

LMS

Commercial Real Estate

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Dauphin County

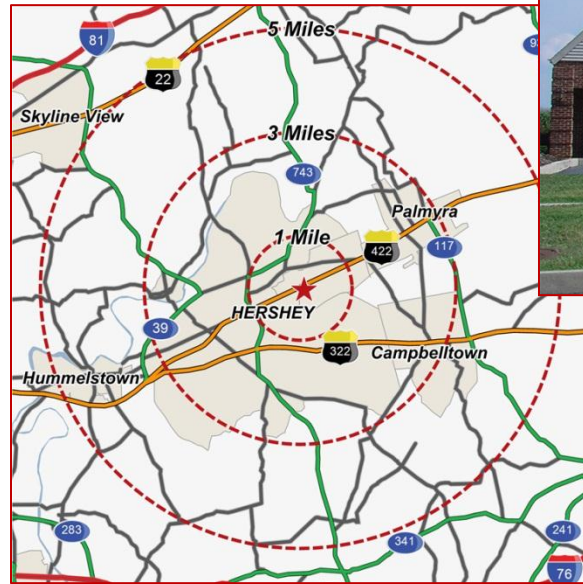
Neighborhood Retail Center

744 EAST CHOCOLATE AVENUE

Total GLA: ± 6,600 SF

Hershey, PA 17033

Derry Township



2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	3,160	28,052	57,130
Avg. HH Income	\$70,827	\$73,067	\$82,688
Daytime Population	9,153	30,901	44,355

744 East Chocolate Avenue

A 15 year old neighborhood retail center, located on the busy east/west corridor of Route 422 in Hershey, PA.

The center was constructed in the heart of a high tourism area with a golf course, Hershey Chocolate Plant and Hershey Park an amusement park.

Traffic Count Route 422:

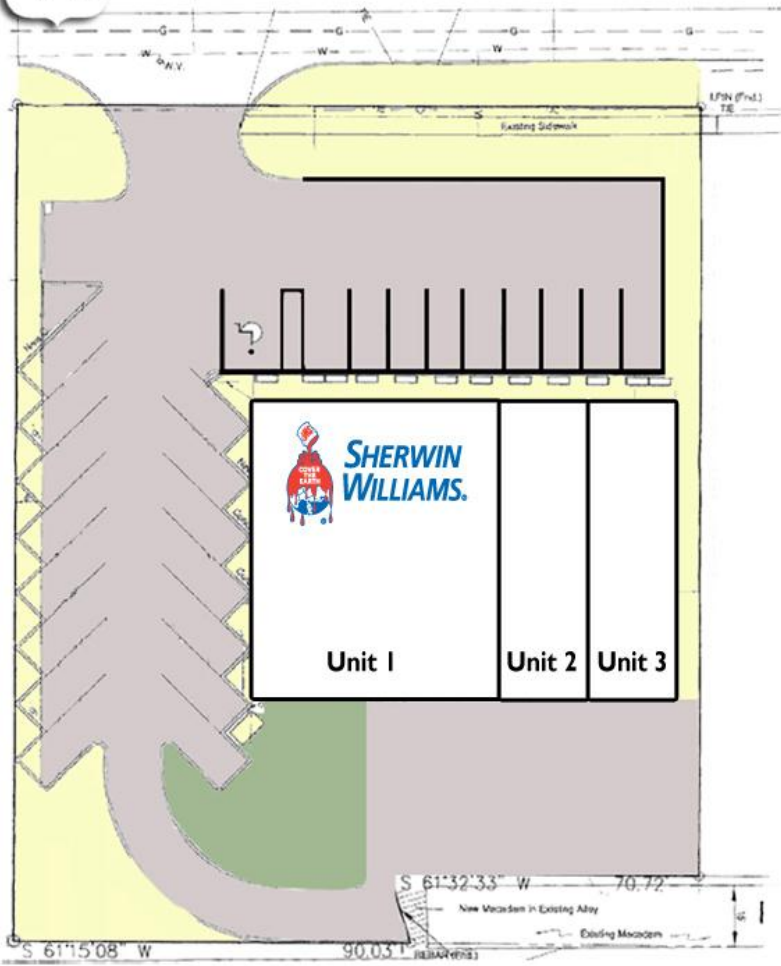
27,000 vehicles per day



*See reverse side for **site plan**

422

EAST CHOCOLATE AVENUE



SOUTH LANE STREET

744 East Chocolate Avenue

Retail Center
100% Occupied



Subject to Change:

Unit 1	Sherwin Williams	3,800 SF
Unit 2	The Beer Stop	1,400 SF
Unit 3	The Barber Salon	1,400 SF

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