

OFFICE LEASE OPPORTUNITY

1135 E. CHOCOLATE AVENUE
HERSHEY, PA



HIGHLIGHTS

- Strategically located minutes away from Penn State Health Milton S. Hershey Medical Center
- 168 Surface parking spaces
- Renovated in 2005 & 2017
- Business Signage Available
- Multiple Suites Available
- Flexible Terms
- Updated Lobby

**JOIN THESE TENANTS AT
1135 E. CHOCOLATE AVENUE**



AND OTHERS:

Nestico Druby P.C. | New Direction Mediation Ctr

Cermak Aikido Club

Mundy & Packer

AVAILABLE OFFICE SPACE

FIRST FLOOR - 2,357 SF		SECOND FLOOR - 13,209 SF		THIRD FLOOR - 11,439 SF	
Suite 103	1,482 SF	Suite 201	13,209 SF	Suite 301	2,698 SF
Suite 107	875 SF			Suite 302	5,716 SF
				Suite 303	250 SF
				Suite 305	555 SF
				Suite 310	98 SF
				Suite 311	2,122 SF

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY DETAILS		UTILITIES	POPULATION	1MI	3MI	5MI
APN	24-006-128	Water	PA American Water			
County	Dauphin County	Sewer	DTMA-Derry Township Municipal Authority			
Zoning	C-Commercial	Gas	UGI - Public			
Tenancy	Multi	Electric	PPL - Public			
Year Renovated	2005 / 2017F					
Roof	Rubber					
Construction	Steel / Stucco					
Business Sign	Available					
Taxes	\$1.47 / SF					
			Population	2,867	31,824	55,710
			Households	1,152	13,382	22,762
			Household Income	\$79,960	\$86,123	\$95,721



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