

FOR SALE
COMMERCIAL BUILDING
± 111,731 SQUARE FEET

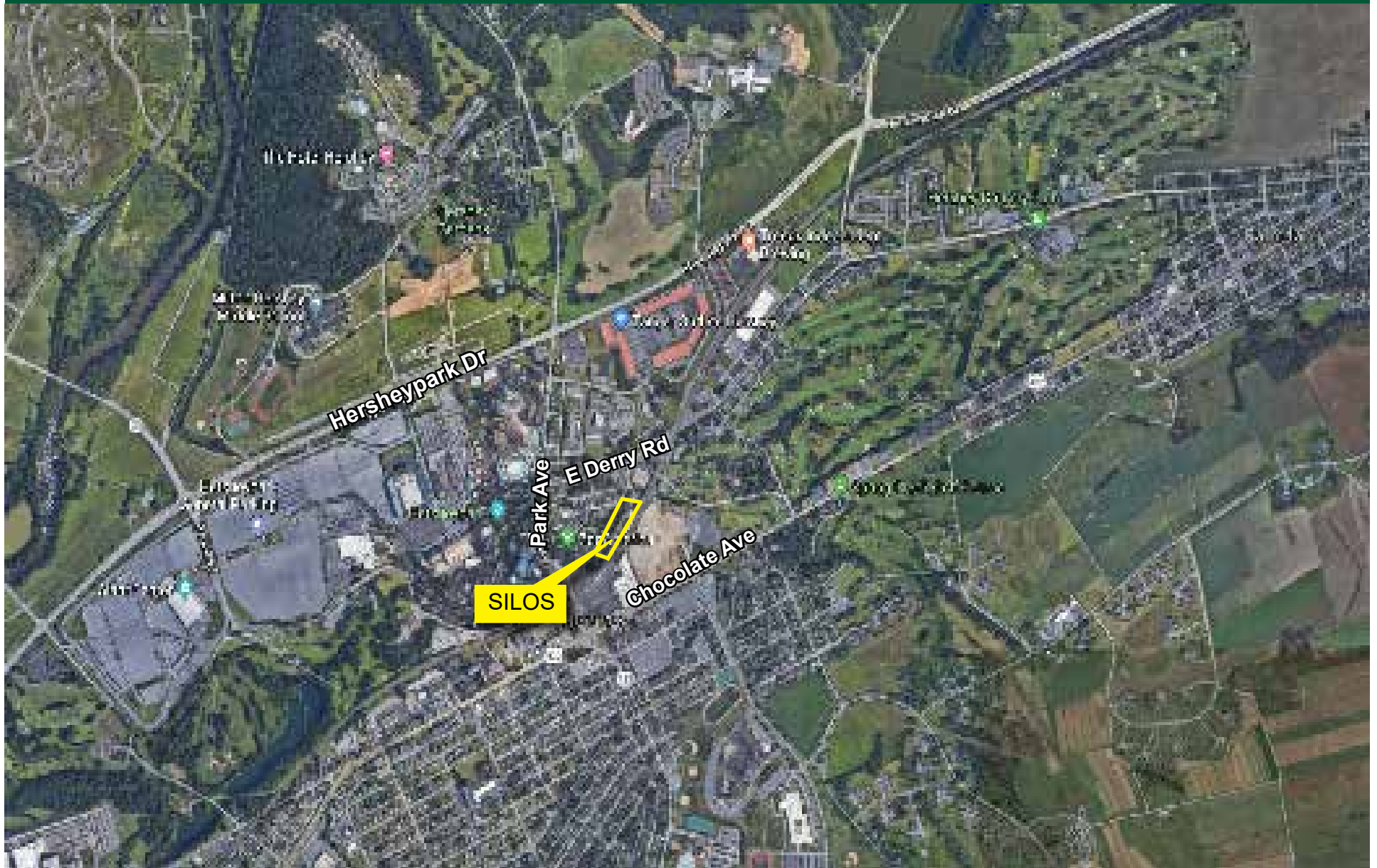


PARK BOULEVARD, HERSHEY, PA

SALIENT INFORMATION

LOCATION:	Park Boulevard, Hershey, PA 17033			
WATER:	Public			
SEWER:	Public			
ZONING:	<u>Hershey Mixed Use with Downtown Core Overlay (O9)</u> - Multiple uses with some restrictions. Uses include Hotels and Motels, Offices, and some forms of dwelling.			
TRAFFIC COUNTS:	Chocolate Ave: 15,312 vehicles per day in both directions Park Ave: 11,192 vehicles per day in both directions E Derry Road: 4,269 vehicles per day in both directions			
DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	
	Population	4,100	25,874	65,337
	Households	1,762	10,353	26,109
	Household Income	\$60,131	\$67,795	\$73,929
BUILDING SIZE:	± 111,731 Sq. Ft.			
LOT SIZE:	± 2.57 Acres			
NUMBER OF SILOS:	24			
RESIDENTIAL UNITS:	Approx. 80 (Avg. size: 1,600 Sq. Ft. condos or apartments)			
HOTEL ROOMS:	Approx. 160			
PARKING CAPACITY:	485 spaces (in parking garage)			
PRICE:	\$1,000,000			

