

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	900 & 3,904 SF
Lease Rate:	Negotiable
Building Size:	35,196 SF
Lot Size:	1.72 Acres
Building Built / Renovated:	1987 / 2015
County:	Dauphin County
Township / Municipality:	Derry Township
Zoning:	(C01) Office
Cross Street:	Fishburn Road

PROPERTY HIGHLIGHTS

- Prime location in Hershey PA located on Cocoa Avenue (Rt. 743) across from Giant Food Stores and UPMC Outpatient Center
- Extremely close proximity to Hershey Medical Center, Hershey Park and all other amenities of Hershey PA has to offer
- Highly visible to over 8,500 VPD
- Ownership will consider subdividing the 3,904 SF space
- Building tenant mix includes Penn State Health, Three Angels Family Practice & Wellness Center, PA Retina Specialists, Four Diamonds, Howard Hanna
- Ownership will be offering a free rent period based on term and conditions of lease



Sean Fitzsimmons
Director - Sales & Leasing
717.731.1990 x3013
sfitzsimmons@landmarkcr.com

Michael Curran, SIOR
President & Executive Managing Director
717.731.1990
mcurran@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

1249 Cocoa Avenue

OFFICE PROPERTY FOR LEASE

1249 Cocoa Avenue Hershey, PA 17033

ADDITIONAL PHOTOS



Sean Fitzsimmons
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FLOOR PLANS



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TRADE AERIAL



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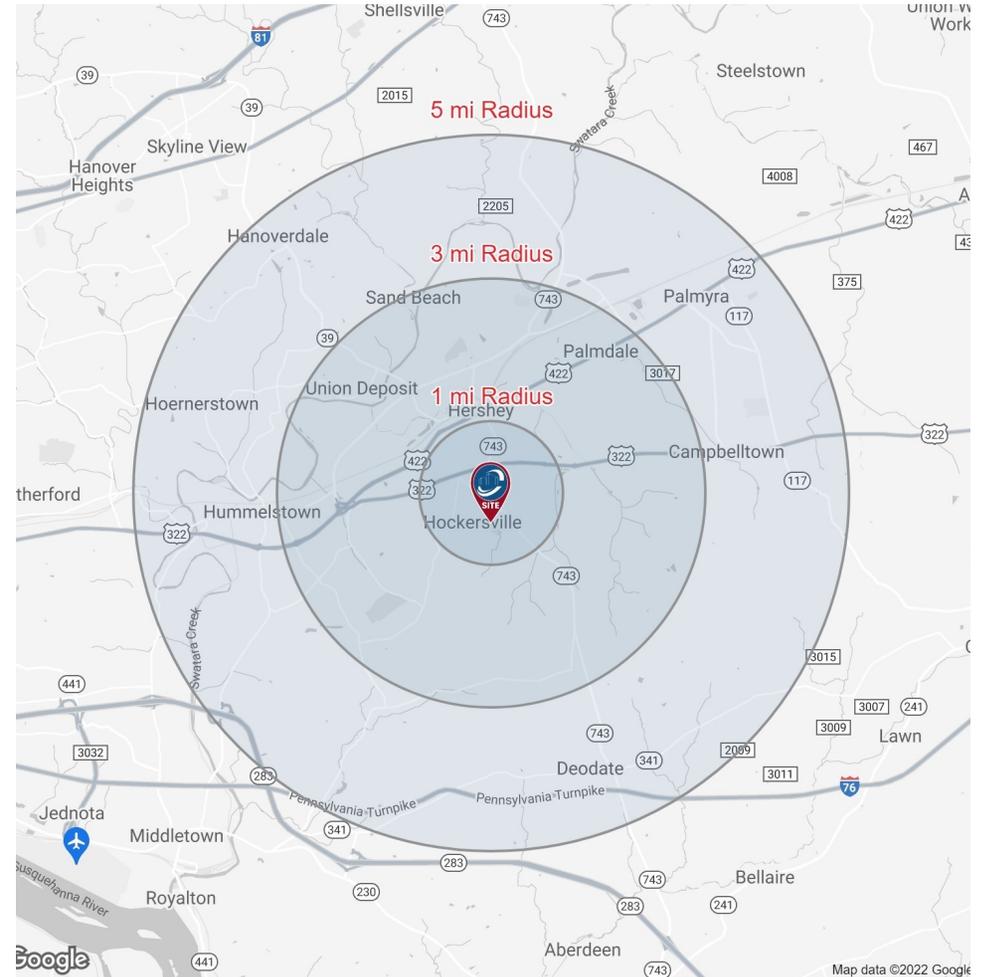
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,888	7,233	10,173
Average Age	58.9	53.2	50.3
Average Age (Male)	47.3	43.5	42.7
Average Age (Female)	59.2	55.5	52.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,027	2,692	4,037
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$86,560	\$96,461	\$99,418
Average House Value	\$243,888	\$273,575	\$280,816

* Demographic data derived from 2020 ACS - US Census



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