



501, 553 & 557 Park Avenue
 Hershey, PA 17033
 Dauphin County, Derry Township

Prime opportunity in a high-traffic area! This offering includes three contiguous parcels located on the 500 block of Park Avenue. With flexible potential for retail, food service, or office use, the site is ideal for a variety of commercial users seeking strong accessibility and visibility (even from Hershey Park's Lightning Racer!). Don't miss this chance to establish your presence in a vibrant, well-traveled corridor.

Total Acres Available	0.62+/- Acres
Topography	Generally level
Date Available	Immediately
Price	\$990,000

Zoning

Hershey Mixed Use, Overlay 8 Compact Development which permits business and professional offices, financial institutions, food services without a drive-through, micro-distilleries/breweries, personal service establishments, pet grooming facilities, retail, and much more.

Demographics

Radii	Population	Households	Household Income
0.3	172	79	\$109,797
0.5	274	126	\$106,855
1	2,962	1,332	\$109,241

Traffic Count:

Land Information

Acres	0.62+/- Acres
Total Acres Available	0.62+/- Acres
Land SF	27,007
Fencing	None
Frontage	180' along Park Ave
Dimensions	Each of the three parcels is approximately 60' x 150'
Parking	TBD
Topography	Generally level
Historic District	No
Flood Zone	No
Tax Parcel Number	24-010-004, -005 and -006

Utilities

Water	Public
Sewer	Public
Gas	Yes (UGI)

Sales Information

For Sale	Yes
For Lease	No
Price	\$990,000
Real Estate Tax	Approximately \$12,050 annually (2025). Will be reassessed once Buyer's construction project is complete.
Transfer Tax	To be split equally between Buyer and Seller
Expenses	None on file
Insurance	Per Buyer's carrier
Inventory	None
Financing	Cash or conventional
Date Available	Immediately
Additional Information	Demolition of the homes on the properties is the responsibility of the Buyer.