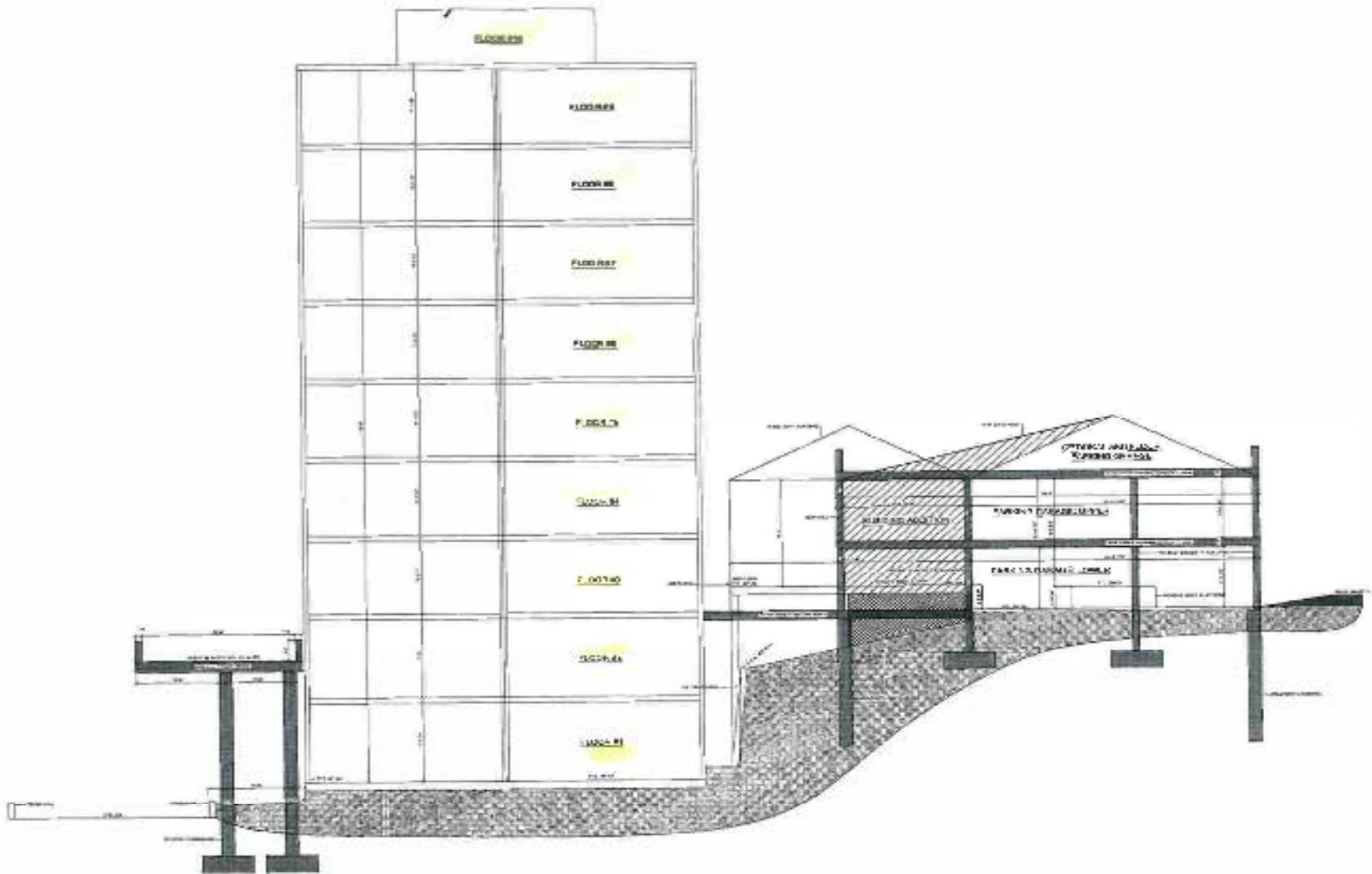
AERIAL MAP



SURROUNDING ATTRACTIONS



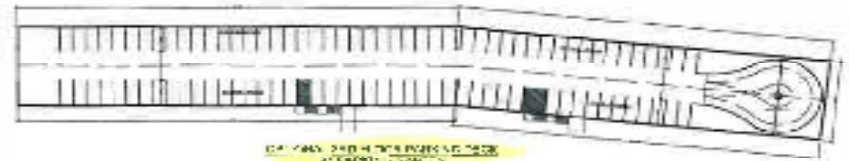
PROFILE



SITE PLAN/PARKING



NORTH ELEVATION
SCALE 1/8" = 1'-0"



