

High Barrier to Entry Grocery Anchored Retail

MIDDLETOWN ROAD & WOOD ROAD  
HERSHEY DERRY TOWNSHIP

AVAILABLE FOR LEASE  
52-ACRE RETAIL DEVELOPMENT



PROPOSED  
RETAIL  
DEVELOPMENT

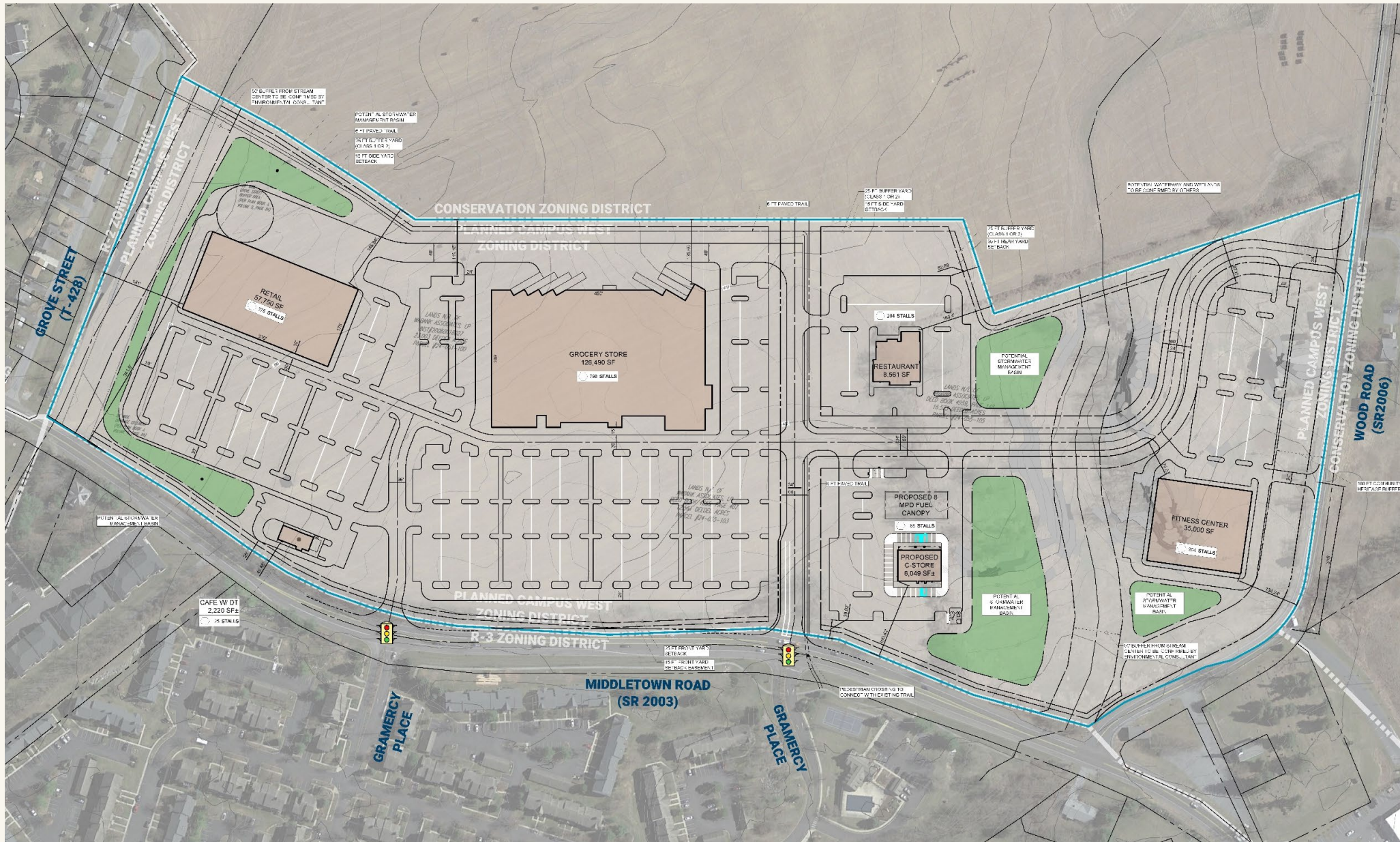
**CBRE**

# MID-RANGE AERIAL



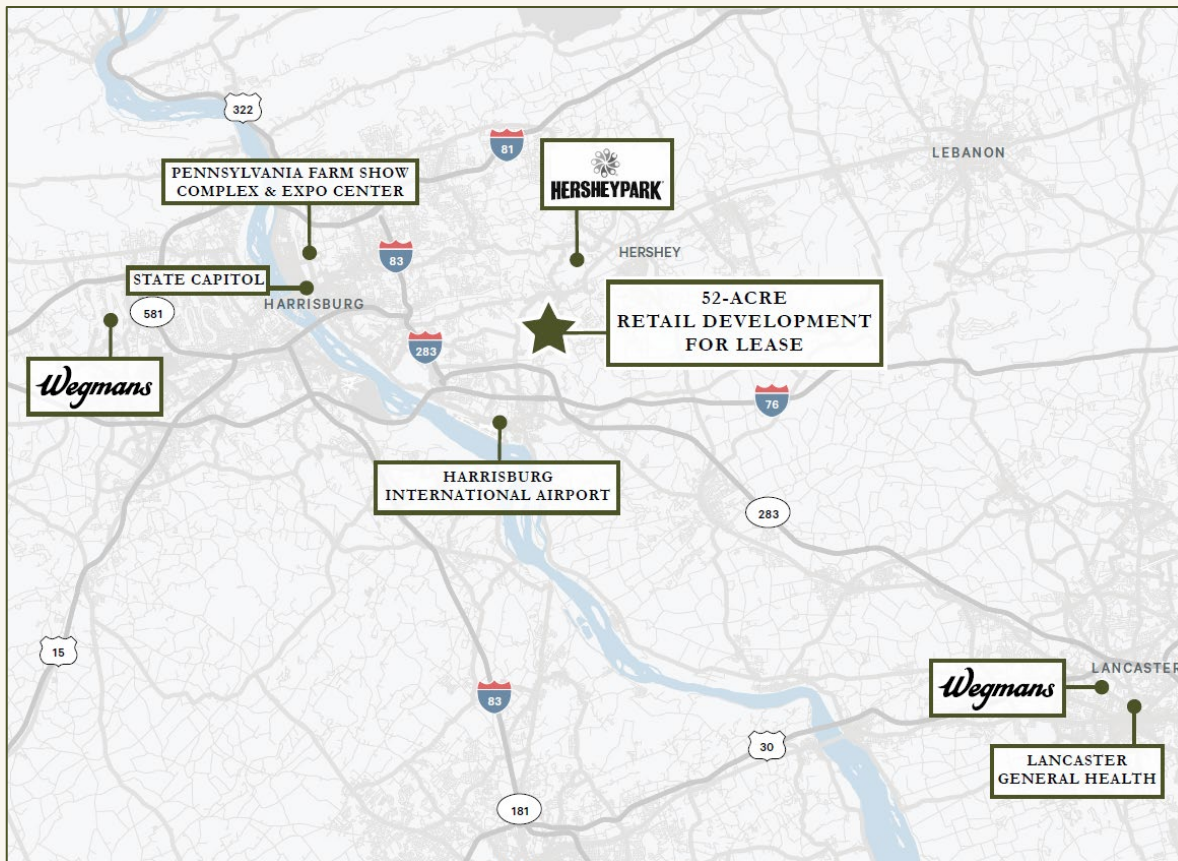
# CONCEPTUAL SITE PLAN

FLEXIBILITY IN SITE LAYOUT AND DESIGN



# MARKET OVERVIEW

Hershey is located in Dauphin County which is the true “center” of Central PA given the road networks that converge into Harrisburg. Home to over 280,000 people, Dauphin County is the location for the state capital and is a critical hub for east coast transportation systems. The residential population in Hershey is supported by numerous large employers such as the Hershey Medical Center and Hershey Hospital (1,283 combined beds, 11,676 employees), Hershey Park and associated tourism (over 8,000 total jobs), the Hershey Company (approx. 7500 jobs in Hershey). There are other significant employers (Penn State University, UPMC, and Tyco) that have a large presence in Dauphin County.



