

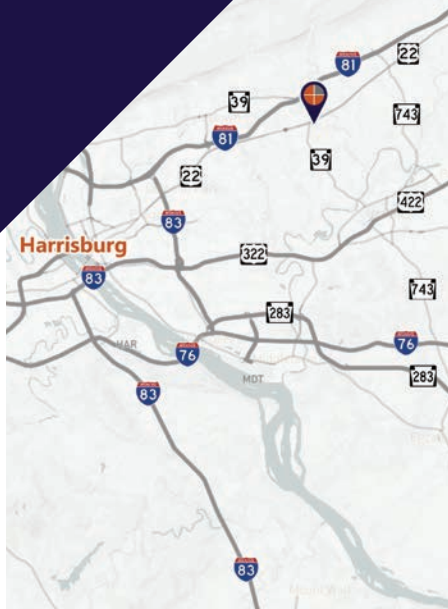
3 INDIVIDUAL PARCELS OF LAND

West Hanover Township | Dauphin County

Benjamin Ct. & Bretz Dr. Harrisburg, PA 17112

FOR SALE

Offering for sale are three (3) separate parcels, totaling 3.69± acres in size. Located directly behind Ciocca Honda of Harrisburg.



Benjamin Chiaro, CCIM
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For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

PROPERTY & MARKET OVERVIEW



This commercial tract is situated in a well-established and growing marketplace. The immediate area boasts strong residential neighborhoods, expanding healthcare facilities, and a diverse mix of retail and service businesses, creating a built-in customer base and infrastructure to support a wide range of new developments. Additionally, with direct access to Interstate 81, the region's primary north-south corridor, the site benefits from consistent local demand and excellent regional connectivity.

Although the property is positioned just outside Hershey, it is only minutes away from the Hershey Park tourism district and the Penn State Health Milton S. Hershey Medical Center—two of Central Pennsylvania's key economic drivers. Moreover,

the site is strategically located near the growth along Route 22 and Route 39, which have become hubs for residential development, medical offices, retail centers, and service providers. This interconnected marketplace, extending beyond Hershey itself, has fostered a dynamic mix of commerce and housing that reinforces the long-term viability of the location.

With robust infrastructure, strong demographics, and close ties to both local and regional economic engines, the tract is ideally suited for a broad spectrum of uses, including hospitality, healthcare and wellness, retail, service businesses, and institutional facilities.

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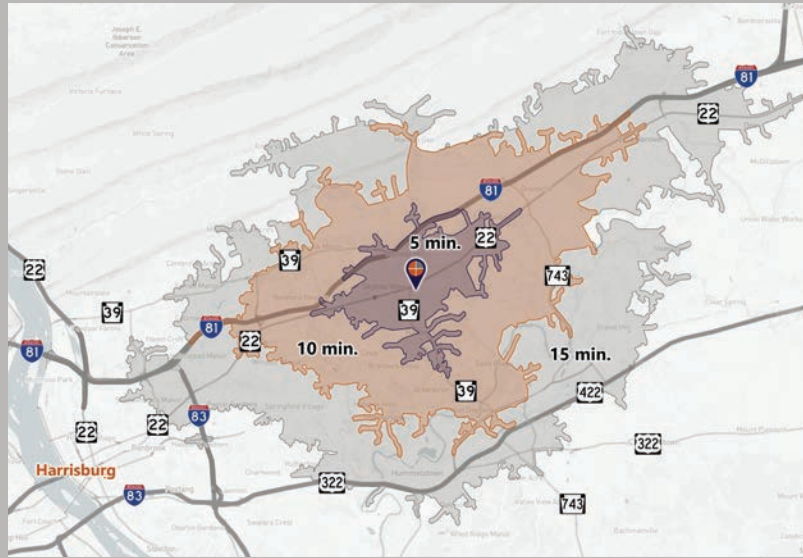