OUTRAYS AND OTHER PARKING DECK
AT 2ND FLOOR



OUTRAYS AND OTHER PARKING DECK
AT 2ND FLOOR



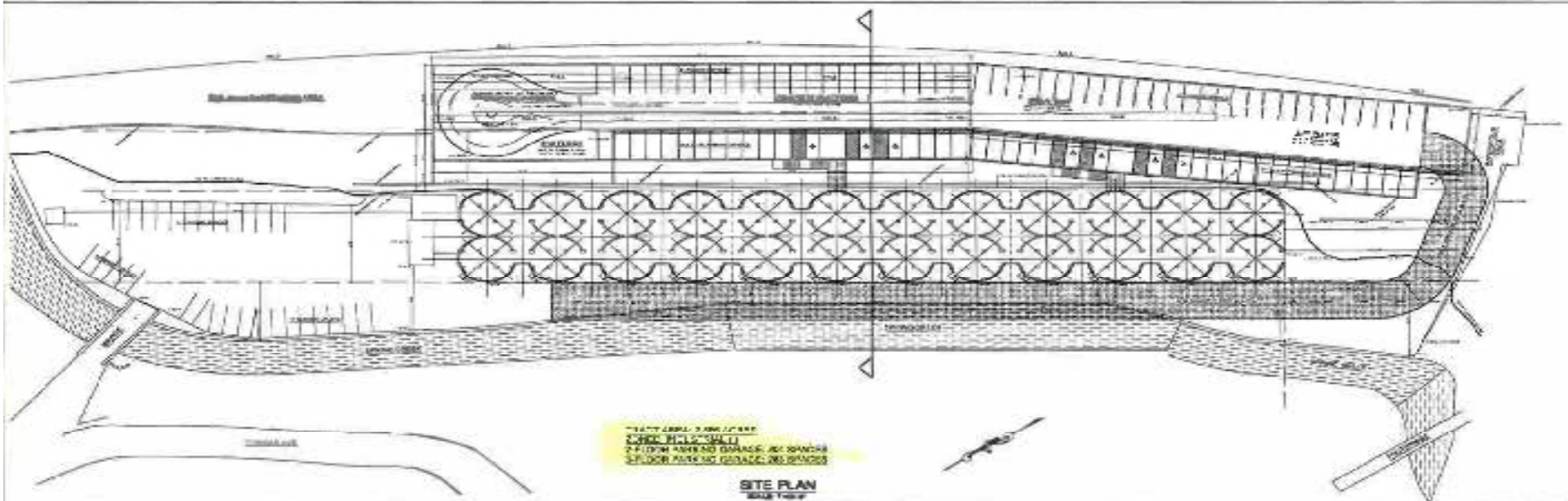
OUTRAYS AND OTHER PARKING DECK
AT 2ND FLOOR



OUTRAYS AND OTHER PARKING DECK
AT 2ND FLOOR

PARKING GARAGE OPTIONS
SCALE 1/8" = 1'-0"

PARKING GARAGE OPTIONS
SCALE 1/8" = 1'-0"



