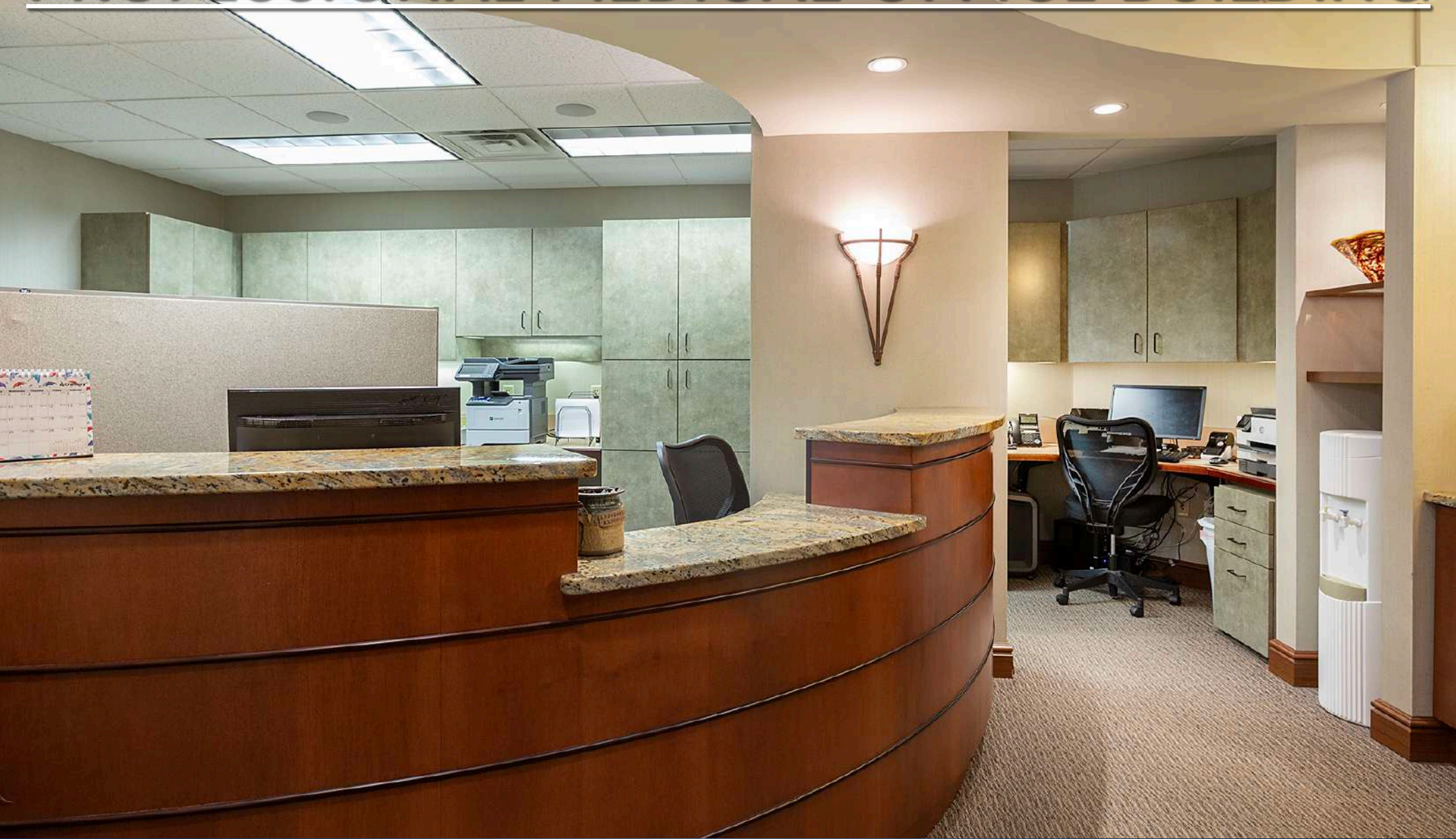


PROFESSIONAL MEDICAL OFFICE BUILDING



FOR SALE 1108 E. CHOCOLATE AVE
HERSHEY, PA 17033



TCN
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OFFERING SUMMARY

Sale Price	\$1,395,000
Property Taxes	\$23,460.69
Occupancy	67%
Building Size	7,692 SF
Lot Size	0.45 AC
Year Built	1984 / 2019
Market	Hershey
Zoning	Pamldale - Mixed-Use

