



SITE

HERSHEY RD

RED TOP RD



*Vacant Land Available*  
FOR LEASE

605 HERSHEY ROAD, HUMMELSTOWN, PA



605 HERSHEY ROAD · HUMMELSTOWN, PA 17036



# VACANT LAND AVAILABLE


# FOR LEASE



## OFFERING SUMMARY

Lot Size	± 2.04 Ac
Lease Rate	\$1.00 per SF/yr
Lease Type	Gross Full Service
CAM	None
Zoning	Commercial Neighborhood
Municipality	West Hanover Township
County	Dauphin County

## PROPERTY HIGHLIGHTS

- Minutes to Downtown Hershey and all attractions, shopping and restaurants
- Ideal uses include but not limited to multi-family investment or bed and breakfast
- Residential building rented separately
- Situated between Route **22** and **422** with easy access to 

## PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present ±2 acres of prime commercial neighborhood land for lease along Route 39 in Hummelstown, PA. With excellent frontage and high visibility, this property offers 1.6 to 2 acres available under a land lease at a competitive rate of \$1.00/SF. The owner will also consider build-to-suit possibilities to meet tenant needs, while an existing residential building on the site is rented separately. This versatile location is ideally suited for multi-family, bed and breakfast, restaurant, medical, health club, or retail development.

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

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LOCATION



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TCN  
WORLDWIDE  
REAL ESTATE SERVICES

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AREA



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## DEMOGRAPHICS

## POPULATION

1 MILE	2,995
3 MILE	16,045
5 MILE	67,171

## HOUSEHOLDS

1 MILE	1,176
3 MILE	6,351
5 MILE	27,476

## AVERAGE HOUSEHOLD INCOME

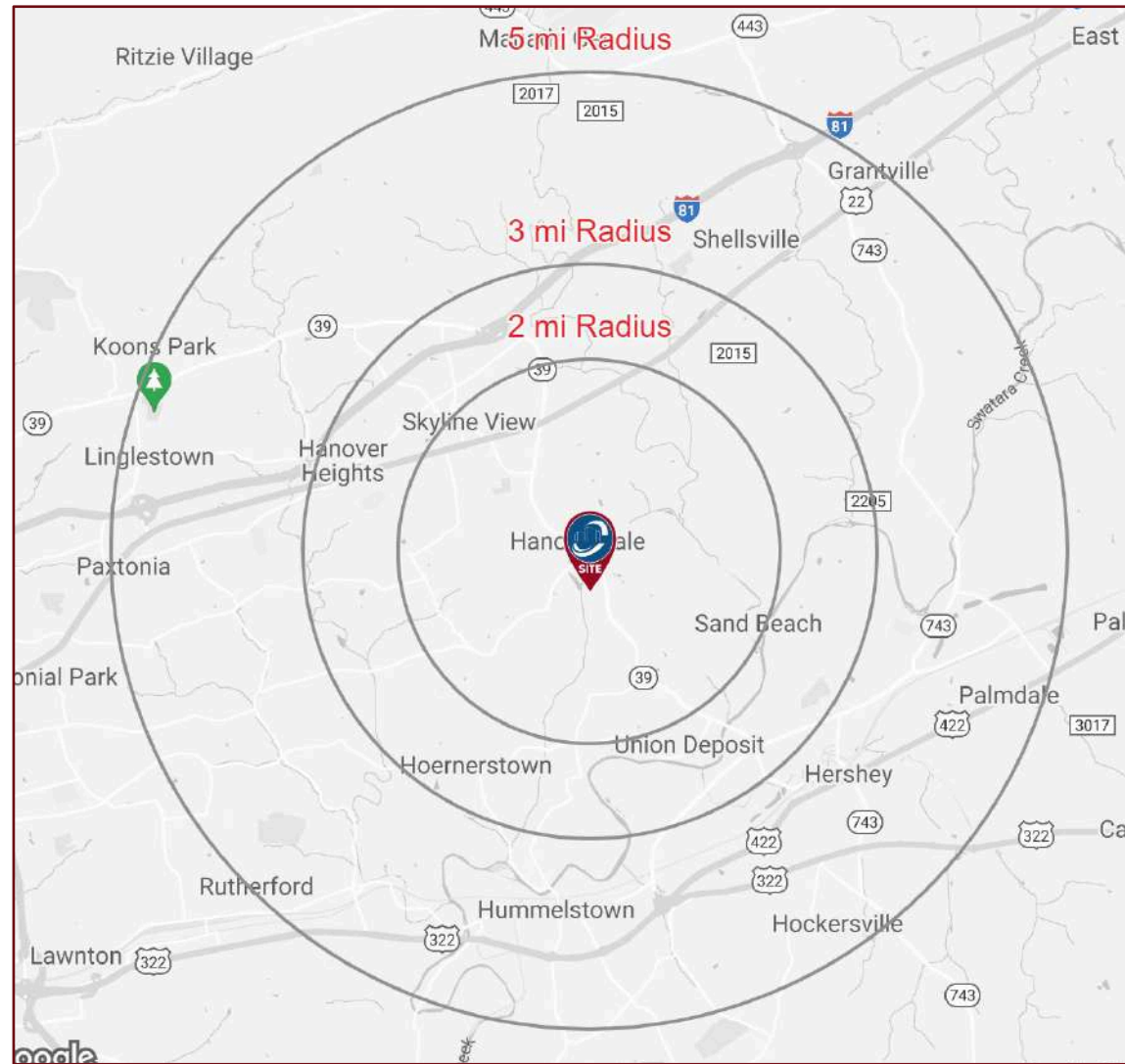
1 MILE	\$161,611
3 MILE	\$147,206
5 MILE	\$129,159