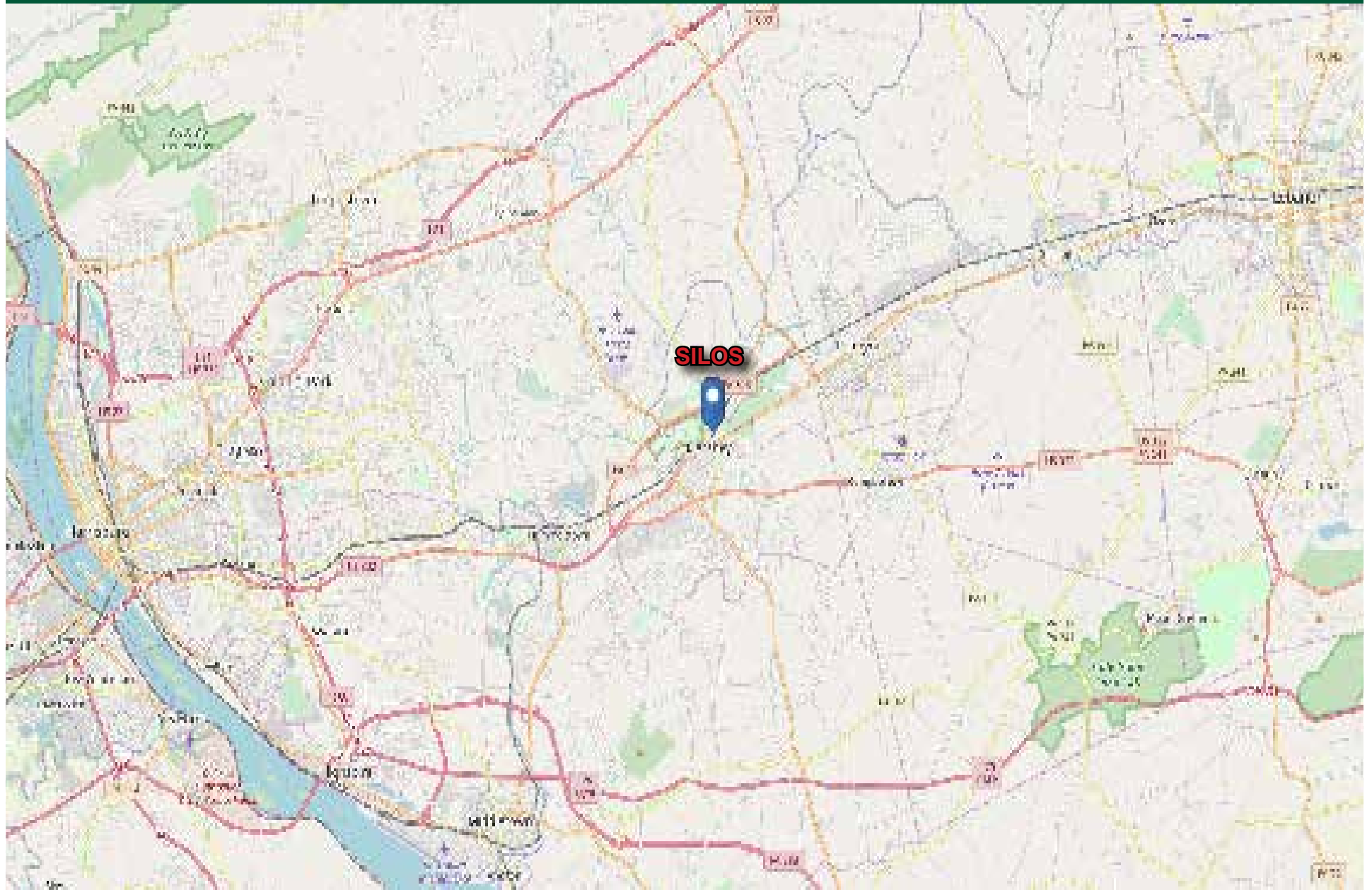
TRUCKS AND SERVICE
TRUCKS AND SERVICE
TRUCKS AND SERVICE

SITE PLAN
SCALE 1/8" = 1'-0"

EXTERIOR PHOTOS



LOCAL MAP



REGIONAL MAP



ZONING ORDINANCE

§ 225-315 Hershey Mixed Use

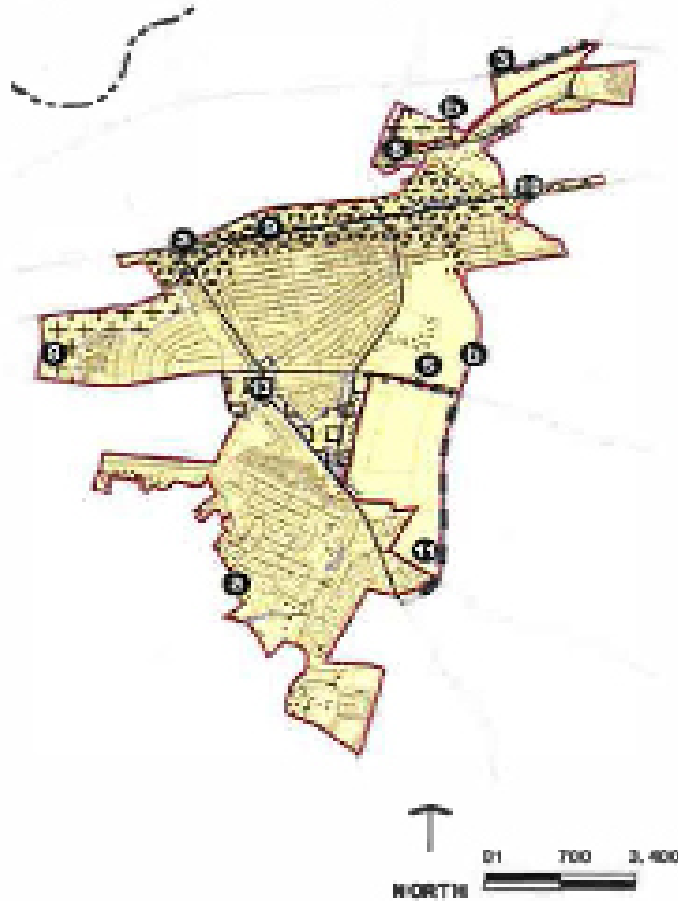
Table 28: Hershey Mixed Use Uses (Amended 11/14/2017 by Ord. No. 882)