PROPERTY OVERVIEW

A well-maintained medical office building in Hershey, PA, spanning 7,692 square feet, is now available for sale. Comprising three individual office suites, two are currently occupied by Endodontics Associates and Dr. Mayes, while the third suite, formerly leased by Periodontal Associates, presents an ideal opportunity for a new buyer/user. Situated across from the Hershey Country Club and just minutes from Downtown Hershey, it provides an ideal location for those seeking a presence in Hershey with potential for future expansion and existing rental income.

PROPERTY HIGHLIGHTS

- Sound investment opportunity
- Strong in-place cash-flow with quality tenants
- Remaining suite ideal for owner/user
- 19 covered parking spaces ideal for Pennsylvania's unpredictable climate

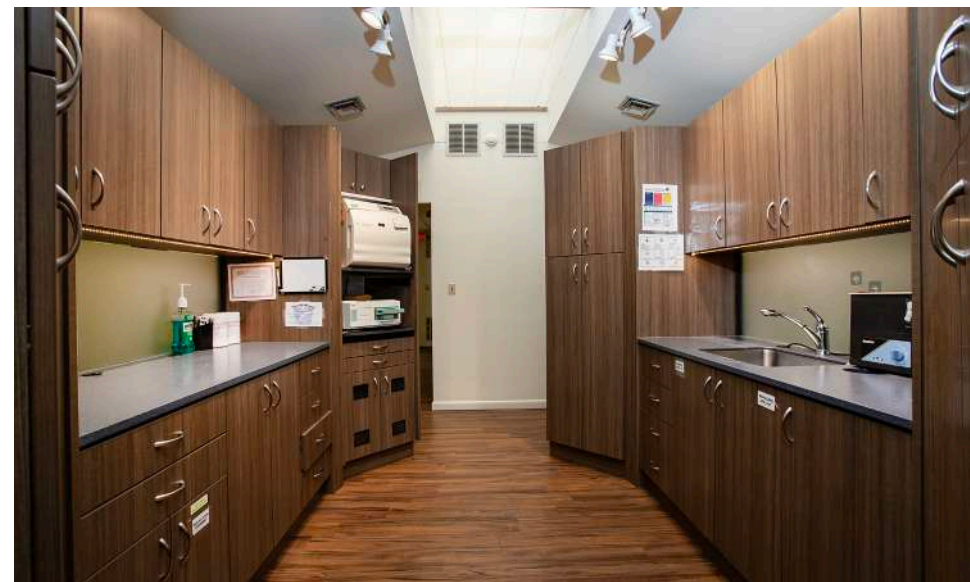
TO VIEW THE PROPERTY - ALL SHOWINGS MUST BE SCHEDULED WITH THE LISTING AGENT.

STRONG MIX OF CORPORATE NEIGHBORS



PROPERTY DETAILS

Building Size	7,692 SF
Lot Size	0.45 AC
Property Sub-type	Medical Office
Building Class	B
Tenancy	Multi-Tenant
Number of Floors	1
Year Built / Renovated	1984/2019
Restrooms	In-suite
Parking Type	Garage, In-common
Parking Count	30
Parking Ratio	4 : 1,000
Ceiling Height	Varies throughout
Ceiling Type	Accoustic Tile
Construction	Brick
Roof	Rubber
Lighting	Flourescent
Power	220V
HVAC	Gas
Sprinklers	Yes
Security	Yes - Alarm System
Signage	Yes
Submarket	Hershey
Amenities	Parking Garage



