

MEDICAL/OFFICE BUILDING  
**FOR LEASE**

**867 FISHBURN RD**  
HERSHEY, PA 17033



**FISHBURN AVE**

**Amber Corbo**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

# 867 FISHBURN RD

## PROPERTY DETAILS

# FOR LEASE

## CONTACT AGENT

### OFFERING SUMMARY

Lease Rate	Contact Agent
Number of Units	One (1)
Available SF	3,750 SF
Lot Size	1 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 medical office on a one (1) acre lot for 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 one (1) acre lot in Hershey, PA. 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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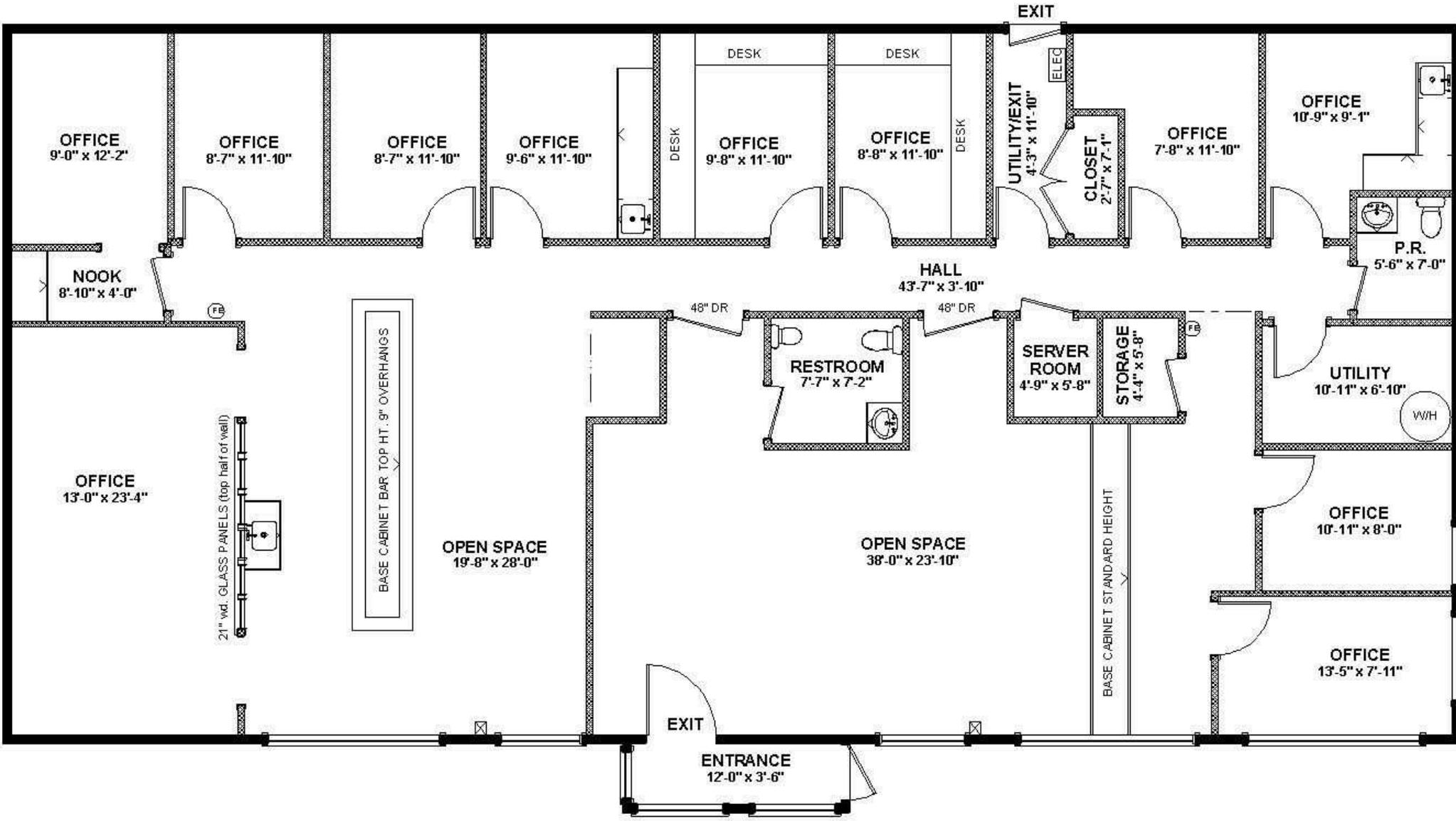
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## FLOOR PLAN

