

For Sale

Retail

\$2,695,000



# 1280 E. Chocolate Avenue

Hershey, Pennsylvania 17033

## Property Highlights

- Auto dealership/repair shop with frontage on highly traveled Rt. 422
- Business relocated, real estate only for sale
- 25,253 +/- SF service area, 5,932 +/- SF showroom
- 2 floors with 5 total drive-in doors
- Drive-in doors on both sides of first floor allow for pull-through
- Average daily traffic volume: 15,014 VPD both directions on Rt. 422

## Property Description

Unique opportunity to purchase. 1.45 +/- acres on highly traveled Route 422, just minutes from Hershey's main attractions. 5,932 +/- SF showroom plus 25,253 +/- SF service area, with five drive-in doors and an interior garage door leading from service area to showroom. Equipment not included in sales price, but negotiable.

### OFFERING SUMMARY

<b>Sale Price</b>	\$2,695,000
<b>Lot Size</b>	1.45 Acres
<b>Building Size</b>	31,185 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	3,453	\$67,870
<b>3 Miles</b>	26,592	\$68,706
<b>5 Miles</b>	48,511	\$76,452

For more information

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.  
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PA License #RB02432DA

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# Property Details

ADDRESS:	1280 E. Chocolate Avenue Hershey, PA 17033	CEILING HEIGHT / TYPE:	11 - 13 ft
COUNTY:	Dauphin	ROOF:	Flat, rubber
MUNICIPALITY:	Derry Township	FLOOR TYPE:	Concrete
TAX PARCEL #:	24-006-174; 24-006-175; 24-006-176	LIGHTING:	Fluorescent
PARCEL SIZE:	1.45 Acres	UTILITIES:	Water & sewer: Public Electric: 3 phase/208 volts
ZONING:	Commercial-Palmdale Mixed Use	RESTROOMS:	3
TOTAL BUILDING SF:	31,185 SF	SECURITY:	No
YEAR BUILT:	1968	HVAC:	A/C in showroom; Gas-fired unit heaters
NUMBER OF FLOORS:	2	TAXES:	\$30,376.40 for all 3 parcels
DRIVE-INS:	Two 12' x 9' (1st floor); Three 14' x 9' (lower level); One 10' x 9' interior garage door from service area to 1st floor showroom	SALE PRICE:	\$2,695,000



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# Additional Photos



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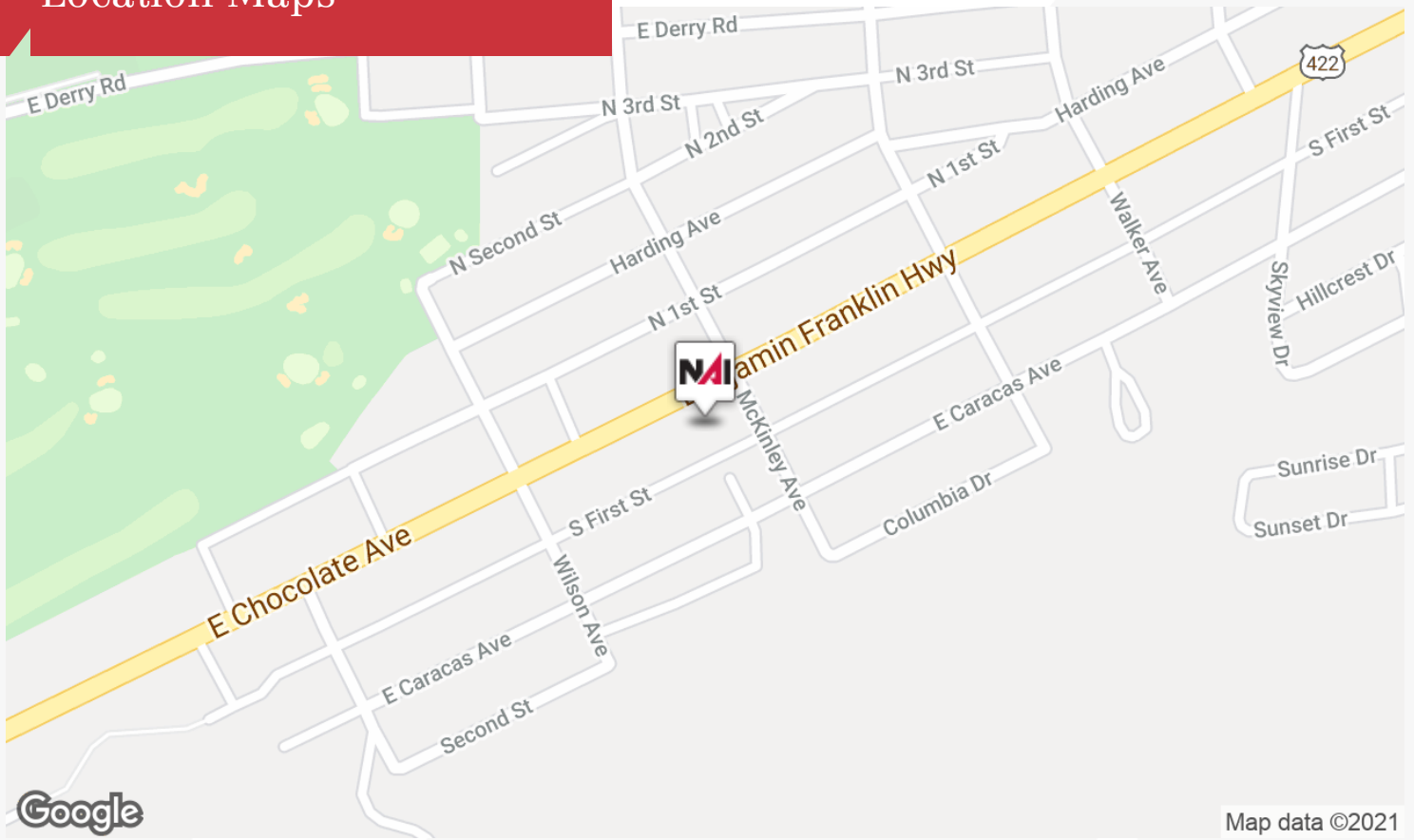
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# Location Maps