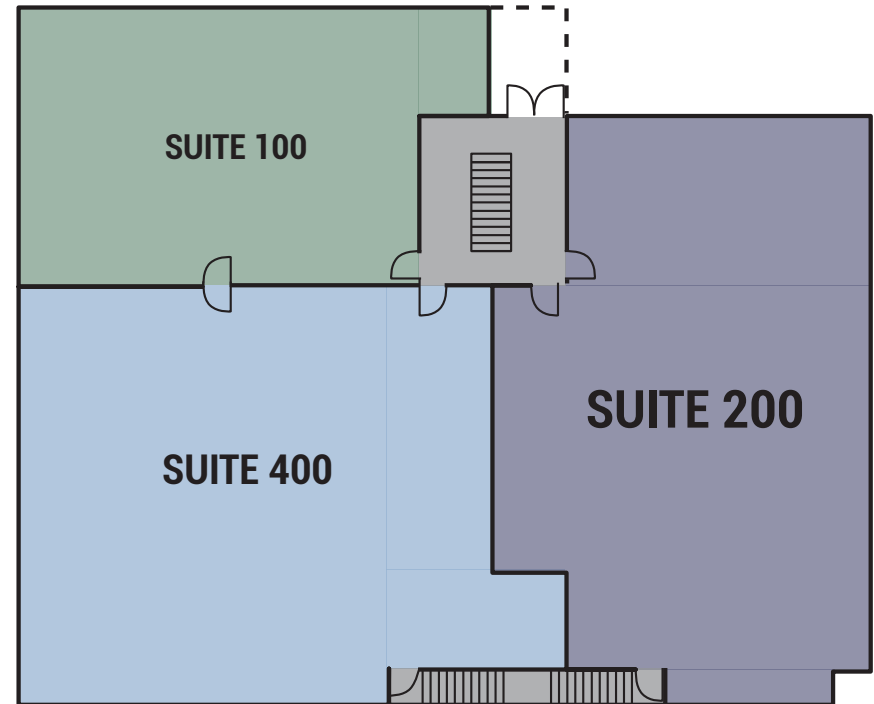
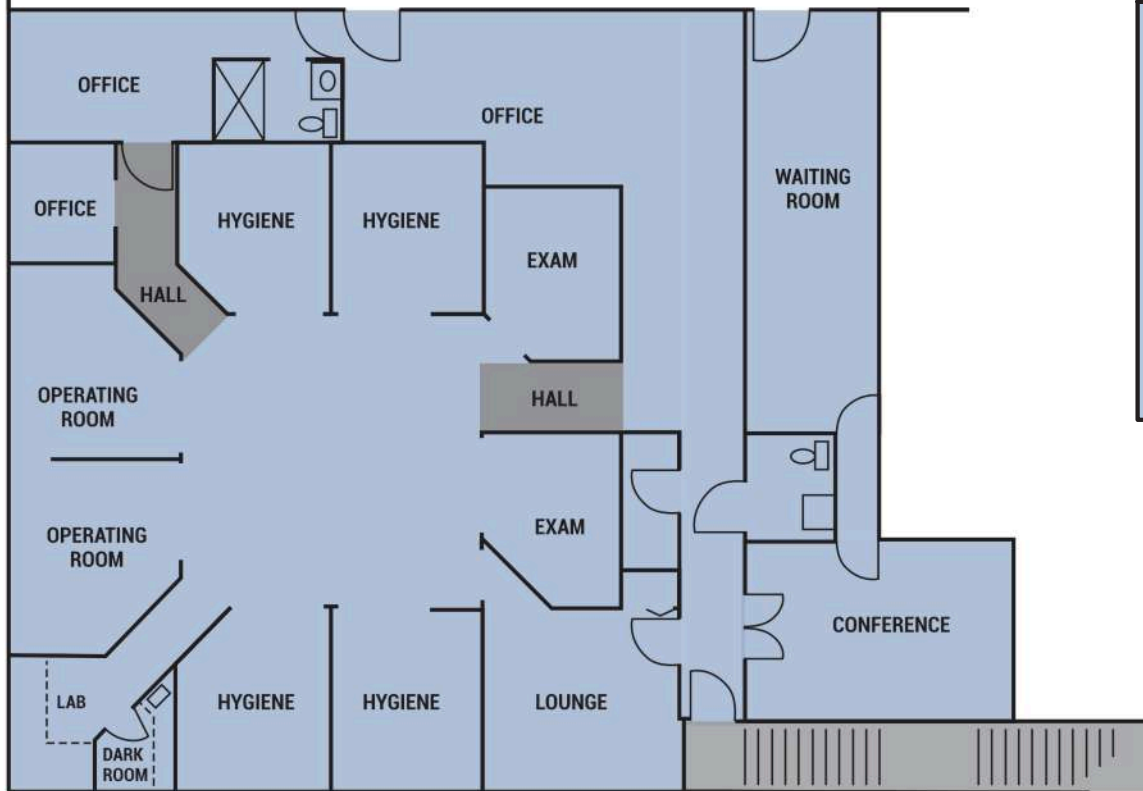
ADDITIONAL PHOTOS



