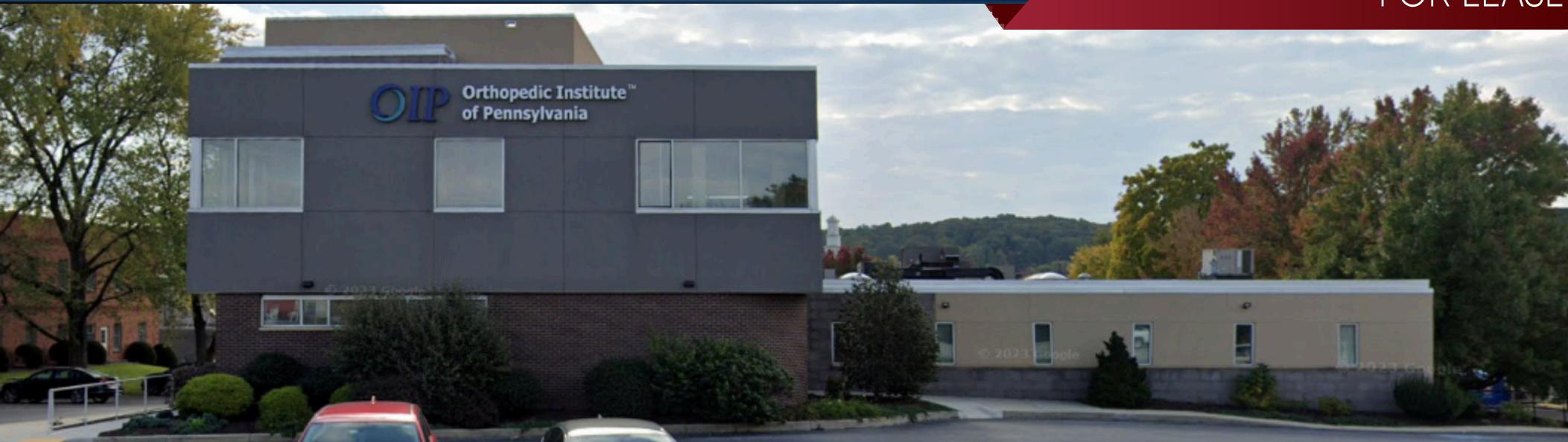
OFFICE SPACE FOR LEASE

112 SIPE AVE | HUMMELSTOWN, PA



WWW.LANDMARKCR.COM
(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY

Available Space	4,600 SF
Lease Rate	\$15.00 /SF
Lease Type	NNN
Building Size	28,680 SF
Building Type	Office Building
Floors	3
Lot Size	4.29
Built/Renovated	1980/2021
County	Dauphin
Municipality	Derry Twp
Zoning	General Commercial
Access	W Chocolate Ave (US-422) W Governor Rd (US-322)

PROPERTY HIGHLIGHTS

- Excellent opportunity to lease a turn-key office space in highly desired Derry Twp
- The three-story office building is highly visible and offers excellent opportunity for signage
- The available space offers:
 - Opportunity to lease entirety of the 2nd floor
 - Ideal layout for variety of office uses
 - Private offices, common work areas, and conference room with abundant natural light
 - Professional reception/waiting area, private restrooms and kitchenette
- Excellent location just off of **322** & **422** with easy access to 
- Neighbors include: OIP, Penn State Health Hershey Medical Center, Hershey Lodge, The Hershey Company, and all of the attractions, restaurants, and shopping of Hershey, PA



112 SIPE AVE HUMMELSTOWN, PA

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PROPERTY OVERVIEW

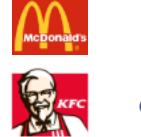
Excellent opportunity to lease 2nd floor space in 112 Sipe Ave in Hummelstown, PA. The highly visible property is located along, and has access to W Chocolate Ave (322) & W Governor Rd (422) with excellent signage opportunity. The property is a 28,680 SF three-story office building sitting on 4.29 acres with ample parking.

The available turn-key space has an ideal layout for a variety of office uses with ample private offices, common work areas, and conference space with and an abundance of natural light throughout. The space also features a professional reception and waiting area, private restrooms, and kitchenette.

