


MEDICAL/OFFICE BUILDING
FOR LEASE

867 FISHBURN RD
HERSHEY, PA 17033



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 1015 Mumma Road
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NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

867 FISHBURN RD

PROPERTY DETAILS

FOR LEASE

CONTACT AGENT

OFFERING SUMMARY

Lease Rate	Contact Agent
Number of Units	One (1)
Available SF	3,750 SF
Lot Size	One (1) AC

PROPERTY SUMMARY

Address	867 Fishburn Rd Hershey, PA 17033
Municipality	Derry Township
County	Dauphin County
Tax Parcel #	24-045-054
Year Built	1999

PROPERTY HIGHLIGHTS

- 3,750 SF medical office on a one (1) acre lot for lease
- Zoning permits most retail uses
- Medical office consists of nine (9) exam rooms/offices, nurse station, two (2) bathrooms, breakroom, reception/waiting room
- Security system, fire alarm monitoring
- It is hereby disclosed that the owner is a PA Licensed Real Estate Agent affiliated with NAI CIR

PROPERTY DESCRIPTION

The property consists of a one (1) acre lot in Hershey, PA. The commercial building offers the opportunity for a medical or traditional office user looking to bring their services to Derry Township. Zoned Hershey Mixed-Use, various commercial, medical, retail, and professional office uses are welcomed by the township.

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LOCATION DESCRIPTION

Centrally located in Derry Township, the property is easily accessible from Route 322, Route 422, Downtown Hershey, Hersheypark, Tanger Outlets, and Penn State Medical Center. Hershey is located within one hour to neighboring cities such as Harrisburg, Elizabethtown, Lancaster, and York.

UTILITIES & ZONING

Zoning	Mixed Use
Water & Sewer	Public
HVAC	Two (2) Units
Electrical Capacity	200 Amps

BUILDING INFORMATION


# of Floors	One (1)
Restrooms	Two (2)
Ceiling Height	9.5'
Parking Spaces	18 spaces
Building Signage	Yes
Traffic Count	9,907 VPD



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RETAIL MAP

FOR LEASE

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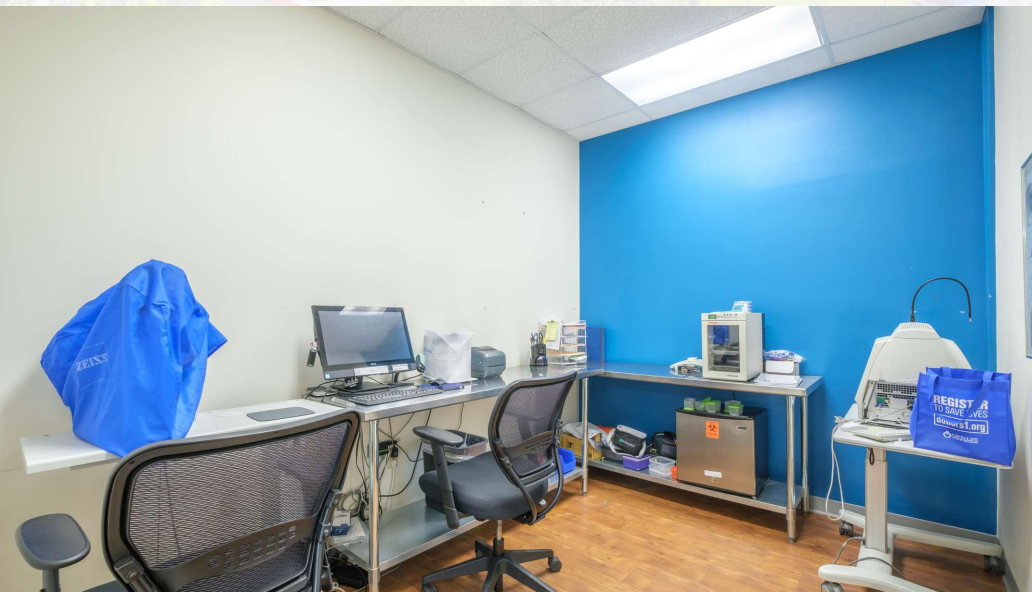