FLOOR PLANS

SUITE 400*

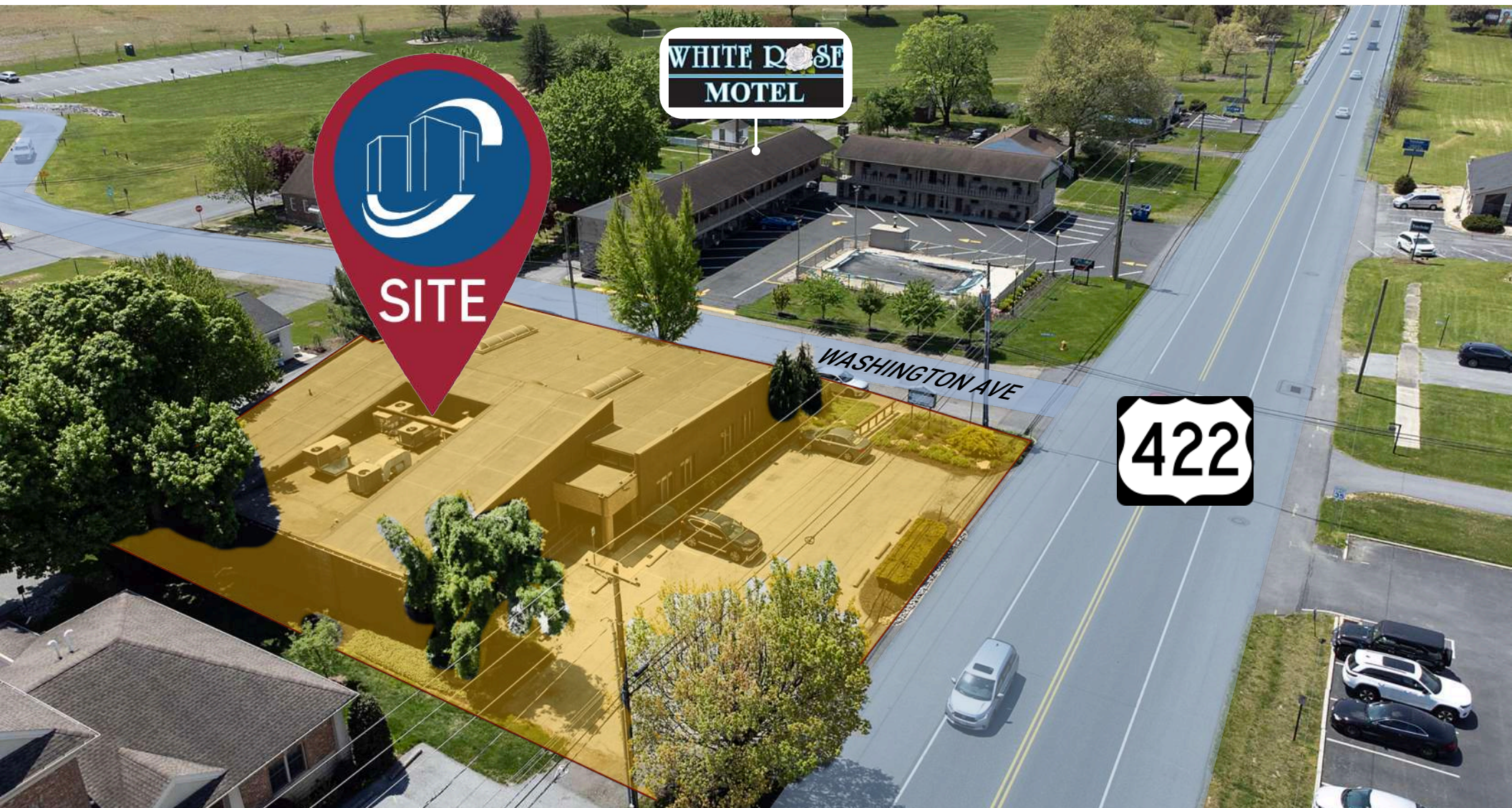
*Suite 400 belongs to building owner and will be vacated upon sale of property