Residential Uses		
Single-Family Detached Dwelling	P	
Single-Family Semi-detached Dwelling	P	
Single-Family Attached Dwelling (Townhome)	C	§501.5
Single-Family Conversion	C	§501.1
Two-Family Detached Dwelling	P	
Multifamily Apartment Dwellings	C	§501.2
Room and Breakfast Hotels	SC	§502.1
Farm Home Occupation	SC	§502.2
Family Child Care Home	SH	§507.5
Private Community Facilities/Recreation Areas	P	
Home Occupations	P	
Non-Impact Home Based Business	P	
Accessory Dwelling Units	SH	§101.8
Commercial Uses		
Automotive Car Wash/Lubrication Facilities	C	§501.3
Bakery, Retail	C8, C9, O10, O13	
Business and Professional Offices	C8, C9, O10, O13	
Commercial Parking Lot or Structure	C9, O10	
Communications Antenna, Building-mounted	P	
Communications Antenna, Utility-mounted	P	
Communications Antenna, Towers ≤ 50 ft	P	
Communications Antenna, Co-located/Replaces Ant.	P	
Dry Cleaning Service, Retail	C8, C9, O10, O13	
Financial Institutions	C8, C9, O10, O13	
Food Retailing	C	§501.11
Food Service Without Drive-Through	C8, C9, O10, O13	
Fuel Service - Minor	C	§501.16
Fuel Service - Major	C	§501.16
Funeral Homes	C	§501.49
Guest Lodging, Dining and Conference Facilities	C	§502.7
Healthcare Prescription Office	C8, C9, O10, O13	
Hotels and Motels	C8, C9, O10, O13	C in TR per §501.30
Laundromat	C8, C9, O10, O13	
Membership Club	C	§501.18
Microcellular/Broadcast	C8, C9	
Mixed-Use Building	C8, C9, O10, O13	
Personal Service Establishments	P	
Pet Grooming Facilities	C8, C9, O10, O13	
Commercial Uses		
Podiatry Office	C8, C9	
Private Parking Lot or Structure	C8, C9, O10, O13	
Recreational, Sports and Entertainment Facilities		
Country Club	P	
Executive & Fitness Centers	C8, C9, O10, O13	
Retail, Large-Scale	C	§501.28
Retail, Small-Scale	C8, C9, O10, O13	
Specialty Home	C	§501.23
Studios/Gallery for Teaching, Dancing, Art, Music or Similar Cultural Purposes	C8, C9, O10, O13	
Theater and Auditorium	C8, C9, O10, O13	
Veterinary Office	C8, C9, O10, O13	
Volley Center	C8, C9, O10, O13	
Institutional Uses		
Child Care Facilities	C	§501.34
Group Child Care Facilities	C	§501.52
Museums	C	
Place of Worship/Place of Assembly	F	
Schools	P	
Skilled Nursing	C	§501.34
Municipal/Public Uses		
Administrative Offices of County, State or Federal Government (Other)	P	
Libraries	P	
Municipal Buildings and Uses	P	
First-Emergency Services	P	
Parks, Playgrounds & Recreation	P	
Utility Service Structures	P	
Utility Buildings	P	
Agricultural/Conservation Uses		
Agricultural Uses	P	
Natural Conservation Areas	P	
Miscellaneous		
Affordable Housing Density Bonus	C	§501.46
Forestry	P	
Uses similar to specified permitted uses	C	§501.40
Unique Buildings	P	§501.41

ZONING ORDINANCE

§ 225-3.15 Hershey Mixed Use

Map 17: Zoning District - Hershey Mixed Use



Overlays



Approval Areas



Figure 12: Hershey Mixed Use Lot Dimensional Diagram

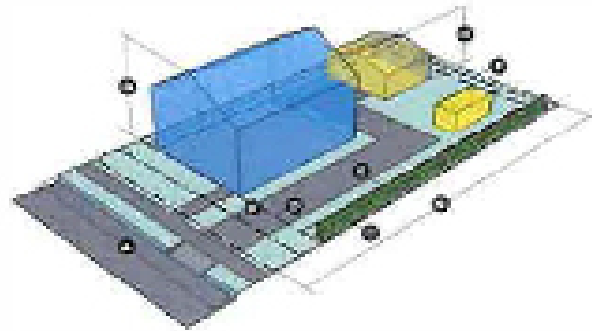


Table 29: Hershey Mixed Use Dimensions
(Amended 11-14-2017 by Ord. No. 682; 7-10-2018 by Ord. No. 785)

