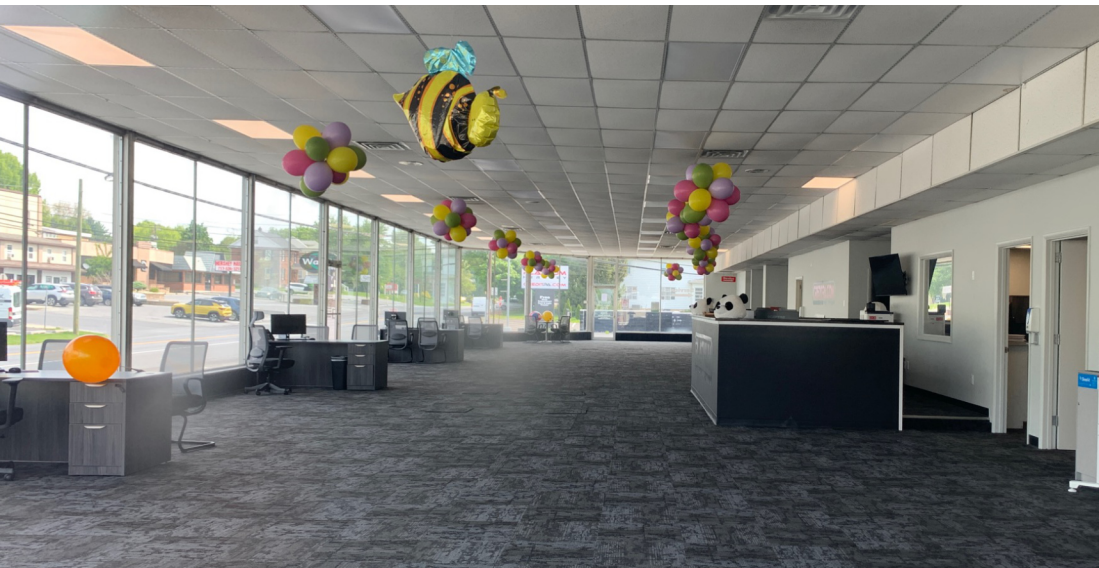




# COMMERCIAL REDEVELOPMENT

1280 E CHOCOLATE AVE, HERSHEY, PA





## EXECUTIVE SUMMARY

Landmark Commercial Realty is pleased to present a unique investment opportunity located in Hershey, PA. This 38,000 SF automotive dealership is situated on 1.12 AC on coveted E. Chocolate Avenue. This property offers an exceptional potential for various commercial uses under a conditional use provision due to its zoning as Palmdale Mixed-Use. With its strategic location just 1 ½ miles from the center of Downtown Hershey, the property is ideally positioned for commercial redevelopment. Moreover, its remarkable value, priced significantly below replacement costs, makes it an attractive option for both commercial users and investors.

## PROPERTY HIGHLIGHTS

<b>Sales Price</b>	<b>\$2,795,000</b>
<b>Building Size:</b>	<b>38,000 SF</b>
<b>Lot Size:</b>	<b>1.12 AC</b>
<b>Tenancy:</b>	<b>Single Occupancy</b>
<b>Year Built/Renovated:</b>	<b>1968 / 2023</b>
<b>Parking</b>	<b>± 90 spaces</b>
<b>Showroom Space:</b>	<b>± 7,900 SF</b>
<b>Service Area:</b>	<b>± 27,000</b>
<b>Parking</b>	<b>± 90 spaces</b>
<b>Municipality:</b>	<b>Derry Township</b>
<b>County:</b>	<b>Dauphin County</b>

FEATURES	
<b>Drive in Doors</b>	<b>Five (5) Total</b>
	Two 12' x 9'
	Three 14' x 9'
<i>Interior Showroom/Service Center Access –</i>	<b>One 10' x 9'</b>
<b>Pull through Access</b>	<b>Yes</b>
<b>Ceiling Height</b>	<b>11' - 13'</b>
<b>Restrooms</b>	<b>Three (3) Total</b>

## PROPERTY HIGHLIGHTS

- **Ideal Location:** The close proximity to the bustling downtown area of Hershey, ensures excellent access to thriving customer base and provides ample visibility for business operations. Hershey, PA with an impressive  $\pm$  19,039 daytime population. Estimated annual visitors to the area are around 10 million, outnumbering the local population 20-1
- **Zoning and Potential Uses:** Zoned as Palmdale Mixed-Use, the property offers a wide array of potential commercial uses under a conditional use provision. Interested parties are encouraged to liaise with Chuck or Dave from the Derry Township zoning department to gain a comprehensive understanding of the diverse possibilities for development.
- **Recent Improvements:** Over the past ten (10) months, the property has undergone more than \$400,000 worth of new improvements. These upgrades have further enhanced the site's value and increased its attractiveness to potential buyers and tenants.
- **Capacity and Flexibility:** The expansive 1.12-acre lot provides abundant space, accommodating up to 90 cars. Such flexibility allows for various commercial ventures, including automotive sales and services or potential redevelopment into other commercial establishments.



## LOCATION OVERVIEW

Best known for world famous HERSHEY'S Milk Chocolate, Hershey thrives today on what began as a vision of Milton S. Hershey to build a model town to meet the basic, recreational, and cultural needs of the factory workers. His values live on are embraced by the elected officials, residents and business owners of this great community.

With one million square feet of hospital and medical facilities just a mile away, and millions of annual tourists visiting Hershey Park, Hershey's Chocolate World, The Giant Center, Zoo America, The Hotel Hershey, and the Hershey Lodge; this is an excellent opportunity to feed off of the tremendous growth and development this corridor has enjoyed over the past several years.

Hershey is home to some of the biggest events in the nation. It's RV and Antique Auto Show are the largest in the United States and when coupled with the Pennsylvania State Farm Show and others such as the Carlisle Event Auto Show and Outdoor Show to name a few this region is primed for continued expansion and the Hershey/Palmyra corridor is at the forefront of this anticipated growth.

**ADDITIONAL PHOTOS**







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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.