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ADDITIONAL PHOTOS


FOR LEASE
CONTACT AGENT



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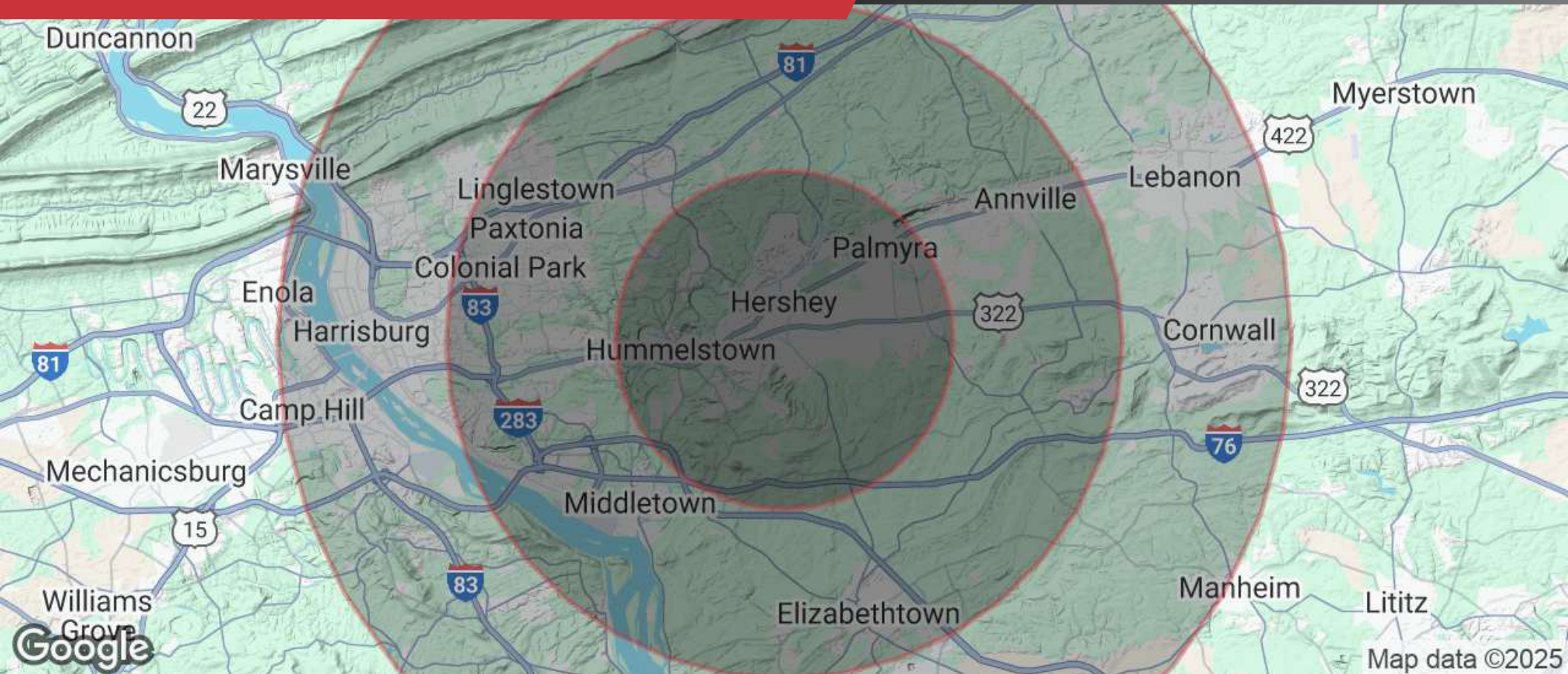
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867 FISHBURN RD

DEMOGRAPHICS

FOR LEASE
CONTACT AGENT



POPULATION

5 MILES	10 MILES	15 MILES
62,710	242,079	495,118



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
25,258	95,019	198,883



INCOME

5 MILES	10 MILES	15 MILES
\$117,995	\$103,894	\$99,612

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