PROPERTY INFORMATION

DEMOGRAPHICS

| Benjamin Ct. & Bretz Dr. Harrisburg, PA | | | |
|---|---------------|-----------------|------------------|
| VARIABLE | 5 minutes | 10 minutes | 15 minutes |
| Total Population | 7,704 | 31,586 | 93,204 |
| Population Density (Per Sq. Mile) | 766.0 | 596.4 | 786.6 |
| Total Daytime Population | 7,203 | 28,365 | 100,611 |
| Total Households | 3,157 | 12,705 | 38,467 |
| Per Capita Income | \$60,439 | \$56,510 | \$49,653 |
| Average Household Income | \$149,709 | \$141,852 | \$120,008 |
| Average Disposable Income | \$110,804 | \$105,502 | \$90,420 |
| Aggregate Disposable Income | \$349,808,801 | \$1,340,399,640 | \$3,478,178,260 |
| Total (SIC01-99) Businesses | 228 | 1,045 | 3,910 |
| Total (SIC01-99) Employees | 2,693 | 13,704 | 62,933 |
| Total (SIC01-99) Sales | \$505,169,186 | \$2,527,643,166 | \$10,206,321,856 |
| Annual Budget Expenditures | \$400,280,431 | \$1,531,016,898 | \$3,965,166,680 |
| Retail Goods | \$131,378,102 | \$504,299,431 | \$1,298,877,286 |

TRAVEL DISTANCE FROM SITE



LOT 1 (68-035-119-000-0000)

- Land/Lot Size: 1.34± acres
- Address: 108 Benjamin Ct. Harrisburg, PA
- Zoning: Commercial-Highway (C-H)
- Topography: Slightly Sloped
- Annual Taxes: \$3,327
- Electric/Water/Sewer: Available

LOT 2 (68-035-118-000-0000)

- Land/Lot Size: 1.35± acres
- Address: 8005 Bretz Dr. Harrisburg, PA
- Zoning: Commercial-Highway (C-H)
- Topography: Slightly Sloped
- Annual Taxes: \$3,352
- Electric/Water/Sewer: Available

LOT 3 (68-035-117-000-0000)

- Land/Lot Size: 1.00± acres
- Address: 8007 Bretz Dr. Harrisburg, PA
- Zoning: Commercial-Highway (C-H)
- Topography: Slightly Sloped
- Annual Taxes: \$3,352
- Electric/Water/Sewer: Available

TRAFFIC COUNTS (TMS PENNDOT COUNT)

- Hershey Rd./PA Route 39: 12,360 VPD
- Allentown Blvd./US Route 22: 9,992 VPD

SALE PRICE

\$250,000 per acre

LISTING AGENTS



Benjamin Chiaro, CCIM

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Gordon Kauffman

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INFOGRAPHIC: BENJAMIN CT. & BRETZ DR.