Join current tenant OIP who currently occupies the remainder of the building. Neighboring corporate tenants include:



PennState Health
Milton S. Hershey Medical Center



AVAILABILITY
2ND FLOOR
4,600 SF

LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
2 nd Floor	200	4,600 SF	\$15.00 /SF	NNN



112 SIPE AVE HUMMELSTOWN, PA

OFFICE SPACE FOR LEASE



PennState Health
Milton S. Hershey Medical Center



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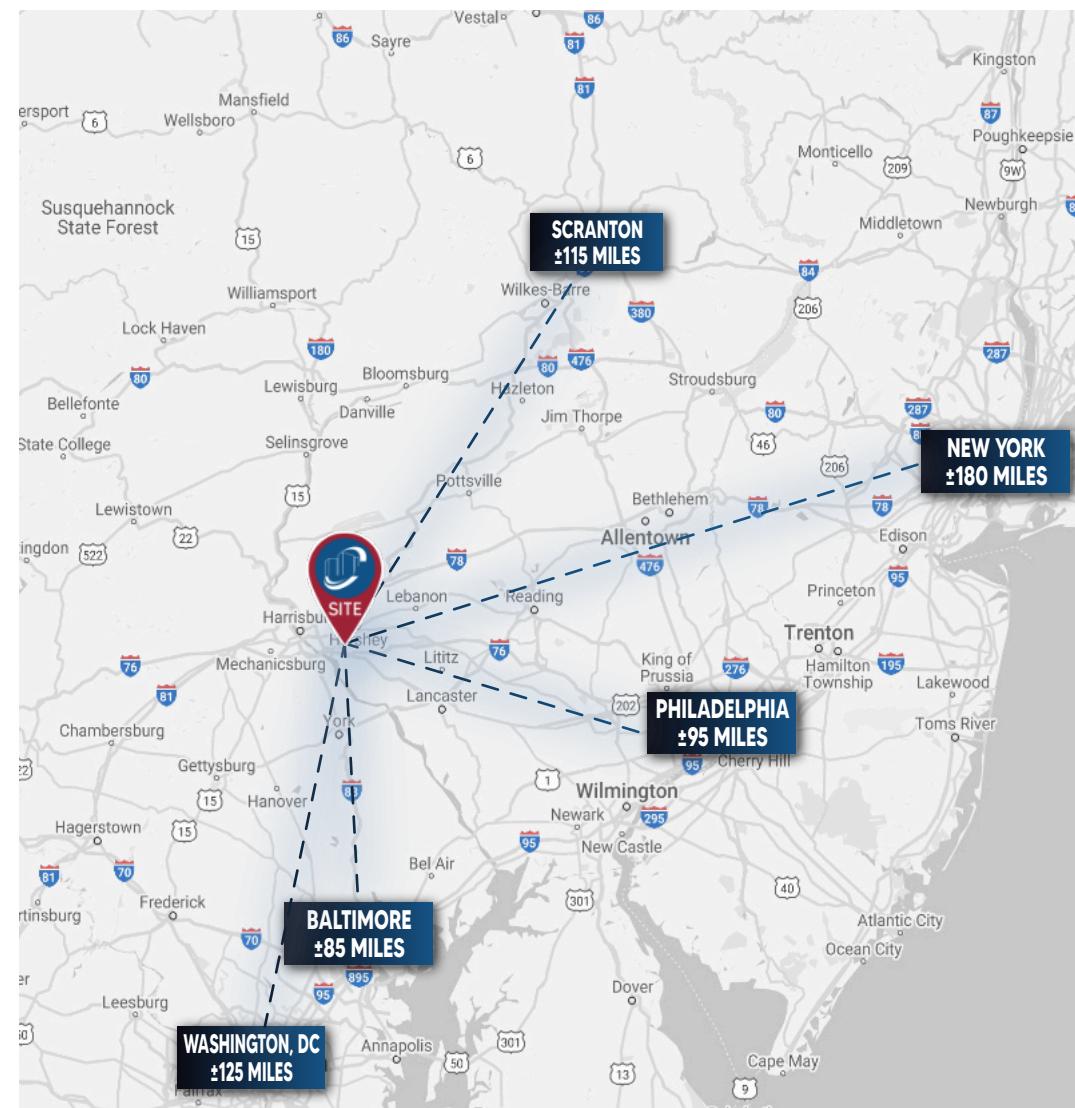
AREA OVERVIEW

HERSHEY, PA: The town was founded by Milton S. Hershey in 1903 for the Hershey Company's workers. The homes had modern amenities such as electricity, indoor plumbing, and central heating.