			O8	O8 ²	O10	O13		
①	Minimum Lot Width (FT)		40	40	40	100		
	Minimum Lot Depth (FT)		100	100	100	135		
	Minimum Non-res. Lot Area		N/A	N/A	N/A	N/A		
②	FRONT YARD SETBACK (FT)	① Front	Min	20 ²	20	Variable ³	20	25
		② Side	Min	5	5	5	5	5
		③ Rear	Min	5	5	5	5	5
	ACCESSORY (Minimum)	Front		50	50	50	50	50
		Side		5	5	5	5	5
		Rear		5	5	5	5	10
③	Principal Structure		35 ²	50	50	50	50	
	Accessory Structure		20	20	20	20	20	
Maximum Impervious Coverage			40% ⁴	50%	50%	50%	50%	
Minimum Vegetated Coverage			50% ⁴	30%	5%	30%	30%	
④	SFDs or TFOD		S DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	S DU/ NDA	
	Apartments & Mixed Use Buildings		S DU/ NDA	25 DU/ NDA	49 DU/ NDA	12 DU/ NDA	S DU/ NDA	

(1) Front 5 feet. However, this distance may be adjusted for portions of the building as follows:

(a) 4 feet for up to 35% of the building and attachments to the building.

(b) 2 feet for up to 20% of the building and attachments to the building.

(c) 0 feet for up to 50% of the building greater than 14 feet from the adjacent sidewalk or adjacent ground level, whichever is higher.

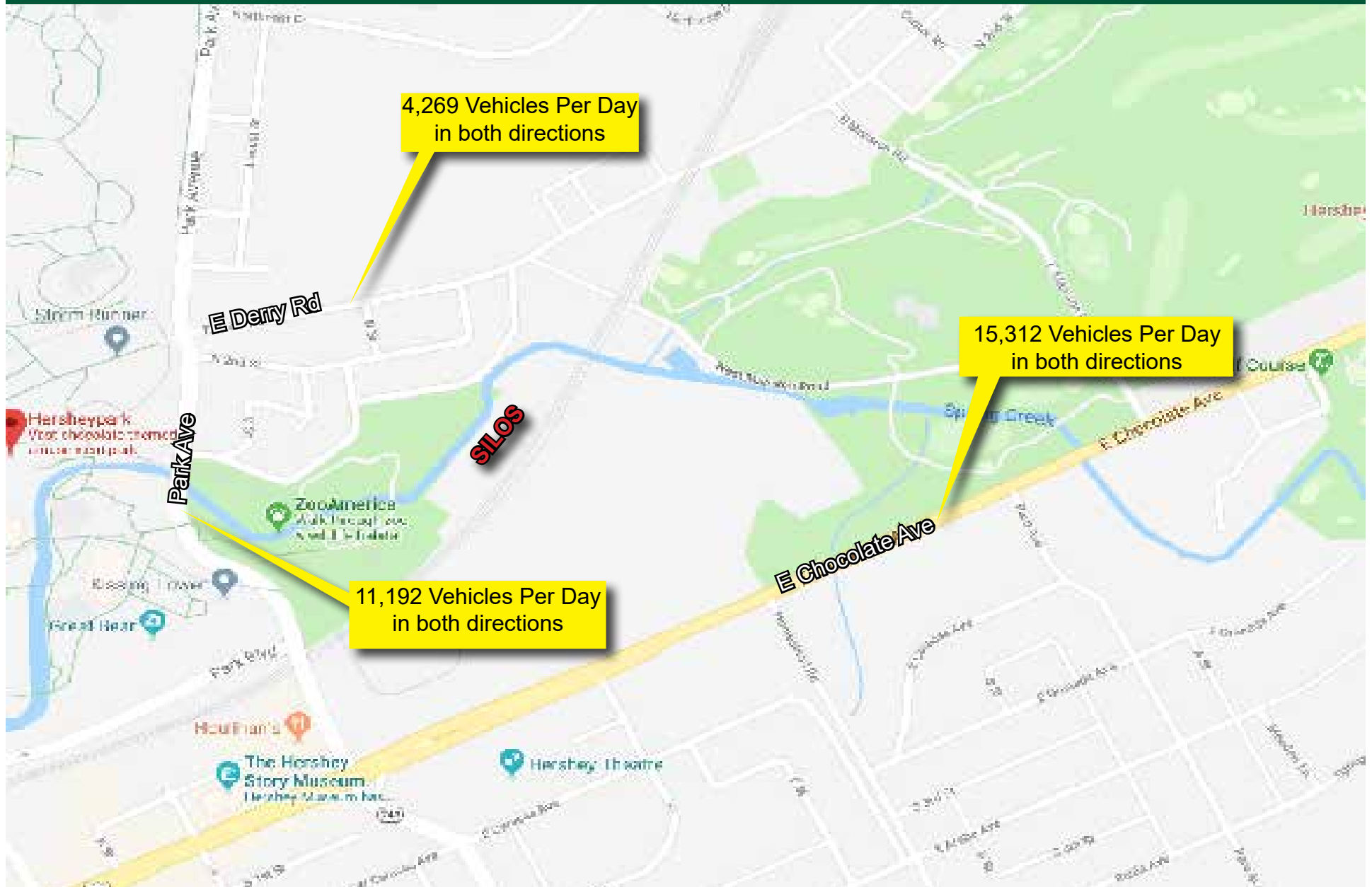
(2) No principal buildings shall have a yard area greater than 10 feet for 100% of its frontage unless physical constraints of the property prohibit a lesser yard area.