# FOR LEASE

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867 FISHBURN RD  
ADDITIONAL PHOTOS

FOR LEASE  
CONTACT AGENT



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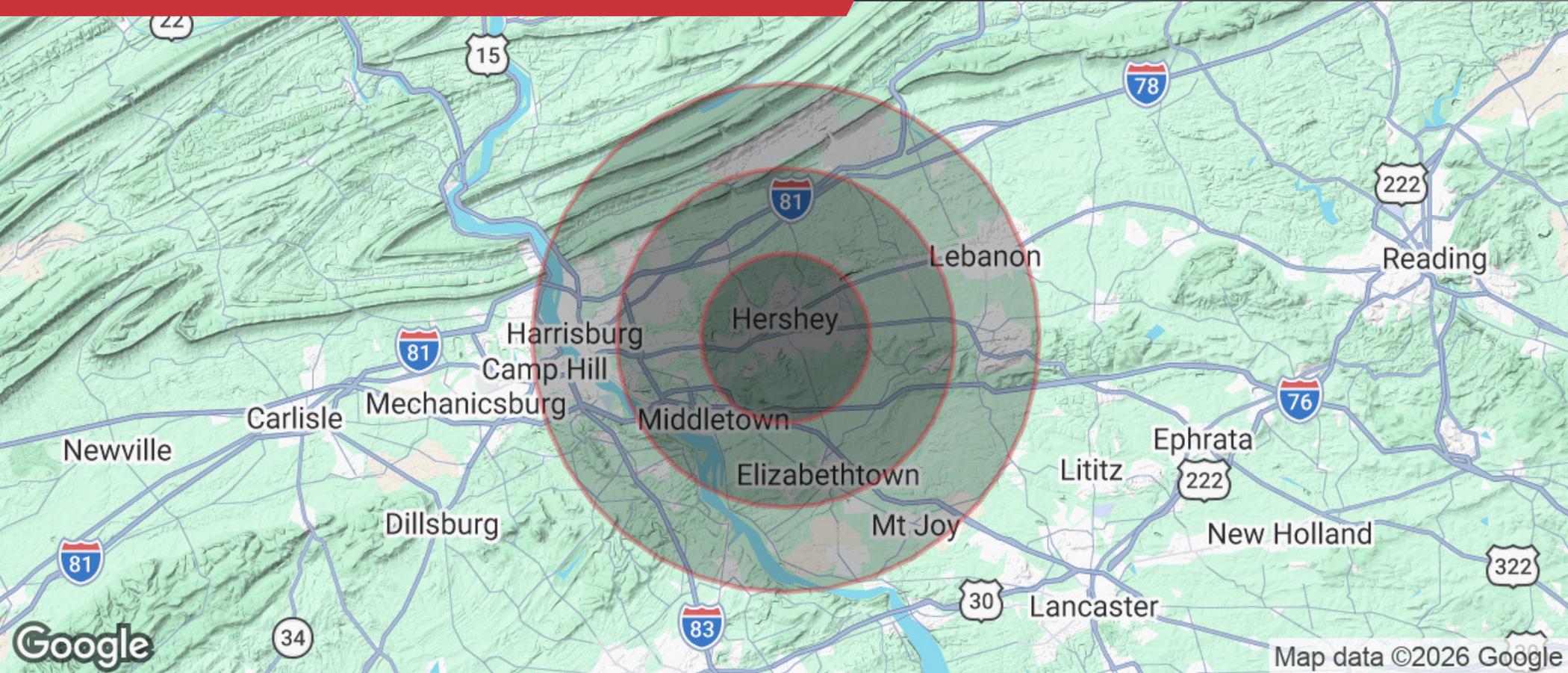
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# 867 FISHBURN RD

## DEMOGRAPHICS

# FOR LEASE

## CONTACT AGENT



### 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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