



*Professional Office | Medical*

SUITE AVAILABLE FOR LEASE

**134 SIPE AVENUE, HUMMELSTOWN**

134 SIPE AVENUE · HUMMELSTOWN, PA 17036  
PROFESSIONAL OFFICE | MEDICAL  
SUITE AVAILABLE

FOR LEASE



## OFFERING SUMMARY

Building Size	13,514 SF
Available SF for Lease	± 3,000 SF
Lease Rate	\$19.15 per SF
Lease Type	NNN
CAM	\$4.60
Zoning	Neighborhood Commercial
Municipality	Derry Township
County	Dauphin County

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P: 717.731.1990

SEAN FITZSIMMONS  
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**PennState Health**  
MILTON S HERSHEY MEDICAL CENTER



Orthopedic Institute<sup>®</sup>  
of Pennsylvania

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

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**PROPERTY DETAILS**

Number of Buildings	1
Building Size	13,514 SF
Lot Size	0.89 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	2   In-common
Parking	On-site   ±50 spaces
Year Built   Renovated	1995   2022

**BUILDING SPECIFICATIONS**

Construction	Brick
Roof Type	Flat
Power	3 Phase   200 Amp
HVAC	Central
Sprinklers	Yes
Security	Yes   Key fob per tenant
Signage	Monument

**MARKET DETAILS**

Cross Streets	Sipe Ave & W Chocolate Ave
Traffic Count at Intersection	20,922 ADT @ Rte. 322
Municipality	Derry Township
County	Dauphin County
Zoning	Neighborhood Commercial

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SECOND FLOOR PLAN



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ADDITIONAL PHOTOS



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LOCATION



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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	4,520
3 MILE	32,150
5 MILE	64,353

HOUSEHOLDS

1 MILE	1,971
3 MILE	13,168
5 MILE	25,850

AVERAGE HOUSEHOLD INCOME

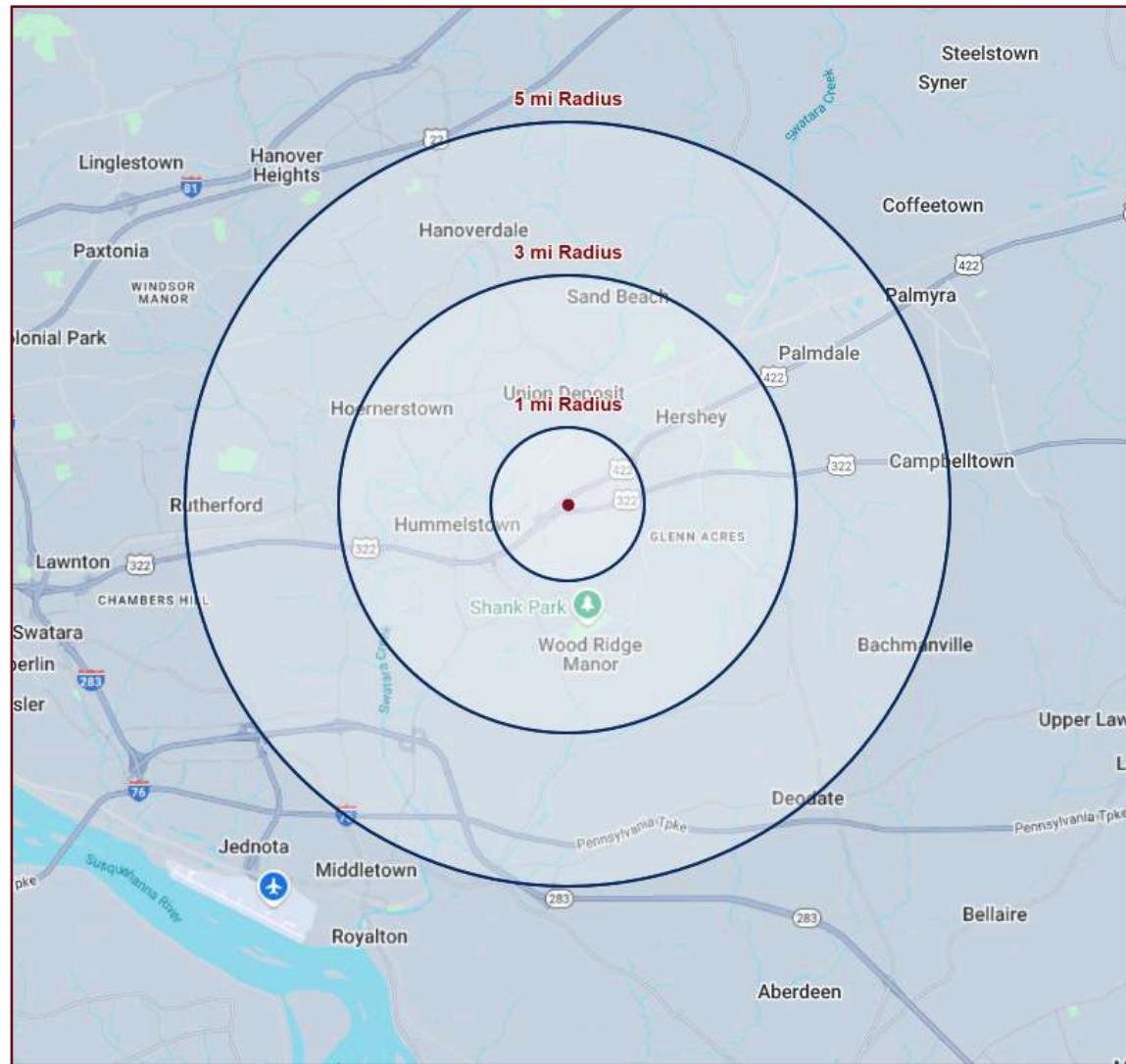
1 MILE	\$94,617
3 MILE	\$141,494
5 MILE	\$136,916

