

1221 W. CHOCOLATE AVE, HERSHEY

LEASE

1,300 to 4,000 +/- SF Retail



REDEVELOPMENT CONCEPT

CAMPBELL

Commercial Partners LLC

LARRY KOSTELAC

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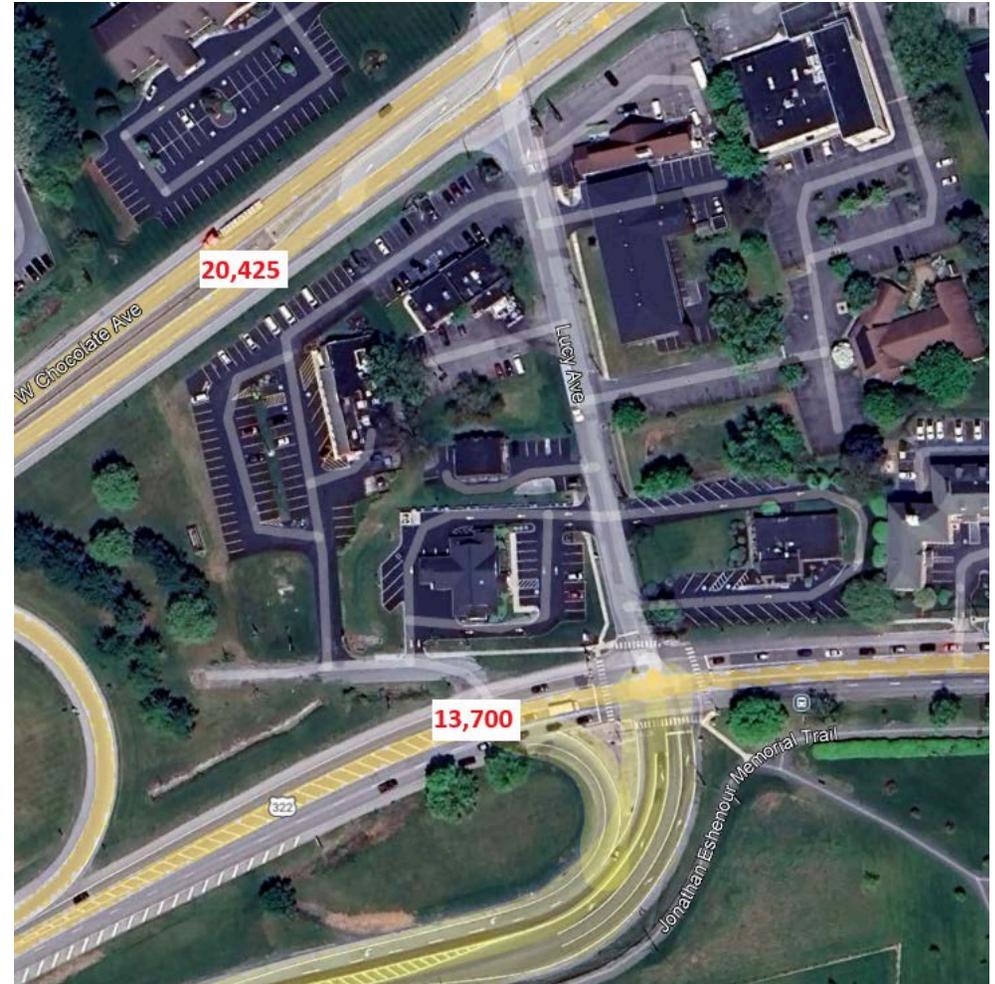
larry@acampbell.net

