



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

PROPERTY OVERVIEW

± 3,000 SF professional office space available for lease in Hummelstown, PA. This move-in ready space features on-site parking, prominent signage opportunities, and layout flexibility to accommodate tenants with varying space needs. Ideally suited for medical, therapy, wellness, or general office use, the building enjoys excellent visibility with consistent vehicle and pedestrian traffic.

Strategically located just off Route 322, the property provides quick access to I-83, I-283, Hersheypark Drive, and Downtown Hershey. Tenants will benefit from the convenience of nearby national retailers such as Giant Food Stores, Target, CVS Pharmacy, Starbucks, Panera Bread, and Weis Markets. Additionally, the location is in close proximity to major healthcare providers, including Penn State Health Milton S. Hershey Medical Center, UPMC Harrisburg, and the Hershey Outpatient Surgery Center. This is an ideal leasing opportunity for any medical, professional office, or wellness-focused business seeking high visibility and accessibility in a thriving commercial corridor.

PROPERTY HIGHLIGHTS

- Turnkey office space available for lease in Derry Township
- Spacious ± 3,000 SF suite on the 2nd floor built out with multiple private offices cubicles, and conference rooms
- Surrounded by many medical practices including.



PennState Health
MILTON S. HERSEY MEDICAL CENTER



Orthopedic Institute[™]
of Pennsylvania



1

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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM



134 SIPE AVENUE · HUMMELSTOWN, PA 17036

PROFESSIONAL OFFICE | MEDICAL SUITE AVAILABLE

FOR LEASE



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

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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

2



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

FOR LEASE

SECOND FLOOR PLAN



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM





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

FOR LEASE

ADDITIONAL PHOTOS



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM



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

FOR LEASE

LOCATION



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM





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

FOR LEASE

AREA



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

6



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

FOR LEASE

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

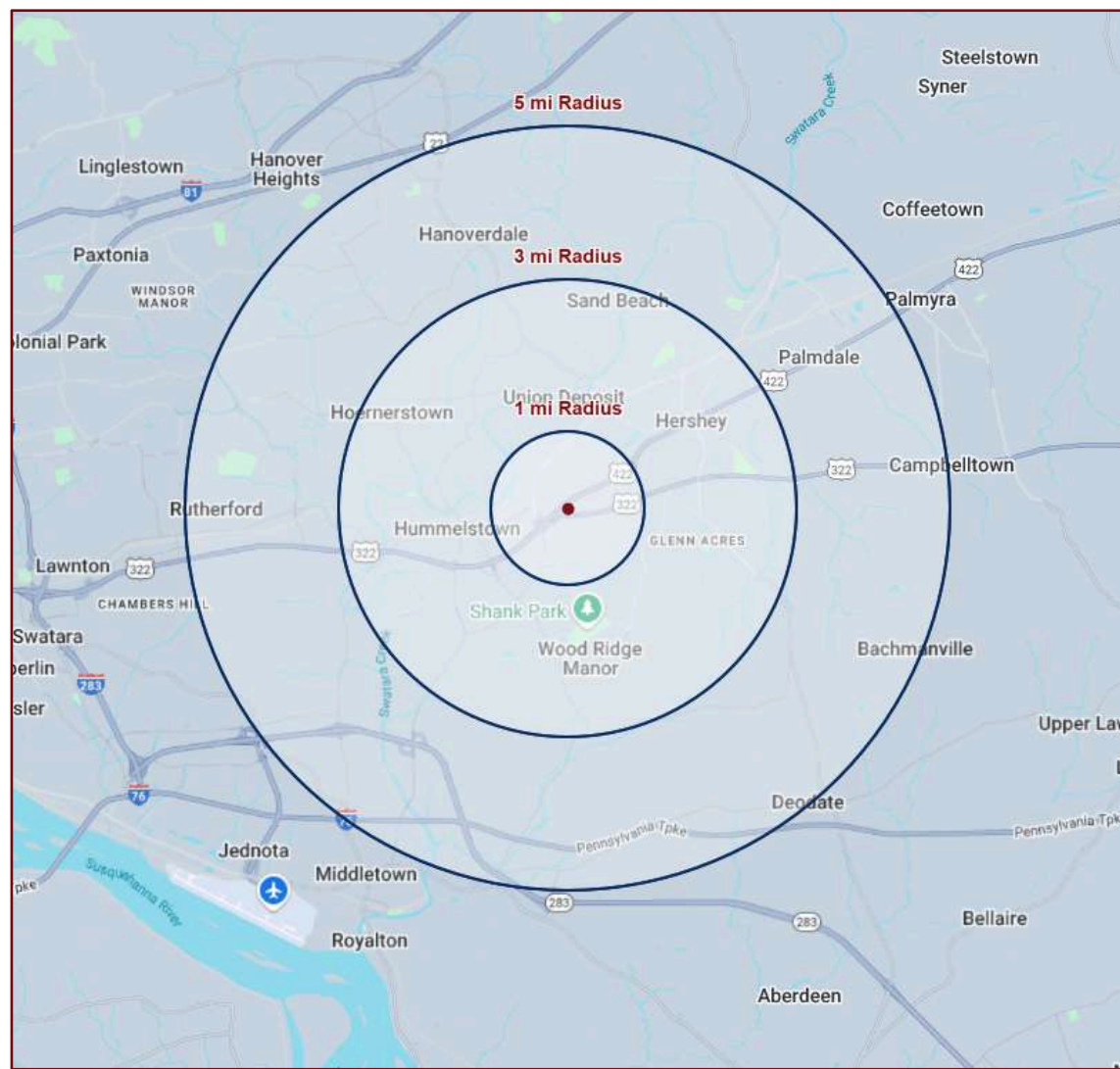
1 MILE	\$94,617
3 MILE	\$141,494
5 MILE	\$136,916

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





134 SIPE AVENUE · HUMMELSTOWN, PA 17036

PROFESSIONAL OFFICE | MEDICAL SUITE AVAILABLE

FOR LEASE

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



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM



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

FOR LEASE



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM





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

FOR LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM