

Mixed-Use Property For Lease

# 515 W CHOCOLATE AVE

Hershey, PA 17033

**Presented By:**

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W Chocolate Ave



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## PROPERTY DESCRIPTION

An exciting opportunity to join Hidden Still, Stumpy's Hatchet House, and other local favorites just off of W Chocolate Ave, this mixed-use property presents something for every tenant. There are multiple flex suites available, self-storage units, and office suites.

## PROPERTY HIGHLIGHTS

- Non-contiguous flex/office suites available
- +/- 10,000 SF flex space with dock and drive-in
- +/- 720 SF self-storage units
- +/- 532 SF office suite connected to self-storage units
- +/- 3,071 SF flex

## OFFERING SUMMARY

|                |   |
|----------------|---|
| Lease Rate:    | \$595.00 - 1,750.00 per month (MG; Gross)                   |
| Available SF:  | 532 - 10,350 SF   |
| Lot Size:      | 6.41 Acres  |
| Building Size: | 31,758 SF   |
| Municipality:  | Derry Township  |
| County:        | Dauphin County  |
| Zoning:        | Hershey Mixed Use within Downtown Core 9.1 Overlay District |



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## LEASE INFORMATION

|              |                 |             |                                 |
|--------------|-----------------|-------------|---------------------------------|
| Lease Type:  | MG; Gross       | Lease Term: | Negotiable                      |
| Total Space: | 532 - 10,350 SF | Lease Rate: | \$595.00 - \$1,750.00 per month |

## AVAILABLE SPACES

| SUITE                        | SIZE (SF)      | LEASE TYPE     | LEASE RATE        | DESCRIPTION   |
|------------------------------|----------------|----------------|-------------------|---|
| ■ Hershey Hatchet Flex Space | 10,350 SF      | Modified Gross | Withheld          | This +/- 10,350 SF flex space is below Stumpy's Hatchet House. The sprinklered space features concrete deck ceiling, block walls, and concrete flooring. The owner is willing to add a restroom if the tenant desires. There is 1 drive-in door measuring 9'7"x7'6", and 1 dock door measuring 9'7"x9'8" that sits 2'6" high. The warehouse is handicap accessible. 18'5"x14'5" column spacing with a clear height of 11'1", 10'4" clear to the bottom of the sprinklers. |
| ■ 12 Storage Units           | 720 - 8,640 SF | Gross          | \$595 per month   | 12 individual storage units available for rent in gated lot. Rent includes electric. 20' x 36' units.   |
| ■ Storage Unit Office        | 532 SF         | Gross          | \$650 per month   | This office space is part of the storage unit row, with direct inside access to multiple units. Rent includes all utilities.  |
| ■ Car Barn Flex Space        | 3,071 SF       | Modified Gross | \$1,750 per month | This flex space features surface parking and is accessible only via a gated lot.  |



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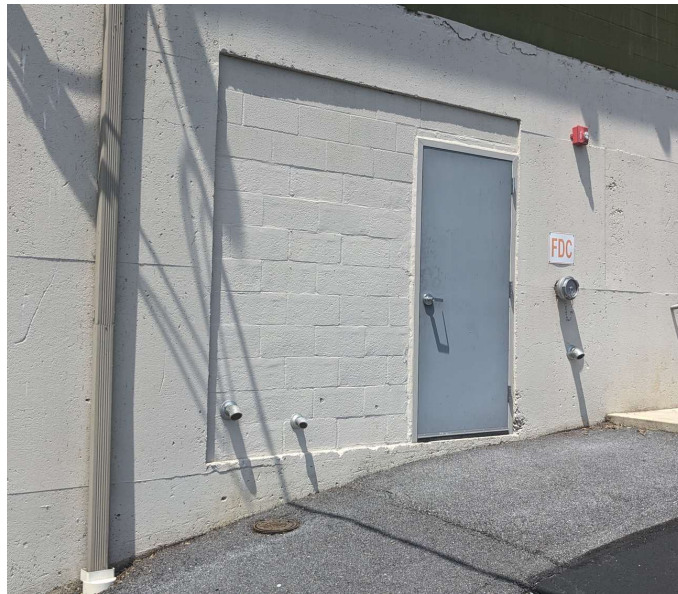
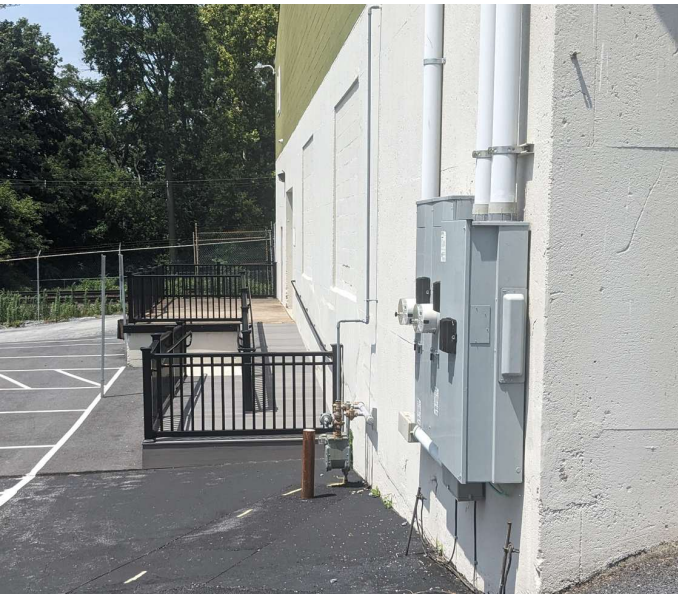
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# HERSHEY HATCHET FLEX SPACE