OFFERING SUMMARY

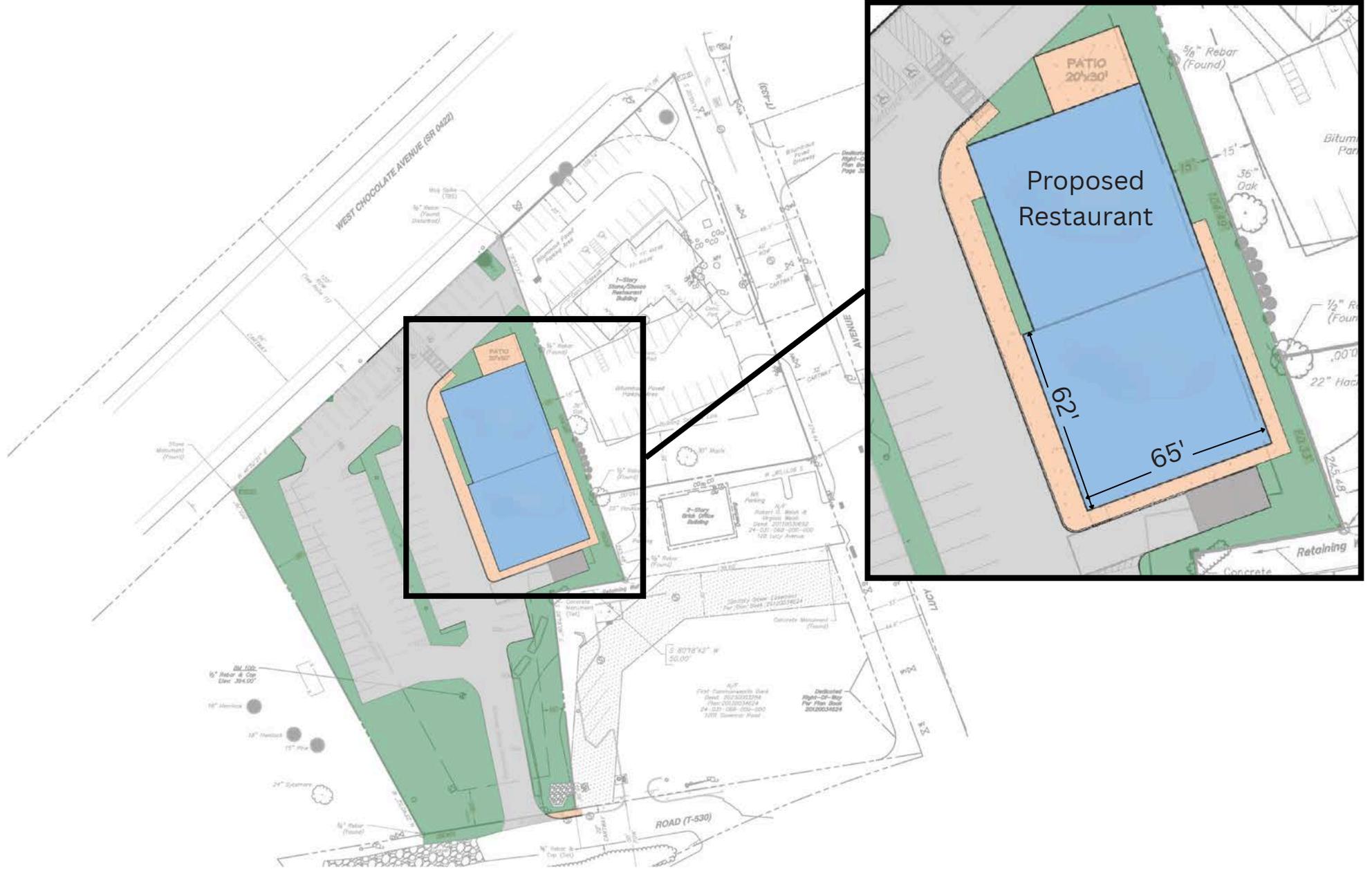
Available SF	1,300 to 4,000 +/-
Lease Rate	\$45 / SF
Lease Term	5 YEAR MINIMUM
Building Size	8,000 +/- SF
Zoning	GENERAL COMMERCIAL
Municipality	DERRY TOWNSHIP
County	DAUPHIN

PROPERTY HIGHLIGHTS

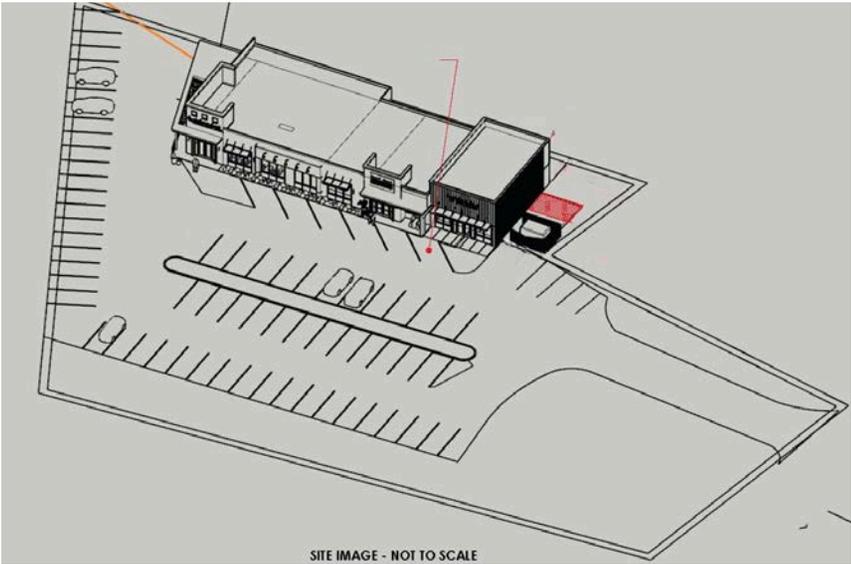
- High traffic location on 322
- Minutes to popular attractions - Hersheypark, Giant Center, ZooAmerica, Indian Echo Caverns
- Redevelopment underway with 2027 Q1 delivery
- Hersheypark brings ~ 3.3 million people to Hershey per year



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Hersheypark

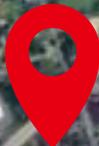
DUCK DONUTS
CHIPOTLE MEXICAN GRILL
FIRST WATCH THE DAYTIME CAFE
Jersey Mike's SUBS
tropical SMOOTHIE CAFE
PRIMANTI BROS.



weis
planet fitness
Panera BREAD
FINE WINE & GOOD SPIRITS
five BELOW

PNC BANK
SUBWAY

HERSHEY Lodge



PennState Health
Milton S. Hershey Medical Center

SHEETZ
Wendy's
McDonald's
Pizza Hut
PLAYA BOWLE

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