## TOTAL BUSINESSES

1 MILE	78
3 MILE	469
5 MILE	2,301

## TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	827
3 MILE	6,511
5 MILE	30,563



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## AREA OVERVIEW

A charming community, **HERSHEY** is renowned for its rich history, world-famous chocolate, and vibrant attractions. Home to The Hershey Company, creator of beloved treats like Hershey's Bars and Reese's Peanut Butter Cups, Hershey offers a sweet investment opportunity unlike any other. But Hershey isn't just about chocolate— it's a thriving hub of entertainment and recreation. Hersheypark, Hershey's Chocolate World, and Hershey Gardens draw visitors from far and wide, making it a prime location for commercial ventures. Plus, with the Penn State Milton S. Hershey Medical Center and the Milton Hershey School enriching the community, Hershey boasts a diverse and robust economy. Beyond its attractions, Hershey offers an array of amenities, including world-class golf courses, luxury spas, and the opulent Hotel Hershey. Hersheypark Stadium adds to the allure, hosting concerts and sporting events throughout the year. Located just 14 miles east of Harrisburg and part of the Harrisburg metropolitan area, Hershey enjoys easy access to major cities like Allentown and Philadelphia. With its thriving economy, strong community infrastructure, and prime location, Hershey presents a compelling investment opportunity for discerning investors.



**HOLLYWOOD CASINO AT PENN NATIONAL RACE COURSE**, located in Grantville, PA, is a premier gaming and entertainment destination in the region. With over 2,400 slot machines and 50 table games, the casino also boasts a state-of-the-art sports book where guests can wager on a variety of sporting events. Beyond gaming, there are several dining options, ranging from casual fare to upscale cuisine. The venue regularly hosts live performances by top artists and bands, as well as special events and promotions throughout the year.

Conveniently located just off Interstate 81, Hollywood Casino is easily accessible from major cities like Harrisburg and Hershey. Plus, with ample parking and a range of amenities, including a hotel and spa, it's the perfect destination for a weekend getaway or a night out on the town.



