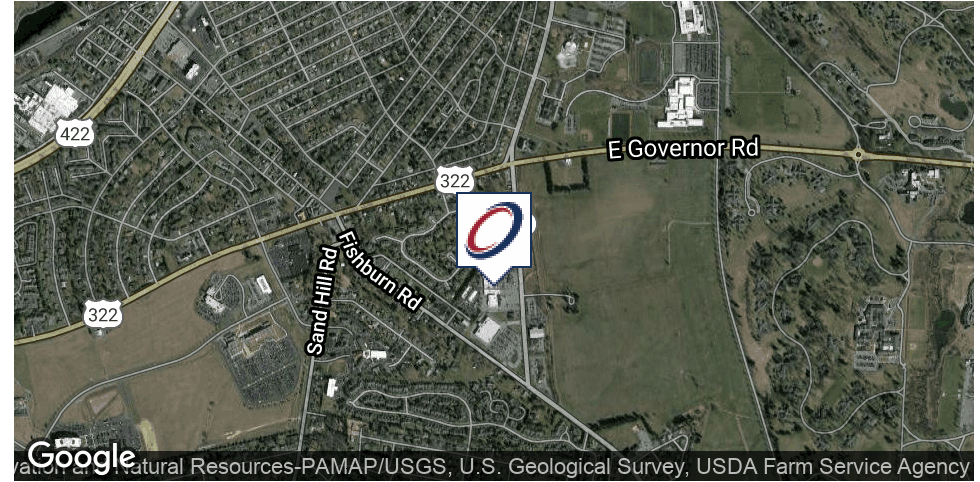


### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	50,628 SF
Available SF:	6,200 SF
Municipality:	Derry Township
County:	Dauphin
Lot Size:	4.14 Acres
Zoning:	Hershey Mixed Use

#### PROPERTY OVERVIEW

Approximately 6,200 SF available for immediate occupancy. Ideal for office or retail user, just 2 minutes from Downtown Hershey. Rare opportunity to secure a larger space in the heart of the Downtown Hershey Marketplace. Charming retail/office complex with inviting courtyard. Excellent existing tenant mix; join Penn State Health, RE/MAX Premier Services, Downstreet with Baker & Associates Salon, Hershey Orthopedic and Spine Rehabilitation, Emerald Springs Spa, Jo Jo's Pizza, Selah Skin Center

Just a fantastic location for your business. Call Tom Posavec for a tour today: 717-503-7755



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ADDITIONAL PHOTOS



**1144 COCOA AVENUE**

**RETAIL PROPERTY FOR LEASE**

1144 Cocoa Avenue Hershey, PA 17033

## ADDITIONAL PHOTOS



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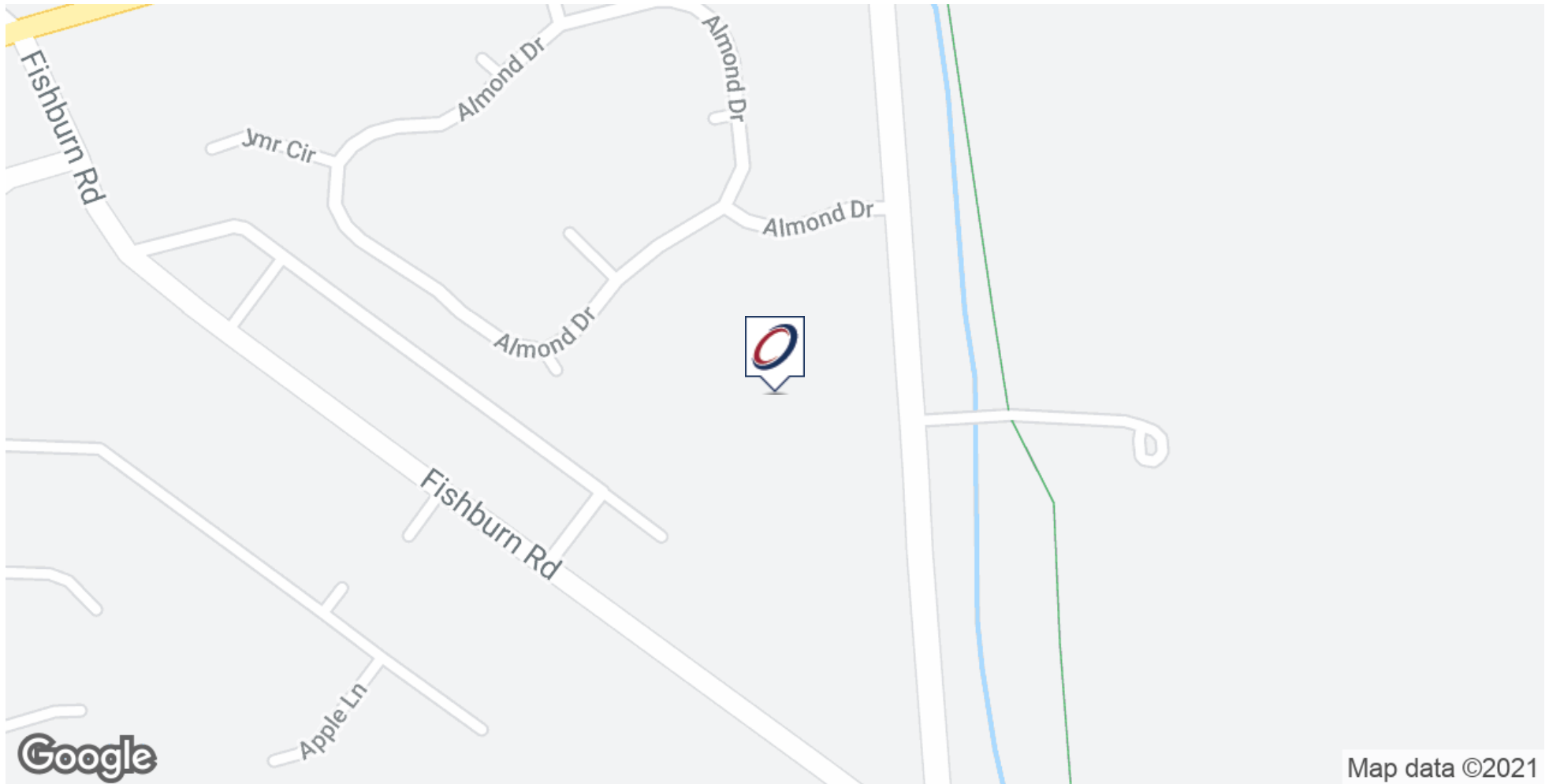
### AERIAL