DEMOGRAPHIC SUMMARY

Ciocca Harrisburg Land Parcels

Drive time of 5 minutes

KEY FACTS

7,704

Population



3,157

Households

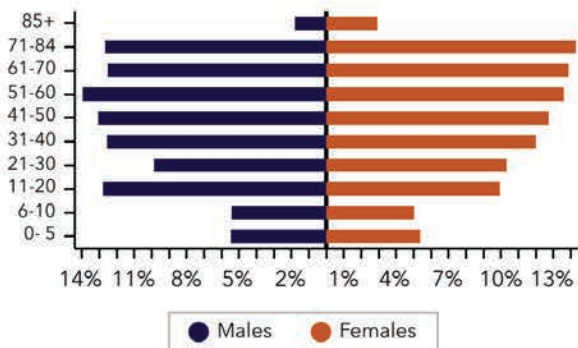
45.3

Median Age

\$88,147

Median Disposable
Income

AGE PYRAMID



INCOME



\$115,873

Median
Household
Income



\$60,439

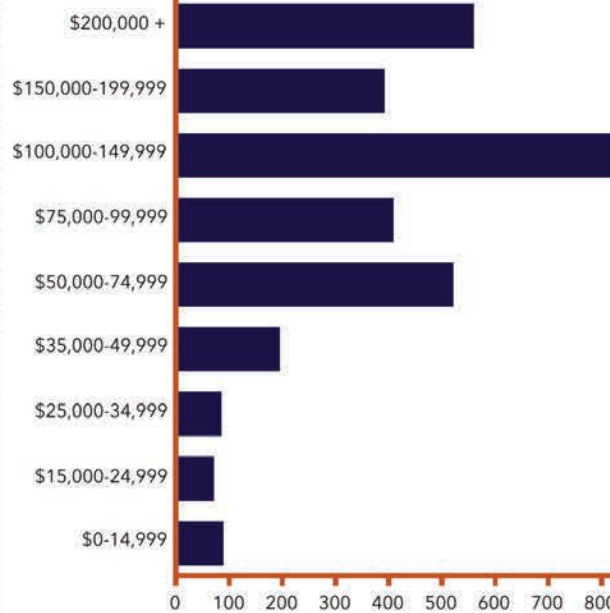
Per Capita
Income



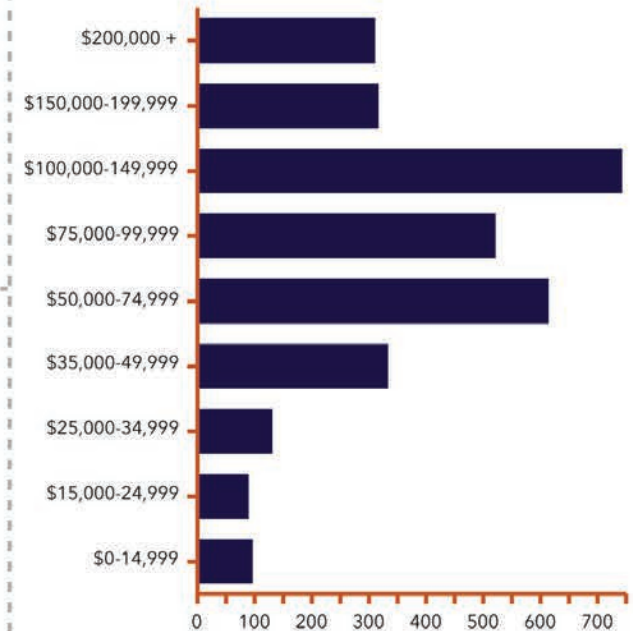
\$578,740

Median Net
Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



\$3,036

Apparel &
Services



\$5,088

Eating
Out



\$9,140

Groceries



\$10,016

Health
Care

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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTOS



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WEST HANOVER TOWNSHIP ZONING

COMMERCIAL-HIGHWAY (C-H)

The Commercial Highway (CH) District provides suitable development opportunities for highway oriented commercial activities. The district is located within growth areas as defined in the Township's Comprehensive Plan and areas planned for public sewage as identified in West Hanover Township's Sewage Plan. Due to the availability of community facilities in the CH District, a variety of commercial development types are anticipated and encouraged to service local residents and the transient public. As recommended in the Township's Comprehensive Plan, highway commercial development with environmentally sensitive site and highway access design is anticipated and encouraged. The regulations for this district are intended to promote high-quality development projects in keeping with the Township design standards.