## FIVE MILE DEMOGRAPHICS (2024)

84,505  
daytime population

81,445  
residents

0.56%  
growth rate (2020-2024)

\$124,337  
average household income

+/- \$307 million  
recreation & restaurant spending

\$473.5 million  
retail gap spending (Dauphin County)

1,225+ students  
Hershey High School

1,150+ students  
Lower Dauphin High School

10,500 seats  
Giant Center (concert venue)

634 beds  
Penn State Hershey Medical Center

3.3 million annual visitors  
Hershey Park



# HERSHEY LAND TRUST PROJECT

Hershey Land Trust ("HLT") has started construction of a significant mixed-use project which will further expand the connectivity of the southwest side of "Hershey" to the existing retail and residential to the east. Here is a link to the HLT website [Hershey West End - Community](#), which provides additional information about the current phase of this project and future expansion. A connecting walking trail provides easy accessibility between the subject site and Hershey West End, offering a quick and convenient route for residents and visitors. In addition, there is a proposed expansion of residential directly behind the subject property which will bring together the entire south side of the market into one cohesive unit. For ease of aggregating the information, here is a snapshot of the current construction and planned construction for the HLT project.

## 958 TOTAL RESIDENTIAL UNITS UNDER CONSTRUCTION & PROPOSED

### *Neighborhood 1*

- 332 apartments
- 47 townhomes
- 192 apartments

### *Neighborhood 2*

- 17 single family homes
- 47 townhomes
- 192 apartments

### *Neighborhood 3*

- 25 single family homes

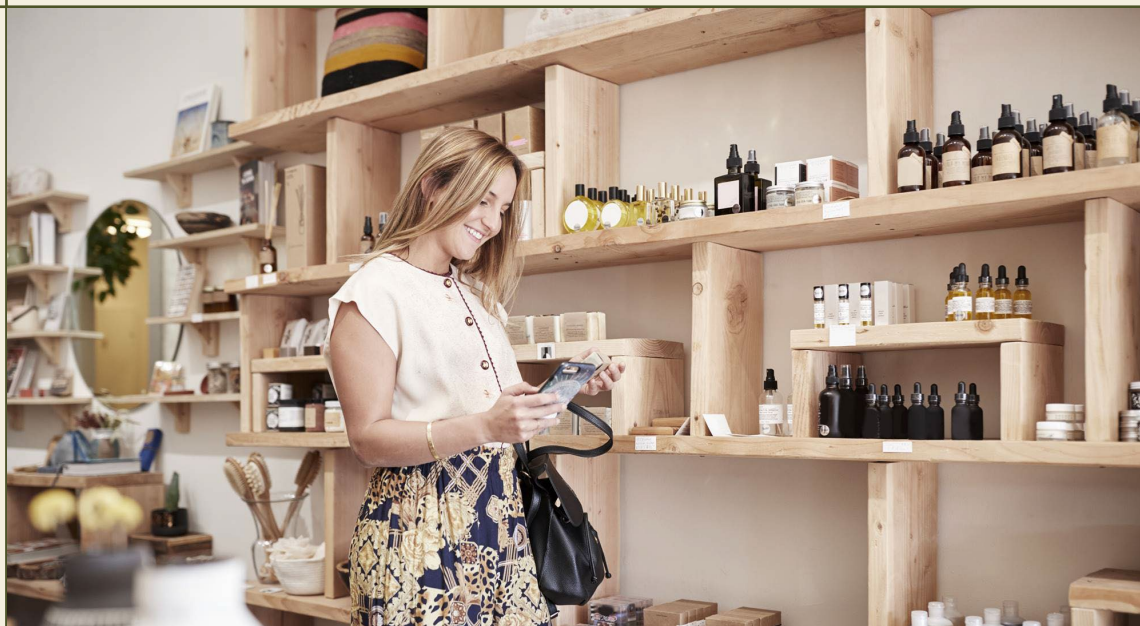
### *Neighborhood 4*

- 106 single family and townhomes

- *Senior Housing – TBD Units*
- *Hershey Inn & Suites – Opening 2026:*
  - 130 rooms with 7 suites
- *Office:*
  - +/- 151,000 square feet of class A medical office to compliment the Hershey Medical Center
  - +/- 130,000 square feet of class A office
- *U-GRO*
  - State-of-the-art Early Development Center for infants and toddlers
- *Retail/Food & Beverage:*
  - +/- 64,000 SF of retail shop space, event space (event barn)
  - +/- 35,000 SF brewery and additional food & beverage
- *PHASE II (Land East of proposed project)*
  - TBD residential units

# MARKET AERIAL





AVAILABLE FOR LEASE  
52-ACRE RETAIL DEVELOPMENT

## PROPOSED RETAIL DEVELOPMENT

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