The town had a public trolley system; a free school to educate the children of employees; a free vocational school to train orphaned and underprivileged boys; and later an amusement park, golf courses, community center, hotel, zoo, and a sports area.

In 1963, the Milton S. Hershey Foundation gave a \$50M gift to Penn State to establish a medical school and teaching hospital in Hershey. Penn State College of Medicine offers an inclusive and welcoming environment toward people from all walks of life.

Hershey is next door to the state capital, Harrisburg, historic Lancaster and Gettysburg. And it's easy to get to some of the Mid-Atlantic's largest metros. Compared to big-city neighbors, Hershey is an affordable place to call home with a cost of living below the national average.





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TRADE AERIAL



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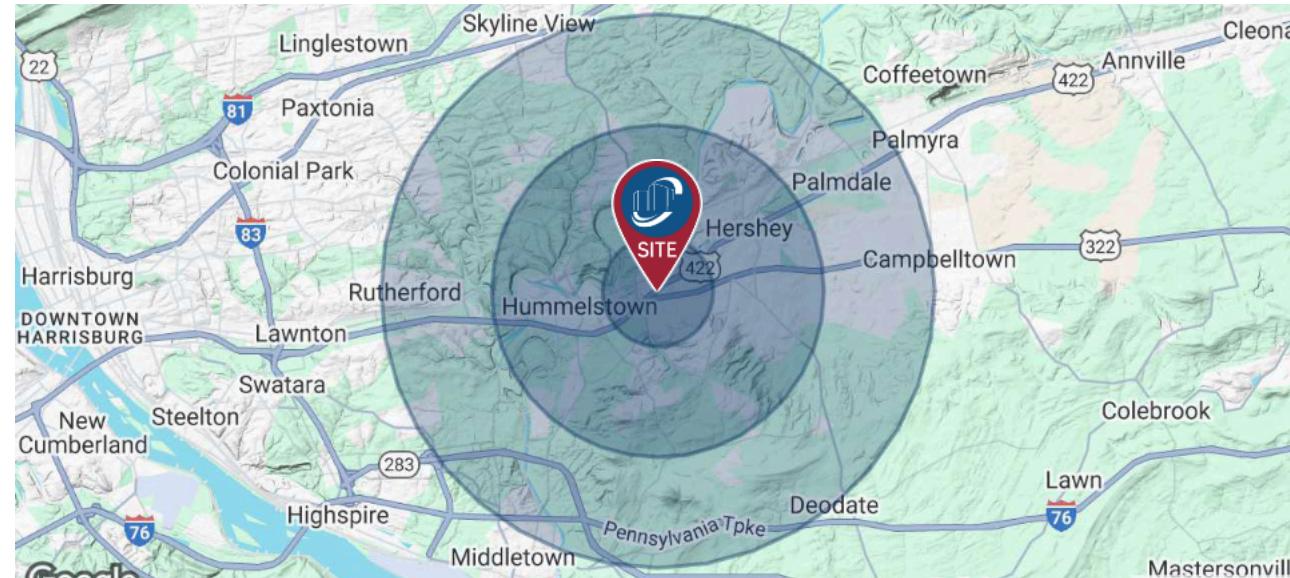
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,985	31,763	65,091
Average Age	36	41	42
Average Age (Male)	35	40	41
Average Age (Female)	37	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,712	12,881	26,014
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$81,787	\$121,324	\$121,525
Average House Value	\$341,096	\$403,292	\$364,143



112 SIPE AVE HUMMELSTOWN, PA

OFFICE SPACE
FOR LEASE

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OFFICE SPACE AVAILABLE FOR LEASE

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