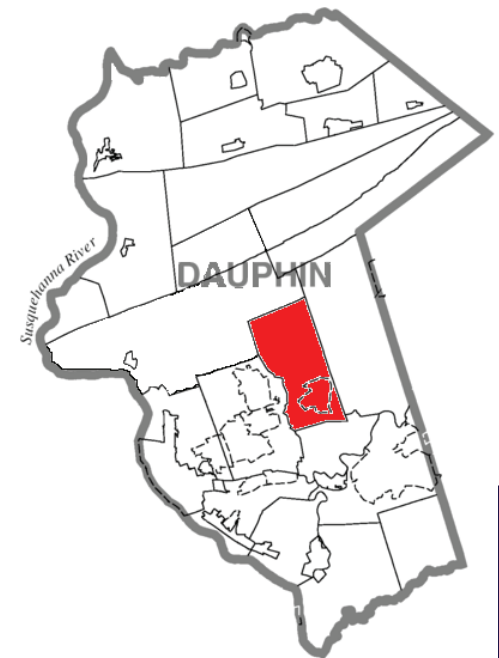
PERMITTED USES

- Community Residence, Group Home or Halfway House
- Assembly, General
- Government Facility
- Houses of Worship
- Library/Museum
- Police/Fire/EMS
- Commercial Recreation
- Commercial Equipment and Supply
- Convenience Store
- General Retail
- Grocery Store
- Automobile Fueling and Limited Repair Service
- Automobile Service/Car Wash
- Automobile, Truck, Limousine Sales & Rental Service
- Bail Bonds Agency
- Brew Pub
- Drinking Places
- Eating Places
- Electronic Cigarette / Vaporizer Store
- General Service
- Medical Clinic
- Microbrewery, Microdistillery, Microwinery
- Neighborhood Service
- Pawn Shop/Check Cashing Establishment

- Self-Storage Facility
- Tattoo/Piercing Parlor
- Office Uses
- Craftsman Industrial
- Transit Bus Stops & Facilities
- Transportation and Utilities
- Outdoor Storage Yard
- Accessory Solar Energy Systems
- Drive-Through Facility
- Outdoor Café

SPECIAL EXCEPTION USES

- Motel
- Rooming House and Boarding House
- School, High School, Vocational
- School, Pre-K, Elementary, Intermediate
- Medical Marijuana Dispensary
- Entertainment Assembly
- Family Childcare Home
- Funeral Home / Mortuary with Crematorium
- Group Childcare Home
- Brewery, Distillery, Winery
- Medical Marijuana Grower / Processor Facility



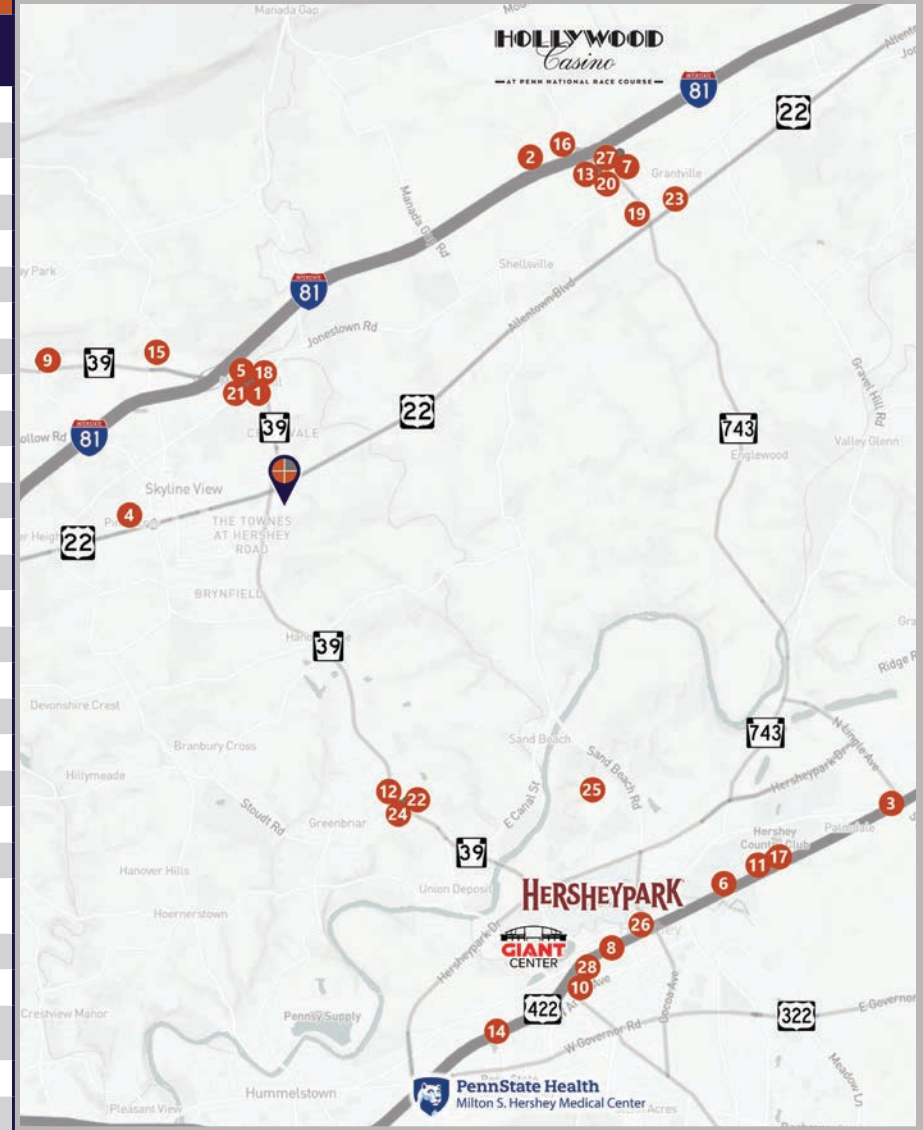
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HOTEL / HOSPITALITY DEMOGRAPHICS

