

# MEDICAL/OFFICE BUILDING FOR LEASE

867 FISHBURN RD  
HERSHEY, PA 17033



**Amber Corbo**

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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



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

# 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

CONTACT AGENT



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ADDITIONAL PHOTOS

FOR LEASE

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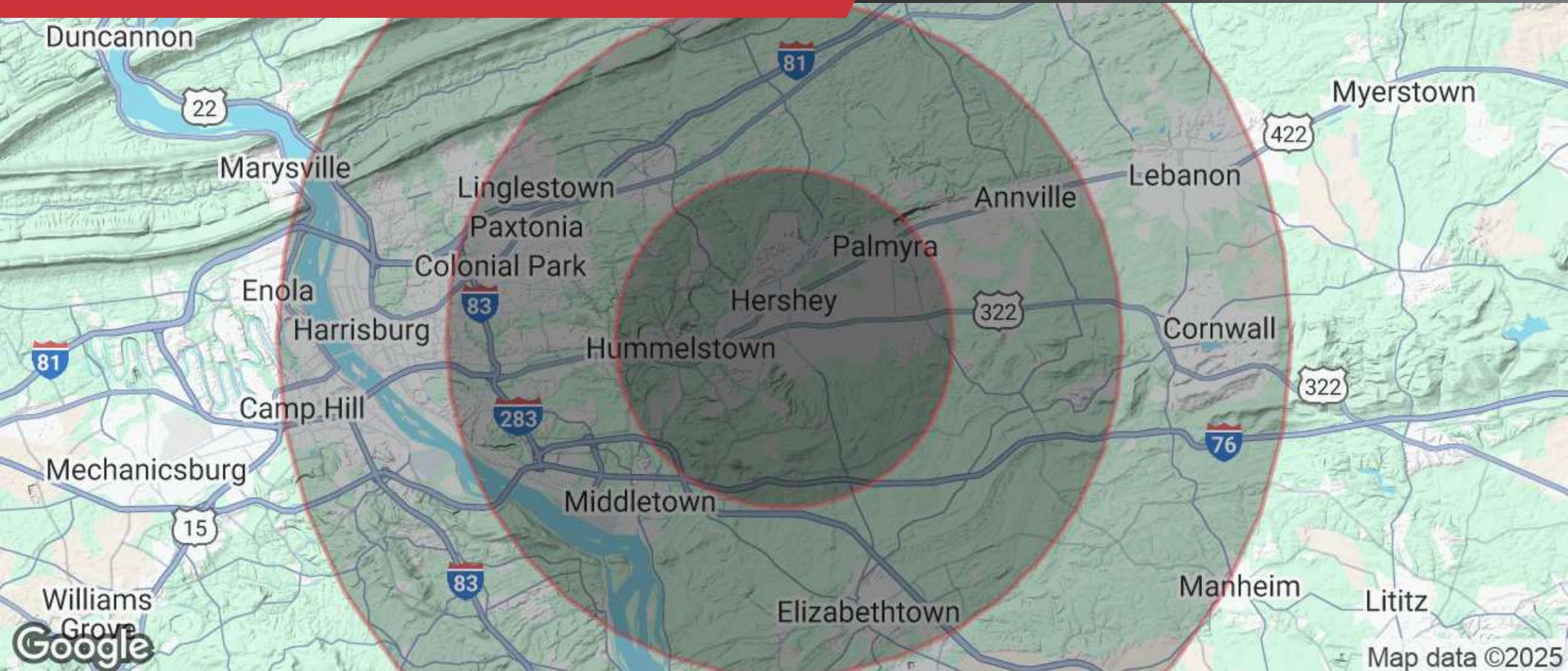
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## DEMOGRAPHICS

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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