FIRST FLOOR PLAN*

*Suite 200 & 300 are combined into a single suite

PROPERTY



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
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LOCATION



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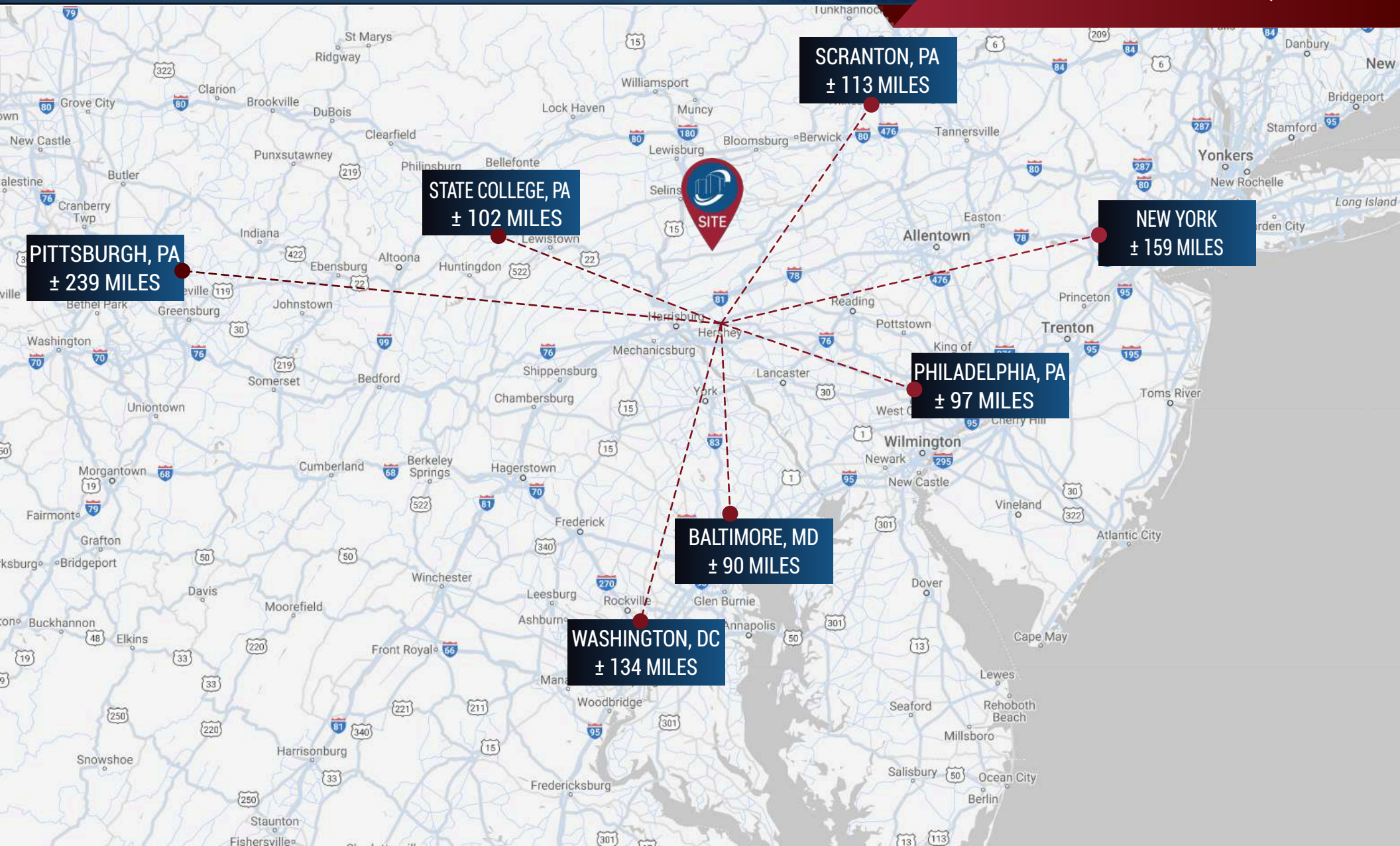
REGIONAL AERIAL