HOTELS WITHIN 10 MILES OF SITE

| Hotels | Year Built | Rooms | Construction Status | Includes Restaurant | # of Stories |
|--|------------|-------|---------------------|---------------------|--------------|
| 1. avid hotel Harrisburg NE - Hershey Area | 2025 | 80 | Existing | No | 4 |
| 2. Best Western Grantville/Hershey | 2000 | 96 | Existing | No | 4 |
| 3. Best Western Plus Hershey | 2021 | 60 | Existing | No | 4 |
| 4. Comfort Inn Harrisburg/Hershey North | 2006 | 56 | Existing | No | 3 |
| 5. Country Inn & Suites Harrisburg Northeast-Hershey | 2002 | 79 | Existing | No | 3 |
| 6. Courtyard Hershey Chocolate Ave. | 2017 | 120 | Existing | Yes | 4 |
| 7. Days Inn by Wyndham Grantville Hershey North | 1987 | 100 | Existing | No | 1 |
| 8. Days Inn by Wyndham Hershey | 1989 | 101 | Existing | No | 4 |
| 9. Econo Lodge Hershey | 1994 | 42 | Existing | No | 2 |
| 10. Fairfield Inn & Suites Hershey Chocolate Ave | 2013 | 108 | Existing | No | 5 |
| 11. Hampton Inn & Suites Hershey | 1999 | 110 | Existing | No | 3 |
| 12. Hampton Inn & Suites Hershey Near the Park | 2010 | 86 | Existing | No | 3 |
| 13. Hampton Inn Harrisburg/Grantville/Hershey | 1995 | 79 | Existing | No | 3 |
| 14. Hershey Lodge | 1966 | 665 | Existing | Yes | 5 |
| 15. Holiday Inn Express Harrisburg NE | 1998 | 80 | Existing | No | 3 |
| 16. Holiday Inn Harrisburg (Hershey Area) I-81 | 1973 | 200 | Existing | Yes | 4 |
| 17. Howard Johnson by Wyndham Hershey | 1958 | 52 | Existing | Yes | 2 |
| 18. La Quinta Inn & Suites Harrisburg-Hershey | 2012 | 81 | Existing | No | 3 |
| 19. MainStay Suites Grantville Hershey North | 2008 | 64 | Existing | No | 3 |
| 20. Microtel Inn & Suites by Wyndham Grantville | 2027 | 80 | Proposed | No | 3 |
| 21. Scottish Inns & Suites North Hershey | 2000 | 64 | Existing | No | 3 |
| 22. Spark by Hilton Hershey Near the Park | 2006 | 58 | Existing | No | 3 |
| 23. SpringHill Suites Harrisburg Grantville | 2028 | 88 | Final Planning | No | 3 |
| 24. SpringHill Suites Hershey Near the Park | 2000 | 80 | Existing | No | 3 |
| 25. The Hotel Hershey | 1933 | 326 | Existing | Yes | 5 |
| 26. TownePlace Suites by Marriott Hershey | 2026 | 84 | Under Construction | No | 5 |
| 27. Tru by Hilton Grantville | 2021 | 92 | Existing | No | 5 |
| 28. Tru by Hilton Hershey Chocolate Ave | 2019 | 112 | Existing | No | 5 |