² Front yard setback from Elm Avenue shall be 30 feet for principal structures.

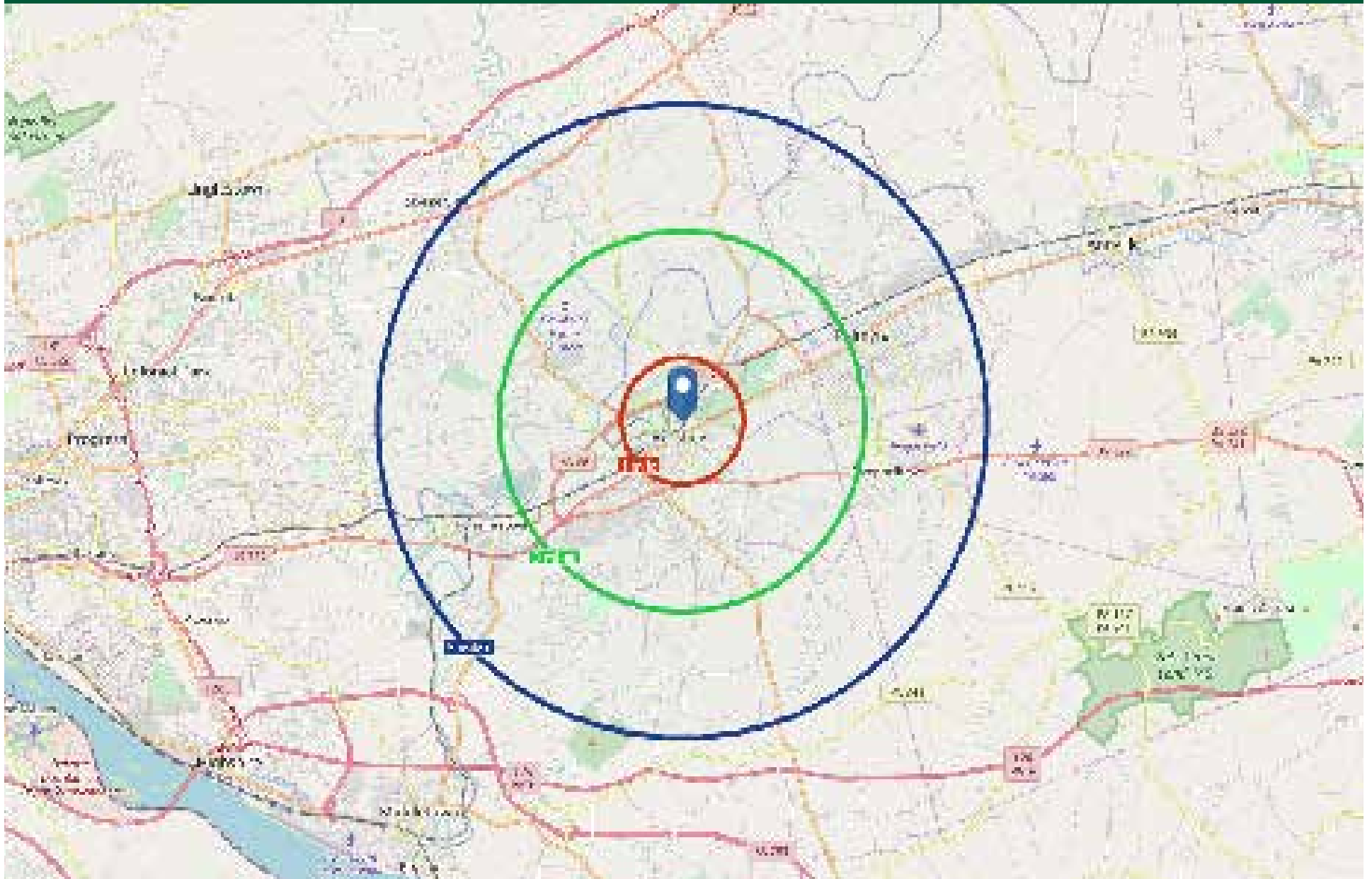
³ Residential Uses (SFDs, SFSDs, and TFODs) within the Oj Overlay district that contain no frontage along Chocolate Avenue shall comply with all dimensional criteria of the underlying Hershey Mixed Use zoning district rather than the Oj Overlay district dimensional criteria.