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## LOCATION MAP



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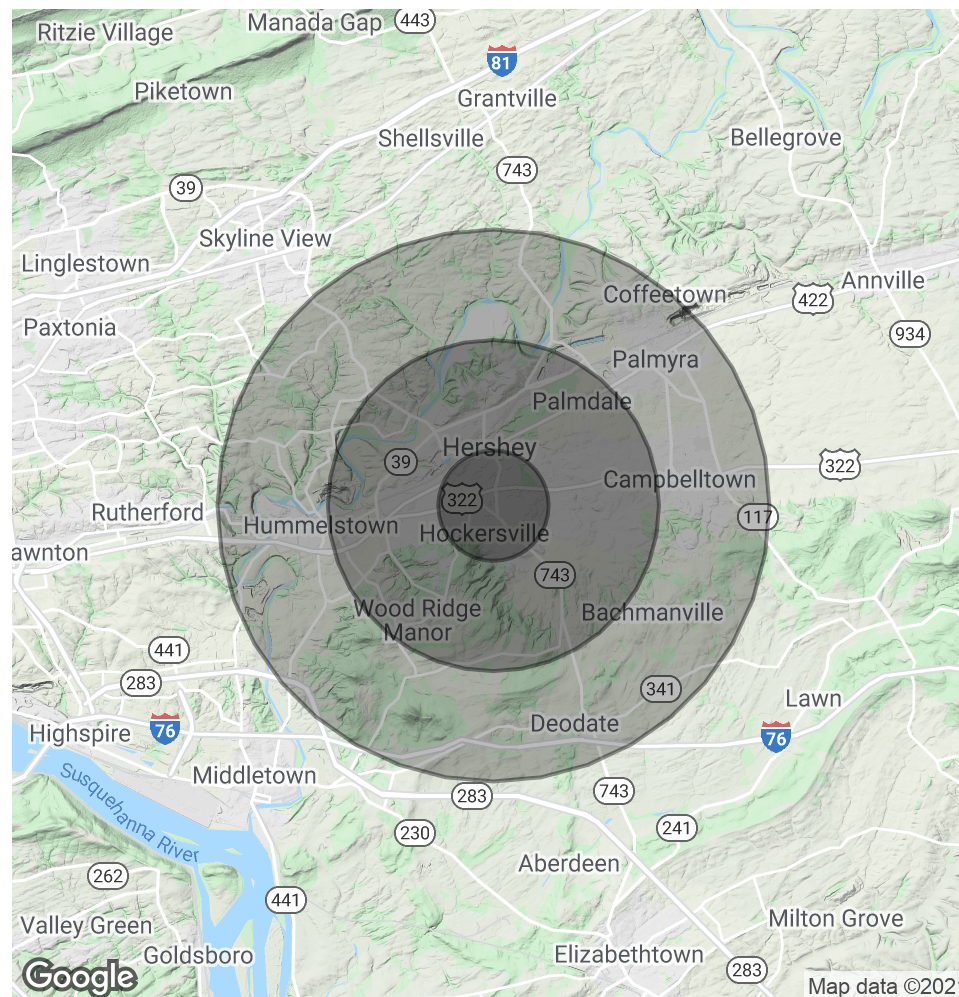
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,867	21,942	53,239
Average age	42.6	39.3	40.3
Average age (Male)	40.8	38.7	39.7
Average age (Female)	44.0	39.7	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,097	9,172	22,078
# of persons per HH	2.3	2.4	2.4
Average HH income	\$76,866	\$84,701	\$81,904
Average house value	\$252,459	\$243,081	\$199,272

*\* Demographic data derived from 2010 US Census*



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