



# VACANT LAND FOR LEASE

605 HERSHEY ROAD, HUMMELSTOWN, PA 17036



[WWW.LANDMARKCR.COM](http://WWW.LANDMARKCR.COM)  
(717) 731.1990





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HUMMELSTOWN, PA 17036**



## EXECUTIVE SUMMARY

Vacant land available for lease on Route 39 in Hummelstown..

## OFFERING SUMMARY

<b>Lot Size</b>	2.04 Ac
<b>Lease Price</b>	\$1.00/SF/yr
<b>Lease Type</b>	Gross/Full Service
<b>Zoning</b>	Commercial Neighborhood
<b>Municipality</b>	West Hanover Township
<b>County</b>	Dauphin County

## HIGHLIGHTS

- ± 2 acres prime commercial neighborhood land
- Owner will consider build to suit possibilities
- Available as land lease - reasonable rates at \$1.00/SF
- Residential building rented separately
- 1.6 acres to 2 acres available
- Great frontage on Route 39
- Best uses are Multi-family, bed and breakfast, restaurant, medical, health club, or retail

**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

**BO MANGAM**  
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REGIONAL AERIAL





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## AREA OVERVIEW

A charming community, **HERSHEY** is renowned for its rich history, world-famous chocolate, and vibrant attractions. Home to The Hershey Company, creator of beloved treats like Hershey's Bars and Reese's Peanut Butter Cups, Hershey offers a sweet investment opportunity unlike any other. But Hershey isn't just about chocolate- it's a thriving hub of entertainment and recreation. Hersheypark, Hershey's Chocolate World, and Hershey Gardens draw visitors from far and wide, making it a prime location for commercial ventures. Plus, with the Penn State Milton S. Hershey Medical Center and the Milton Hershey School enriching the community, Hershey boasts a diverse and robust economy. Beyond its attractions, Hershey offers an array of amenities, including world-class golf courses, luxury spas, and the opulent Hotel Hershey. Hersheypark Stadium adds to the allure, hosting concerts and sporting events throughout the year. Located just 14 miles east of Harrisburg and part of the Harrisburg metropolitan area, Hershey enjoys easy access to major cities like Allentown and Philadelphia. With its thriving economy, strong community infrastructure, and prime location, Hershey presents a compelling investment opportunity for discerning investors.



**HOLLYWOOD CASINO AT PENN NATIONAL RACE COURSE**, located in Grantville, PA, is a premier gaming and entertainment destination in the region. With over 2,400 slot machines and 50 table games, the casino also boasts a state-of-the-art sports book where guests can wager on a variety of sporting events. Beyond gaming, there are several dining options, ranging from casual fare to upscale cuisine. The venue regularly hosts live performances by top artists and bands, as well as special events and promotions throughout the year.

Conveniently located just off Interstate 81, Hollywood Casino is easily accessible from major cities like Harrisburg and Hershey. Plus, with ample parking and a range of amenities, including a hotel and spa, it's the perfect destination for a weekend getaway or a night out on the town.



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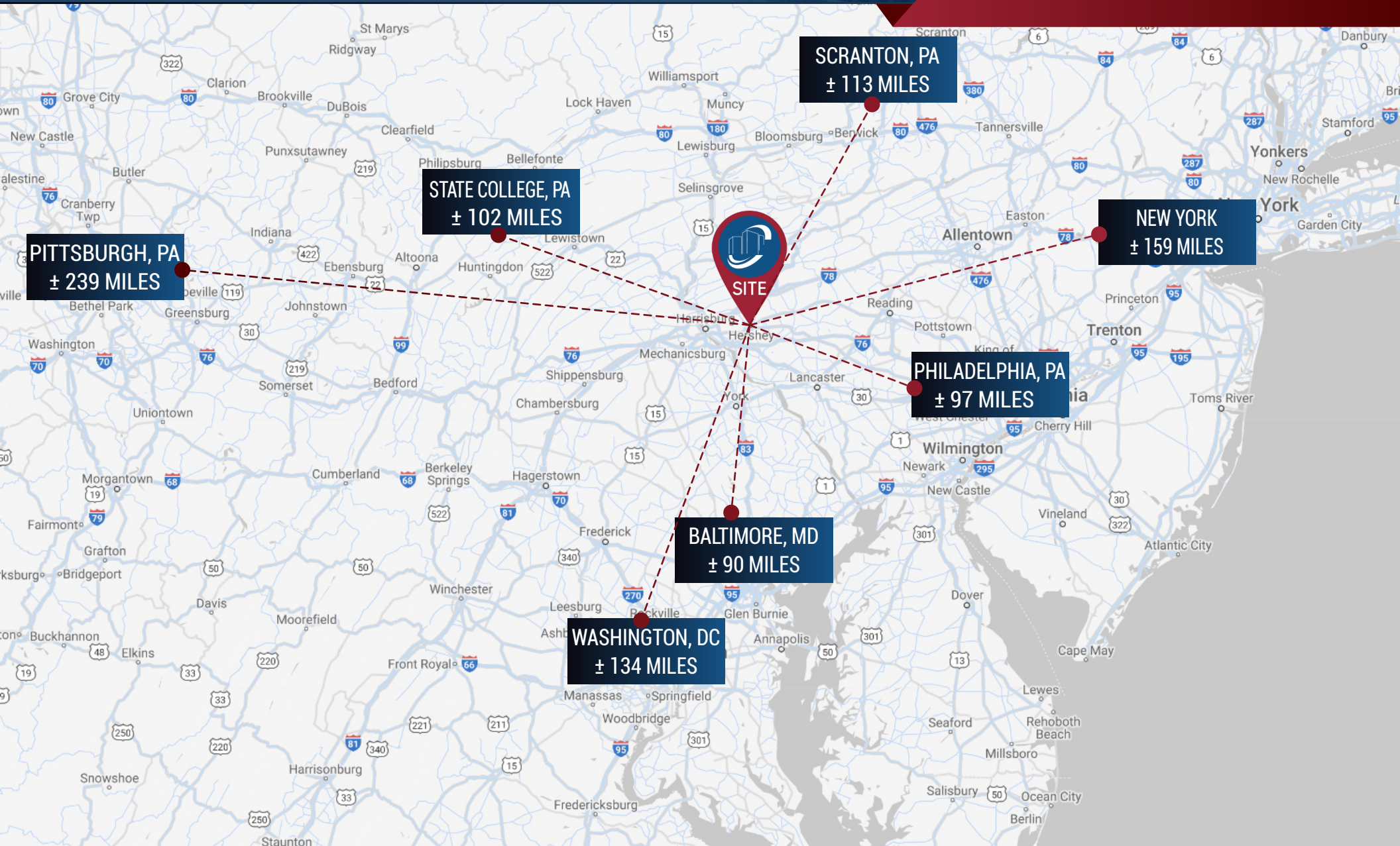


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