TOTAL BUSINESSES

1 MILE	190
3 MILE	1,168
5 MILE	2,080

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	5,570
3 MILE	17,346
5 MILE	27,192





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### AREA OVERVIEW

Located in Dauphin County, **HERSHEY** is more than just a world-renowned tourist destination – it's a vibrant economic hub with a dynamic blend of business, healthcare, and hospitality sectors. Known as "The Sweetest Place on Earth," Hershey attracts millions of visitors annually, drawn by Hersheypark, the Hershey Museum, Giant Center, and various entertainment venues. This influx of tourists supports a thriving hospitality and retail economy, offering steady foot traffic and opportunity for service-based businesses and national retailers alike.

Beyond tourism, Hershey is anchored by major employers like **The Hershey Company**, **Penn State Health Milton S. Hershey Medical Center**, and **Penn State College of Medicine**. These institutions fuel consistent economic activity, attract a highly educated workforce, and create demand for professional office space, medical facilities, and supporting services. The area's strategic location near Route 322, I-83, and I-283 also ensures excellent regional access to Harrisburg, Lancaster, and beyond, making it a desirable location for business expansion, medical practices, and investment properties. With strong demographics, stable employment, and high visibility corridors, Hershey remains a sought-after market for commercial growth and long-term value.



**HUMMELSTOWN, PA** is a thriving small-town business hub ideally positioned between Hershey and Harrisburg. It benefits from steady foot traffic, a diverse mix of local businesses, and proximity to major employers like Penn State Health. With ongoing downtown revitalization efforts and strong support for tourism and small business, Hummelstown offers a stable, accessible, and community-focused environment for commercial growth.

### Dauphin County DEMOGRAPHICS



POPULATION  
293,928



HH INCOME  
\$104,876



BUSINESSES  
11,019



EMPLOYEES  
158,771



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PITTSBURGH, PA  
± 201 MILES

STATE COLLEGE, PA  
± 88 MILES

SCRANTON, PA  
± 126 MILES

NEW YORK  
± 173 MILES

PHILADELPHIA, PA  
± 101 MILES

BALTIMORE, MD  
± 77 MILES

WASHINGTON, DC  
± 118 MILES



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