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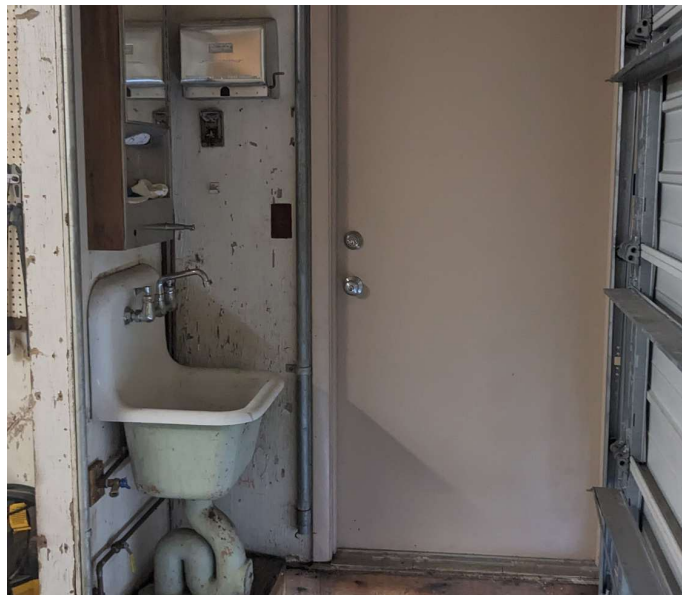
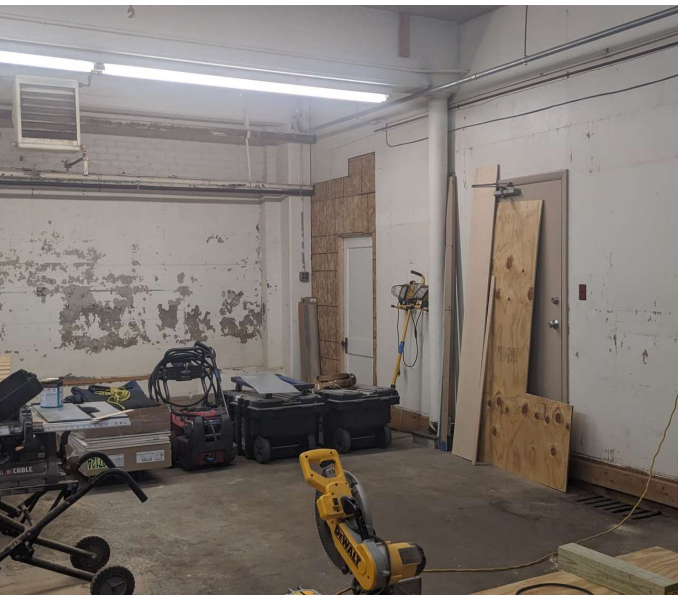
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# STORAGE UNITS

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# STORAGE UNIT OFFICE

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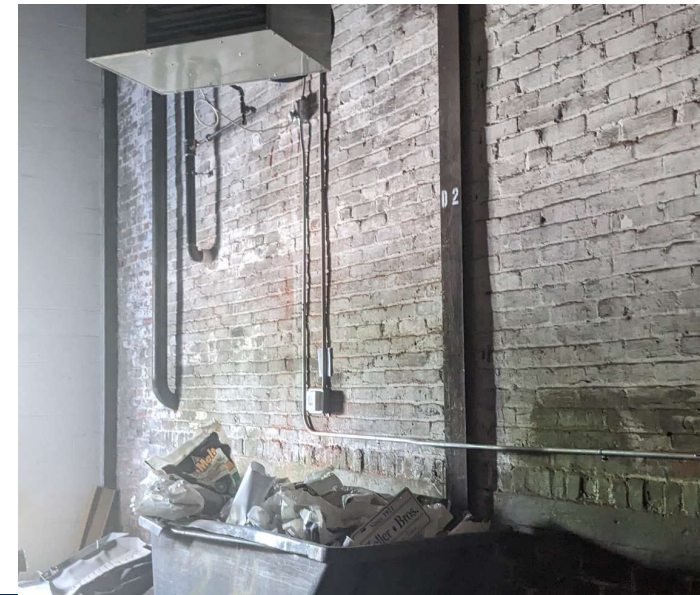
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# CAR BARN FLEX SPACE

