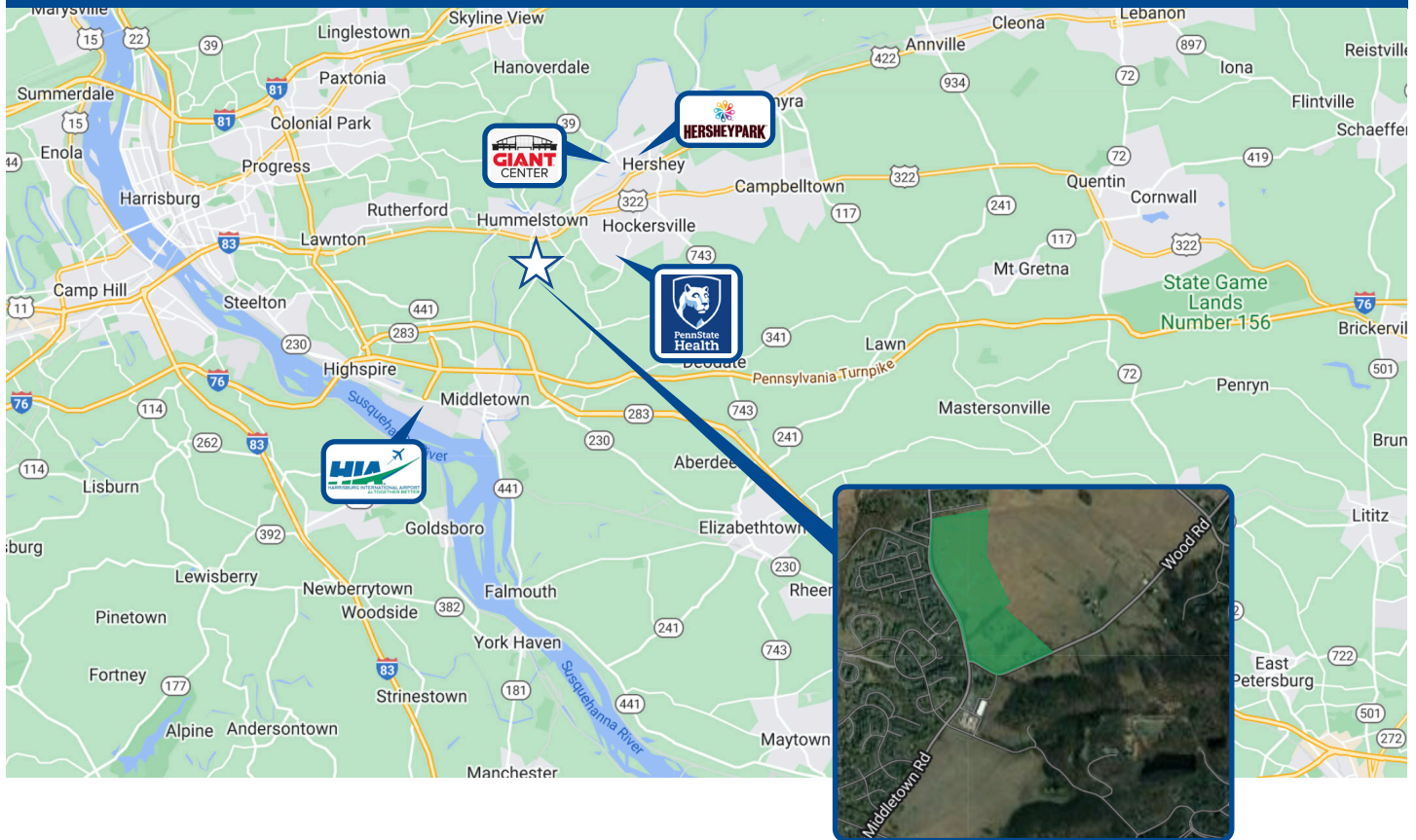


# MIDDLETOWN RD & WOOD RD

HERSHEY, PA 17036

**52 +/- ACRES**  
FOR SALE



## PROPERTY HIGHLIGHTS

- Zoning - Planned Campus West (Derry Township)
- Wide range of potential uses including retail, medical office, corporate campus, other commercial uses, and conditional residential uses
- PPL electric, public gas, water and sewer
- Connections with PA 283 and the PA Turnpike exist within roughly 5 miles to the south via Middletown Rd
- 11.5 Miles from Harrisburg
- 2,000 foot +/- frontage on Middletown Rd
- 1,000 foot +/- frontage on Wood Rd
- Rare commercial zoning in high income, high barrier to entry Hershey market









**DAVID B. MANIDIS**  
O: 610 359 5810 EXT 315  
C: 484 772 0095  
David@vrpnw.com

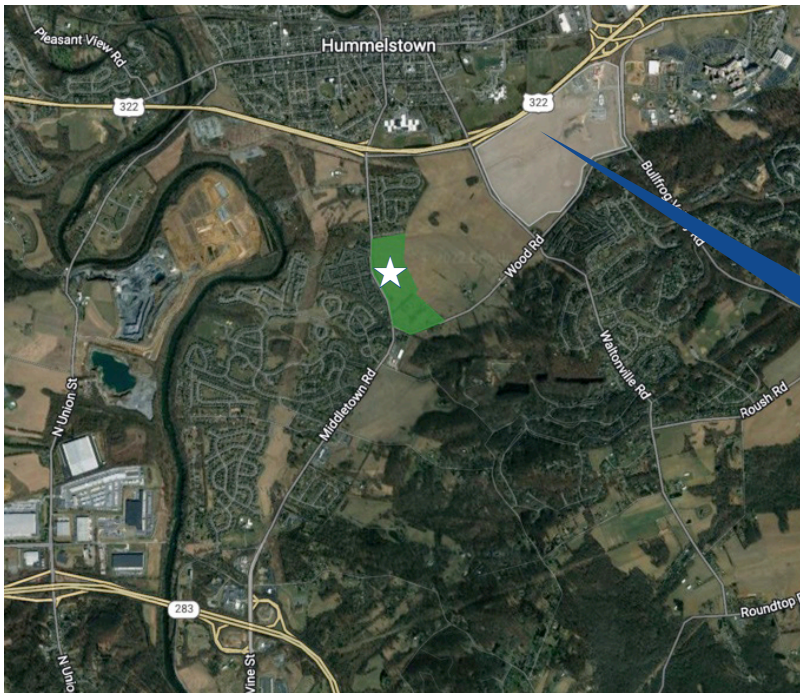
**ANDREW SPILLARD**  
O: 610 359 5810 EXT 321  
C: 610 213 3059  
Andy@vrpnw.com

# THE LOCATION

## Nearby Amenities:

 Harrisburg International Airport	8.7 Miles	 The Giant Center	4.5 Miles
 Hersheypark	4.3 Miles	 The Hotel Hershey	5.0 Miles
 Milton S. Hershey Medical Center	3.4 Miles	 Penn State Harrisburg	4.9 Miles

Demographic Information:	1 MILE	3 MILES	5 MILES
POPULATION	5,163	27,484	83,063
HOUSEHOLDS	2,114	11,300	33,809
AVG. HOUSEHOLD INCOME	\$120,285	\$98,874	\$92,197
DAILY TRAFFIC VOLUME ALONG MIDDLETOWN RD	15,000 cars/day		



FUTURE HOME TO

## Hershey West End

- Main Street-style retail & restaurants
- Gathering spaces
- Connected outdoor amenities
- 55+ senior living
- Apartments and townhomes
- Single family homes
- Plans for hotel and office space



**DAVID B. MANIDIS**  
 O: 610 359 5810 EXT 315  
 C: 484 772 0095  
 David@vrpnw.com

**ANDREW SPILLARD**  
 O: 610 359 5810 EXT 311  
 C: 610 213 3059  
 Andy@vrpnw.com

This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.