HOTEL LOCATIONS



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ABOUT HERSHEY, PA



HISTORY

For many Americans, the name "Hershey" means chocolate. The town is home to The Hershey Company and was founded by candy magnate, Milton S. Hershey in 1903 for the company's workers, and their homes had modern amenities such as electricity, indoor plumbing, and central heating. It 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. The man who started it all, Milton S. Hershey, was a great humanitarian and philanthropist.

Originally created as a town for the chocolate factory employees to reside so they were close to work.

Today, Hershey is a resort town that
3+ million
people visit
each year.

HERSHEY'S® POINTS OF INTEREST

- **HersheyPark:** a family theme park founded in 1906 by Milton S. Hershey that has grown to cover over 121 acres, containing 76 rides and attractions, as well as ZooAmerica and the adjacent Hershey's Chocolate World. It is the most visited them park in Pennsylvania and the ninth most visited theme park in North America.
- **Hershey's Chocolate World:** a visitors center, it is open year-round and offers its own attractions, marketplace shops and restaurants.
- **ZooAmerica:** open year-round and offers 11 acres of land to visit and walk throughout. It houses "more than 200 animals from five regions of North America". Included in admission to HersheyPark.
- **HersheyPark Stadium:** used as a sporting facility, concert venue, and location for various other large functions.
- **Giant Center:** a 10,500 seat multi-purpose arena that is home to the AHL Hershey Bears, and hosts concerts and other events.
- **The Hotel Hershey & Spa:** established in 1933, this historical landmark and five-star resort hotel sits on a hilltop overlooking the town of Hershey. It has 276 guest rooms, 3 restaurants, 1 bar, and 23,500 SF of event space. The full service spa was added in 2001.
- **Hershey Gardens:** a 23 acre botanical garden and arboretum located just south of the Hotel Hershey.
- **Hershey Theatre:** a 1,904 seat theater in downtown Hershey that features touring Broadway musicals, concerts, community performances, and dance groups. Opened in 1933.
- **Hershey Lodge & Convention Center:** a hotel and convention center that has 665 guest rooms and 100,000 SF of function space.
- **Penn State Health Milton S. Hershey Medical Center:** a 619-bed non-profit, tertiary, research and academic medical center in Hershey. It is Central PA's only academic medical center. The medical center is an American College of Surgeons-designated level I adult & pediatric trauma center and has a helipad to handle med-evac patients. Attached to the medical center is the 122-bed Penn State Children's Hospital, which treats infants, children, adolescents, and young adults up to the age of 21.
- **Milton Hershey School:** a private boarding school for K-12 students. Founded in 1909 by Milton & Catherine Hershey. The school is free for students and is funded by a trust. In total, the eight campuses cover about 7,500 acres of land.
- **AACA Museum:** a 71,000 SF transportation museum with over 130 cars, buses, motorcycles and automobile collectibles in themed settings from the 1890s to 1980s.



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