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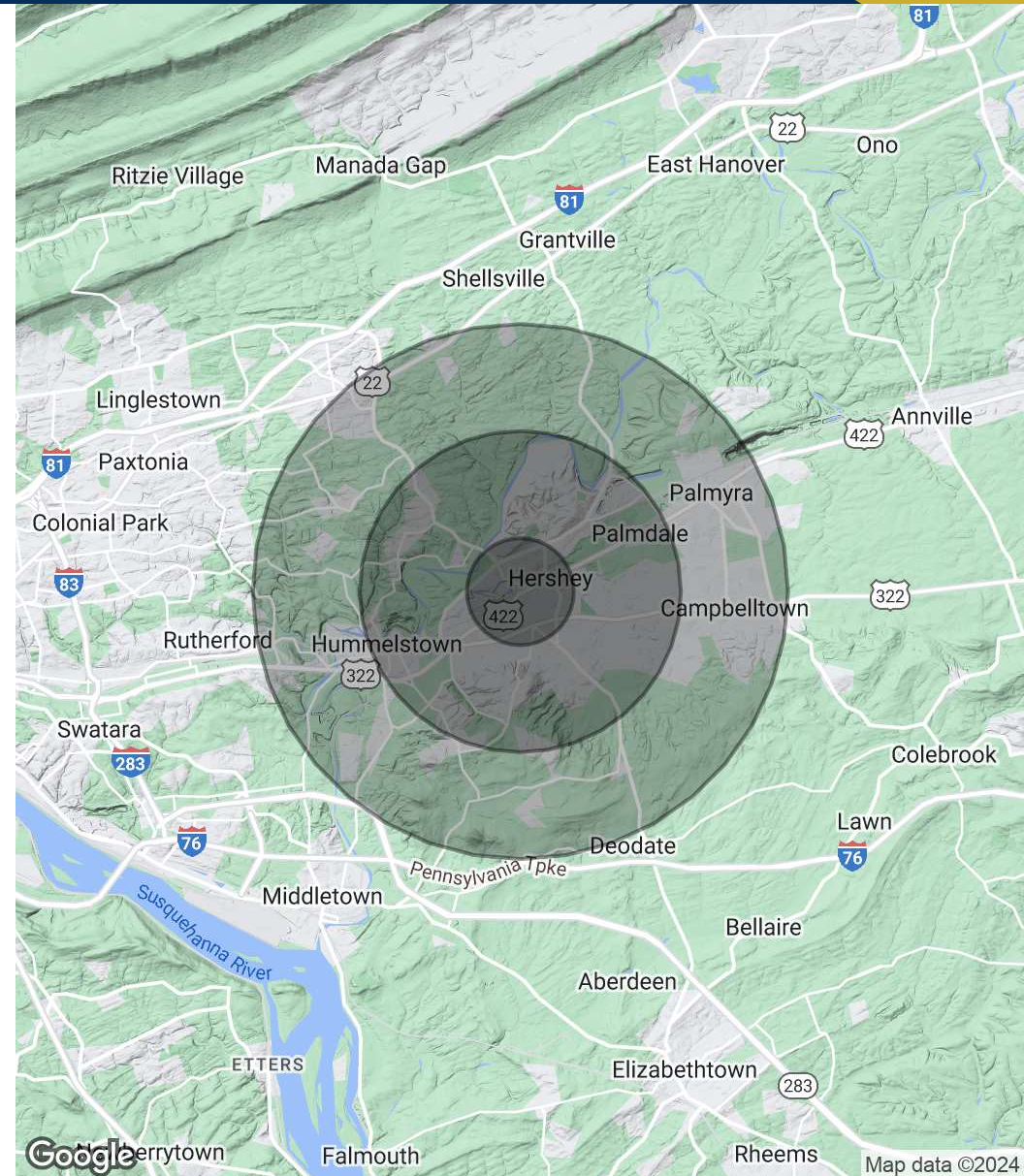
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,343  | 26,625  | 67,087  |
| Average Age          | 41     | 42      | 43      |
| Average Age (Male)   | 39     | 41      | 41      |
| Average Age (Female) | 42     | 43      | 44      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,790     | 10,916    | 27,100    |
| # of Persons per HH | 2.3       | 2.4       | 2.5       |
| Average HH Income   | \$96,499  | \$116,522 | \$118,388 |
| Average House Value | \$413,534 | \$403,589 | \$363,308 |

Demographics data derived from AlphaMap



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