⁴ Non-residential uses permitted by-right within the base zoning district shall be permitted to have a maximum principal structure height of 50 feet, a maximum impervious coverage ratio of 50%, and a minimum vegetated coverage ratio of 30%.

TRAFFIC COUNT MAP



RADIUS MAP



DEMOGRAPHICS

U.S. COMMERCIAL REALTY
COMMERCIAL REAL ESTATE SERVICES

Executive Summary

U.S. Commercial Realty

Latitude: 40.28884

Longitude: -76.64908

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population			
2000 Population	3,655	21,885	52,918
2010 Population	3,944	25,098	61,918
2018 Population	4,100	25,874	65,337
2023 Population	4,175	26,483	67,527
2000-2010 Annual Rate	0.78%	1.53%	1.58%
2010-2018 Annual Rate	0.47%	0.37%	0.65%
2018-2023 Annual Rate	0.36%	0.47%	0.66%
2018 Male Population	47.1%	47.5%	48.1%
2018 Female Population	52.9%	52.5%	51.9%
2018 Median Age	43.2	38.4	42.7

In the identified area, the current year population is 65,337. In 2010, the Census count in the area was 61,918. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 67,527 representing a change of 0.66% annually from 2018 to 2023. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 38.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2018 White Alone	87.4%	82.5%	87.4%
2018 Black Alone	3.3%	5.1%	3.1%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2018 Asian Alone	4.4%	7.8%	6.0%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	1.5%	1.7%	1.2%
2018 Two or More Races	3.0%	2.5%	2.1%
2018 Hispanic Origin (Any Race)	5.4%	5.3%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 16.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	1,799	9,150	21,609
2010 Households	1,722	10,034	24,789
2018 Total Households	1,762	10,353	26,109
2023 Total Households	1,790	10,616	26,968
2000-2010 Annual Rate	-0.10%	0.93%	1.36%
2010-2018 Annual Rate	0.28%	0.38%	0.63%
2018-2023 Annual Rate	0.32%	0.50%	0.65%
2018 Average Household Size	2.28	2.27	2.40

The household count in this area has changed from 24,789 in 2010 to 26,109 in the current year; a change of 0.63% annually. The five-year projection of households is 26,968, a change of 0.65% annually from the current year total. Average household size is currently 2.40, compared to 2.39 in the year 2010. The number of families in the current year is 17,181 in the specified area.

DEMOGRAPHICS

U.S. COMMERCIAL REALTY
RESIDENTIAL COMMERCIAL INVESTMENT

Executive Summary

U.S. Commercial Realty

Latitude: 40.28884

Longitude: -76.64908

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$60,131	\$67,795	\$73,929
2023 Median Household Income	\$70,545	\$77,516	\$81,776
2018-2023 Annual Rate	3.28%	2.72%	2.04%
Average Household Income			
2018 Average Household Income	\$94,109	\$93,011	\$97,739
2023 Average Household Income	\$107,829	\$105,008	\$109,561
2018-2023 Annual Rate	2.70%	2.40%	2.31%
Per Capita Income			
2018 Per Capita Income	\$39,867	\$38,840	\$39,895
2023 Per Capita Income	\$45,509	\$43,601	\$44,549
2018-2023 Annual Rate	2.68%	2.34%	2.23%

Current median household income is \$73,929 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$81,776 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$97,739 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$109,561 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$39,867 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$44,549 in five years, compared to \$36,830 for all U.S. households

Housing			
2000 Total Housing Units	1,877	9,639	22,717
2000 Owner Occupied Housing Units	1,059	5,689	15,133
2000 Renter Occupied Housing Units	679	3,461	6,478
2000 Vacant Housing Units	139	689	1,108
2010 Total Housing Units	1,863	10,611	24,199
2010 Owner Occupied Housing Units	996	6,047	17,511
2010 Renter Occupied Housing Units	724	3,967	7,279
2010 Vacant Housing Units	161	777	1,410
2018 Total Housing Units	1,934	11,069	27,427
2018 Owner Occupied Housing Units	978	6,028	17,964
2018 Renter Occupied Housing Units	784	4,328	8,348
2018 Vacant Housing Units	172	732	1,318
2023 Total Housing Units	1,971	11,397	28,362
2023 Owner Occupied Housing Units	1,010	6,246	18,669
2023 Renter Occupied Housing Units	780	4,370	8,299
2023 Vacant Housing Units	181	781	1,394

Currently, 65.5% of the 27,427 housing units in the area are owner occupied; 29.7% are renter occupied; and 4.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 24,199 housing units in the area - 66.8% owner occupied, 27.9% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 2.08%. Median home value in the area is \$227,976, compared to a median home value of \$218,462 for the U.S. In five years, median value is projected to change by 2.17% annually to \$253,629.

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