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DEMOGRAPHICS

POPULATION

1 MILE	3,099
2 MILE	33,067
3 MILE	56,978

HOUSEHOLDS

1 MILE	1,273
2 MILE	13,360
3 MILE	22,865

AVERAGE HOUSEHOLD INCOME

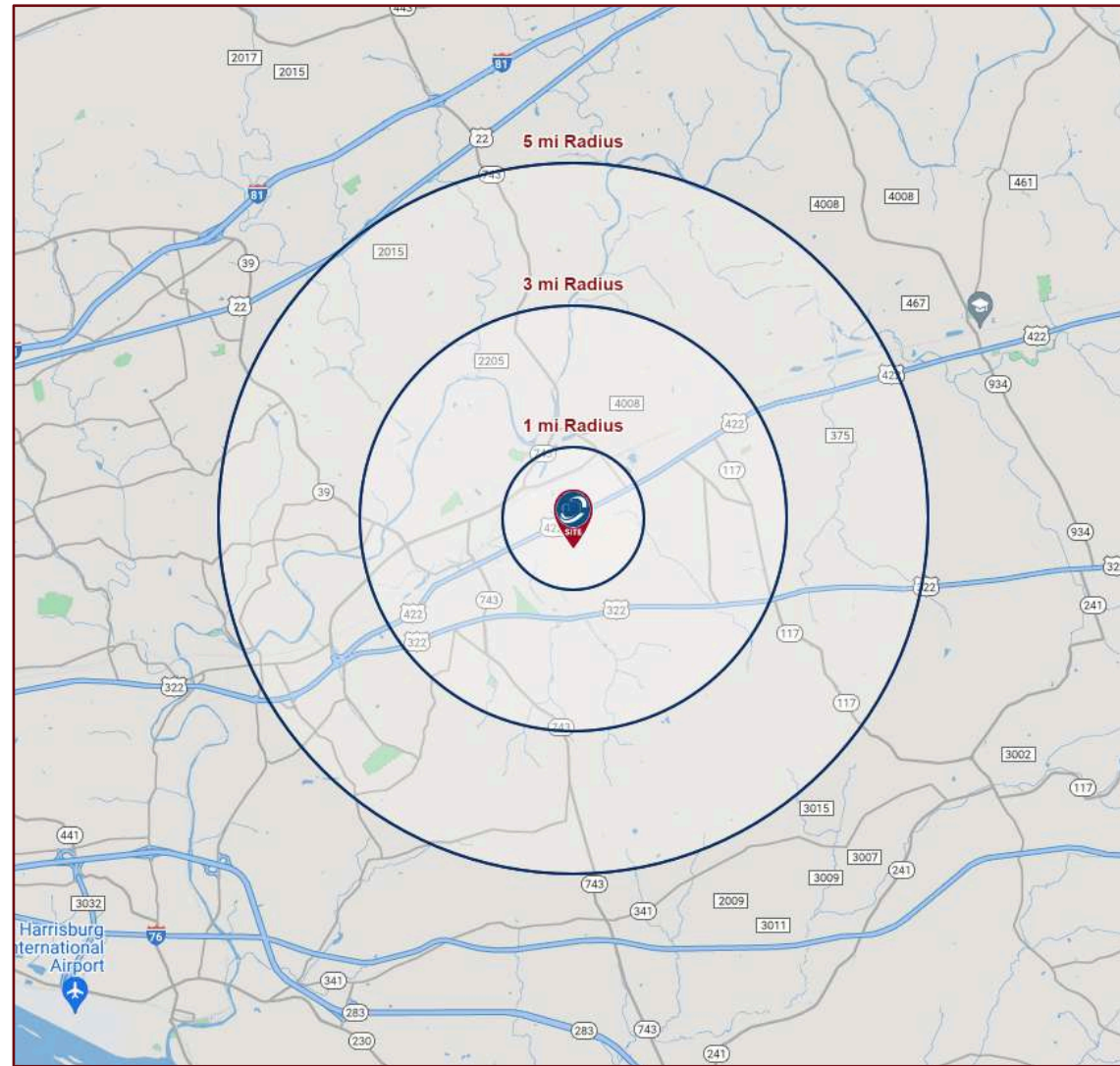
1 MILE	\$94,965
2 MILE	\$108,245
3 MILE	\$120,828