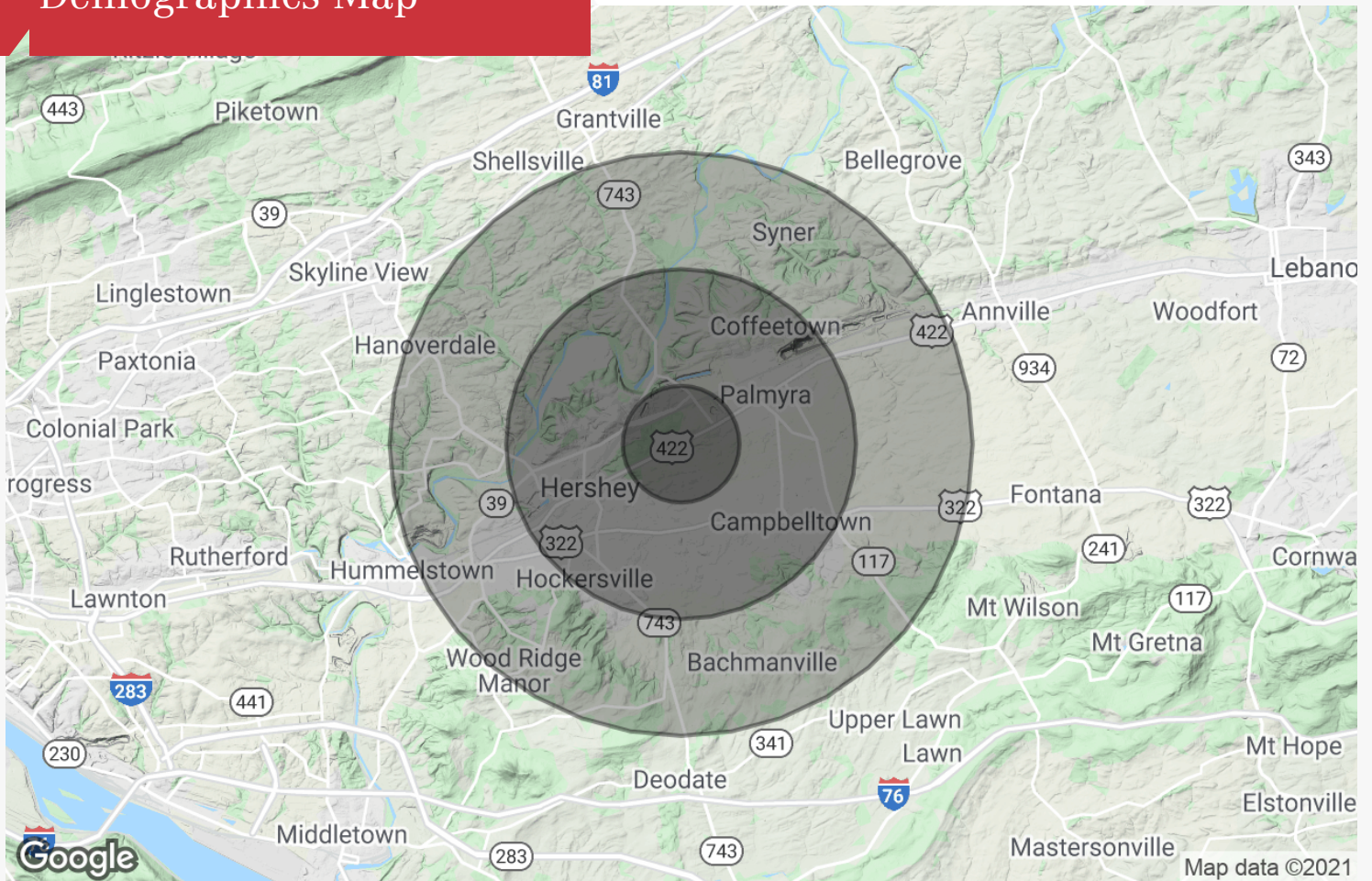


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# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,453	26,592	48,511
MEDIAN AGE	33.4	40.9	41.7
MEDIAN AGE (MALE)	34.9	40.0	40.9
MEDIAN AGE (FEMALE)	31.7	42.0	42.8

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,434	11,572	20,393
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$67,870	\$68,706	\$76,452
AVERAGE HOUSE VALUE	\$206,549	\$191,506	\$200,062

\* Demographic data derived from 2010 US Census



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