

1221 W. CHOCOLATE AVE, HERSHEY

LEASE

1,300 to 4,000 +/- SF Retail



REDEVELOPMENT CONCEPT

CAMPBELL
Commercial Partners LLC

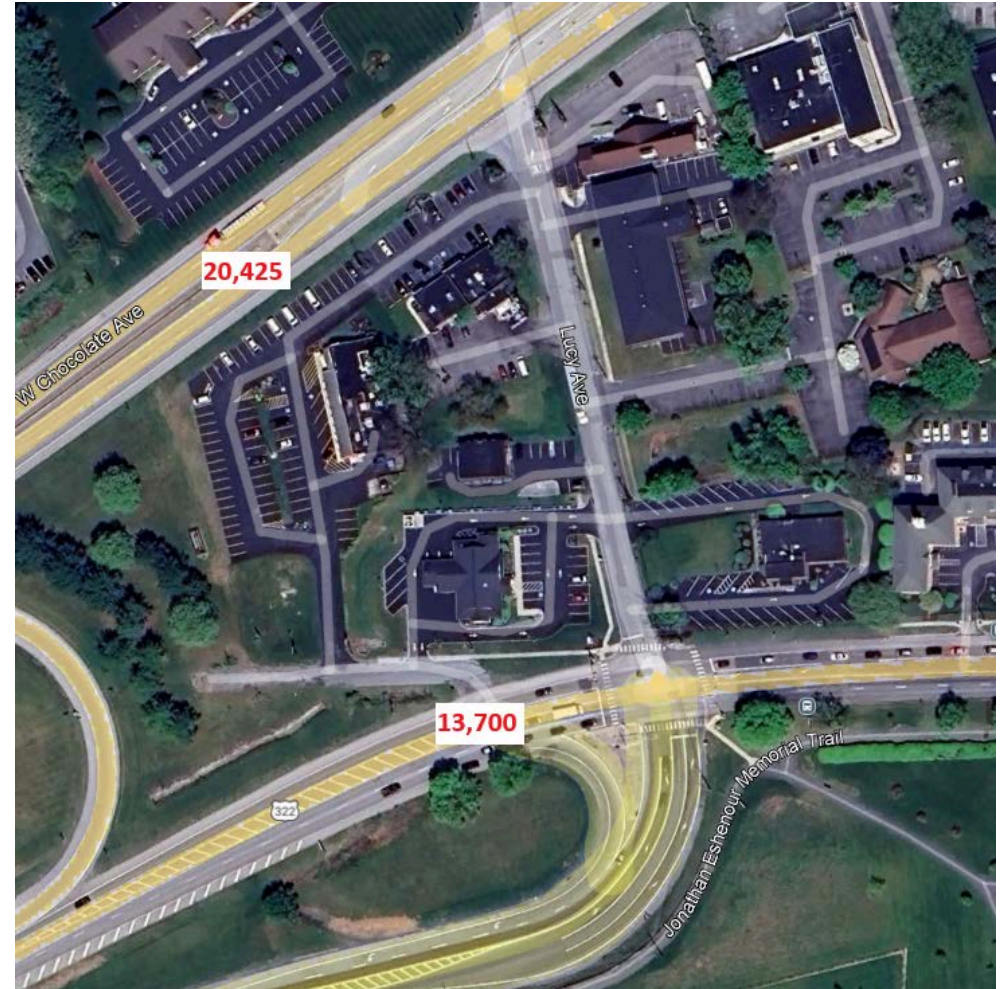
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OFFERING SUMMARY

Available SF	1,300 to 4,000 +/-
Lease Rate	\$45 / SF
Lease Term	5 YEAR MINIMUM
Building Size	8,000 +/- SF
Zoning	GENERAL COMMERCIAL
Municipality	DERRY TOWNSHIP
County	DAUPHIN

PROPERTY HIGHLIGHTS

- High traffic location on 322
- Minutes to popular attractions - Hersheypark, Giant Center, ZooAmerica, Indian Echo Caverns
- Redevelopment underway with 2026 Q3 delivery
- Hersheypark brings ~ 3.3 million people to Hershey per year



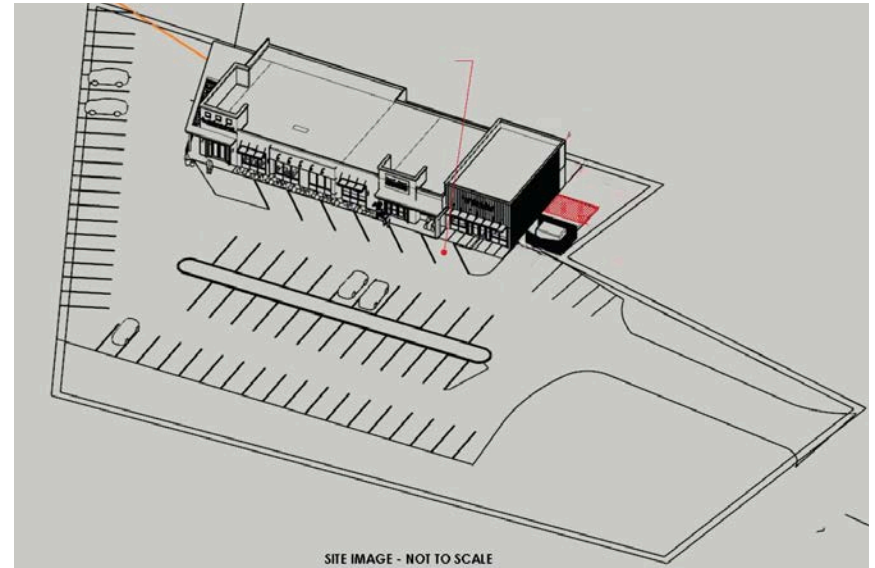
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REDEVELOPMENT CONCEPT



VICINITY MAP

Hersheypark



DUCK DONUTS

CHIPOTLE MEXICAN GRILL

FIRST WATCH THE DAYTIME CAFE

Jersey Mike's SUBS

tropical SMOOTHIE CAFE

PRIMANTI BROS.



weis

Panera BREAD

planet fitness

FINE WINE & GOOD SPIRITS

five BELOW

PNC BANK

SUBWAY

HERSHEY Lodge

PennState Health Milton S. Hershey Medical Center

SHEETZ

Wendy's

Pizza Hut

McDonald's

PLAYA BONITA

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