TOTAL BUSINESSES

1 MILE	172
2 MILE	1,061
3 MILE	1,814

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,805
2 MILE	14,321
3 MILE	23,397

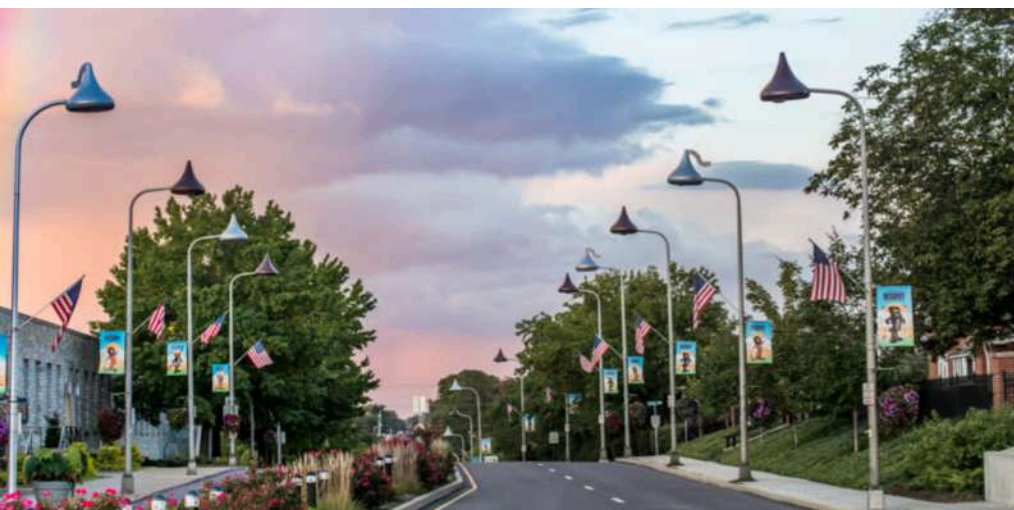


AREA OVERVIEW

A charming community, **HERSHEY** is renowned for its rich history, world-famous chocolate, and vibrant attractions. Home to The Hershey Company, creator of beloved treats like Hershey's Bars and Reese's Peanut Butter Cups, Hershey offers a sweet investment opportunity unlike any other. But Hershey isn't just about chocolate- it's a thriving hub of entertainment and recreation. Hersheypark, Hershey's Chocolate World, and Hershey Gardens draw visitors from far and wide, making it a prime location for commercial ventures. Plus, with the Penn State Milton S. Hershey Medical Center and the Milton Hershey School enriching the community, Hershey boasts a diverse and robust economy. Beyond its attractions, Hershey offers an array of amenities, including world-class golf courses, luxury spas, and the opulent Hotel Hershey. Hersheypark Stadium adds to the allure, hosting concerts and sporting events throughout the year. Located just 14 miles east of Harrisburg and part of the Harrisburg metropolitan area, Hershey enjoys easy access to major cities like Allentown and Philadelphia. With its thriving economy, strong community infrastructure, and prime location, Hershey presents a compelling investment opportunity for discerning investors.



HOLLYWOOD CASINO AT PENN NATIONAL RACE COURSE, located in Grantville, PA, is a premier gaming and entertainment destination in the region. With over 2,400 slot machines and 50 table games, the casino also boasts a state-of-the-art sports book where guests can wager on a variety of sporting events. Beyond gaming, there are several dining options, ranging from casual fare to upscale cuisine. The venue regularly hosts live performances by top artists and bands, as well as special events and promotions throughout the year. Conveniently located just off Interstate 81, Hollywood Casino is easily accessible from major cities like Harrisburg and Hershey. Plus, with ample parking and a range of amenities, including a hotel and spa, it's the perfect destination for a weekend getaway or a night out on the town.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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