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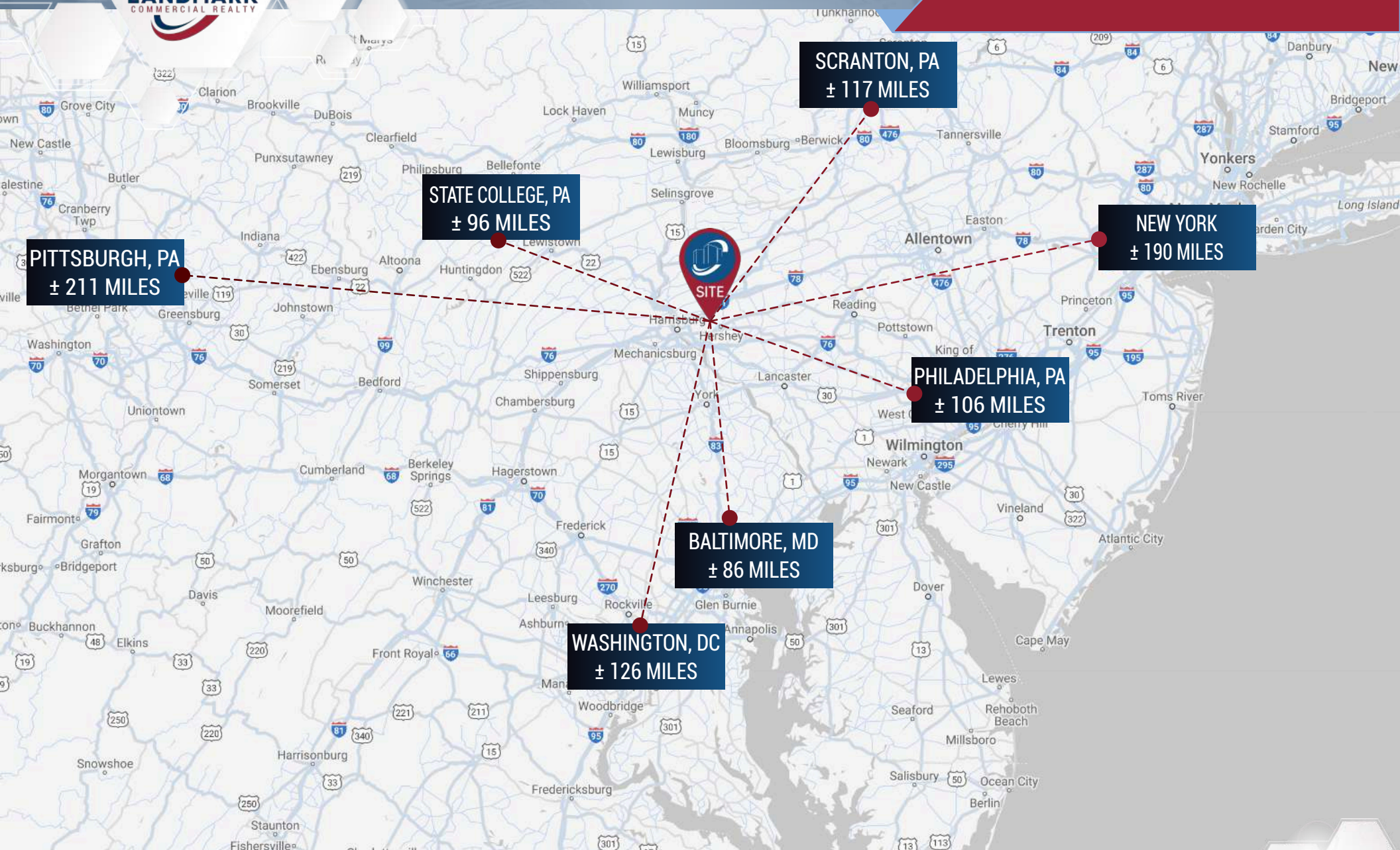


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.