

For Sale/Lease

717.697.2422



962 HERSHEY PARK DRIVE
HERSHEY, PA 17033



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- Property Information Sheet
- Floor Plan
- Site Plan
- Location Maps
- Retail Map
- Zoning Ordinance



Professional Office



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*Owner principle is a licensed real estate professional

962 Hersheypark Drive
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Available Square Feet:

1,667 square feet

Sale Price:

\$350,000 as is

Lease Price:

Negotiable

Description:

Rare opportunity to lease an office building along Hersheypark Drive. This is a very desirable location. The site affords great access and excellent visibility on this high traffic corridor. The retrofit of the building includes all new electric, plumbing and HVAC. The open office plan and ample windows, afford wonderful views. The proposed use must be a "professional office."

BUILDING INFORMATION

Total Building Square Feet 1,667 square feet

Parking Spaces 9 Spaces

Ceilings Drywall

Ceiling Height 8'-15'

Walls Drywall

Heat and AC Electric Heat Pump

Geographic Information 6"-8" concrete slabs

Zoned Planned Campus North

Municipality Derry Township

County Dauphin County

For Sale/Lease

962 Hersheypark Drive
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Utilities

Internet	Verizon Fios and Comcast
Water	PAWC
Sewer	DTMA
Electric	PPL

Traffic Counts

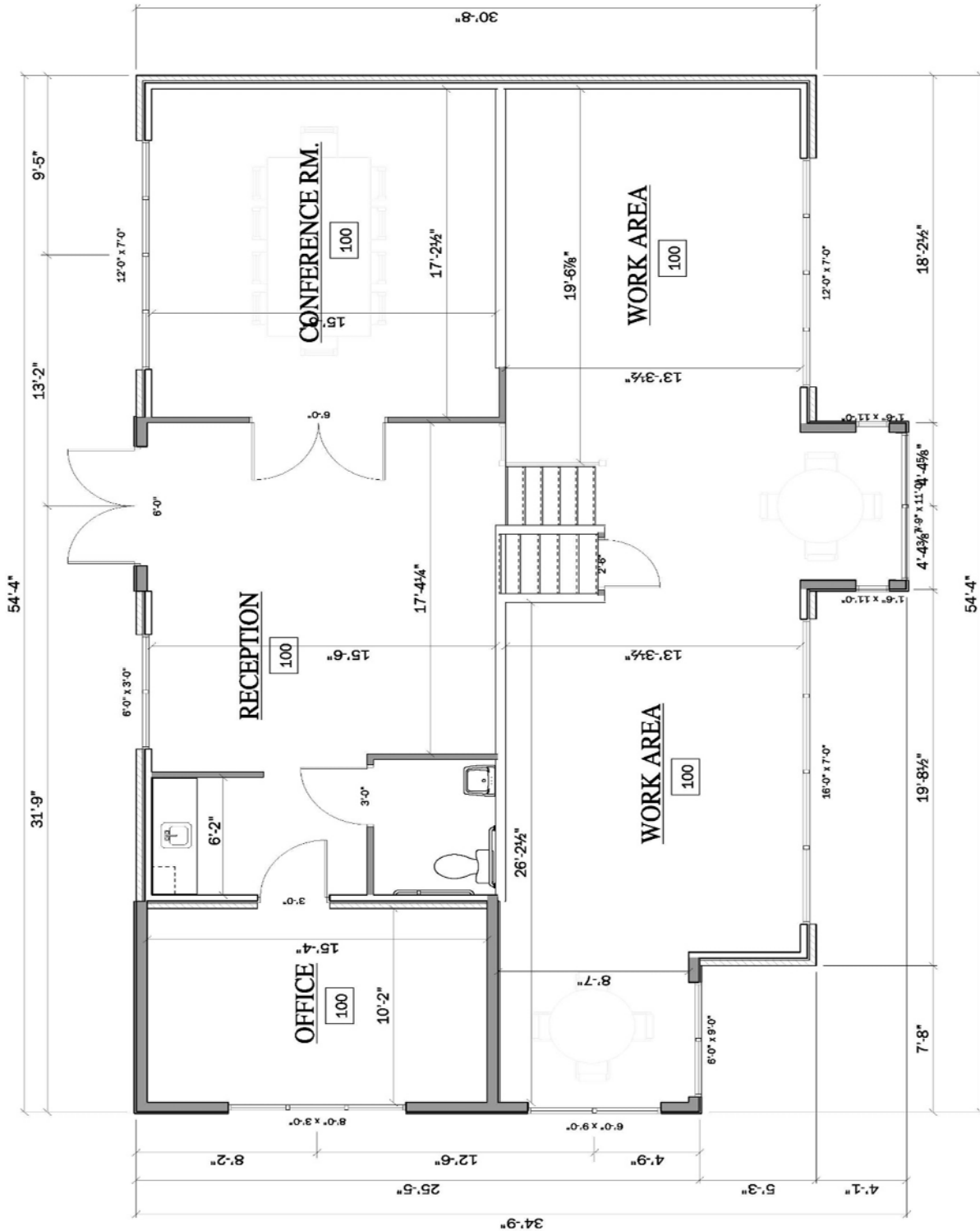
20,199 AADT Both Dir @ Hersheypark Drive
(Route 39)

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,543	27,864	66,737
Households	1,156	11,352	26,588
Avg. HH Income	\$62,839	\$93,212	\$92,993

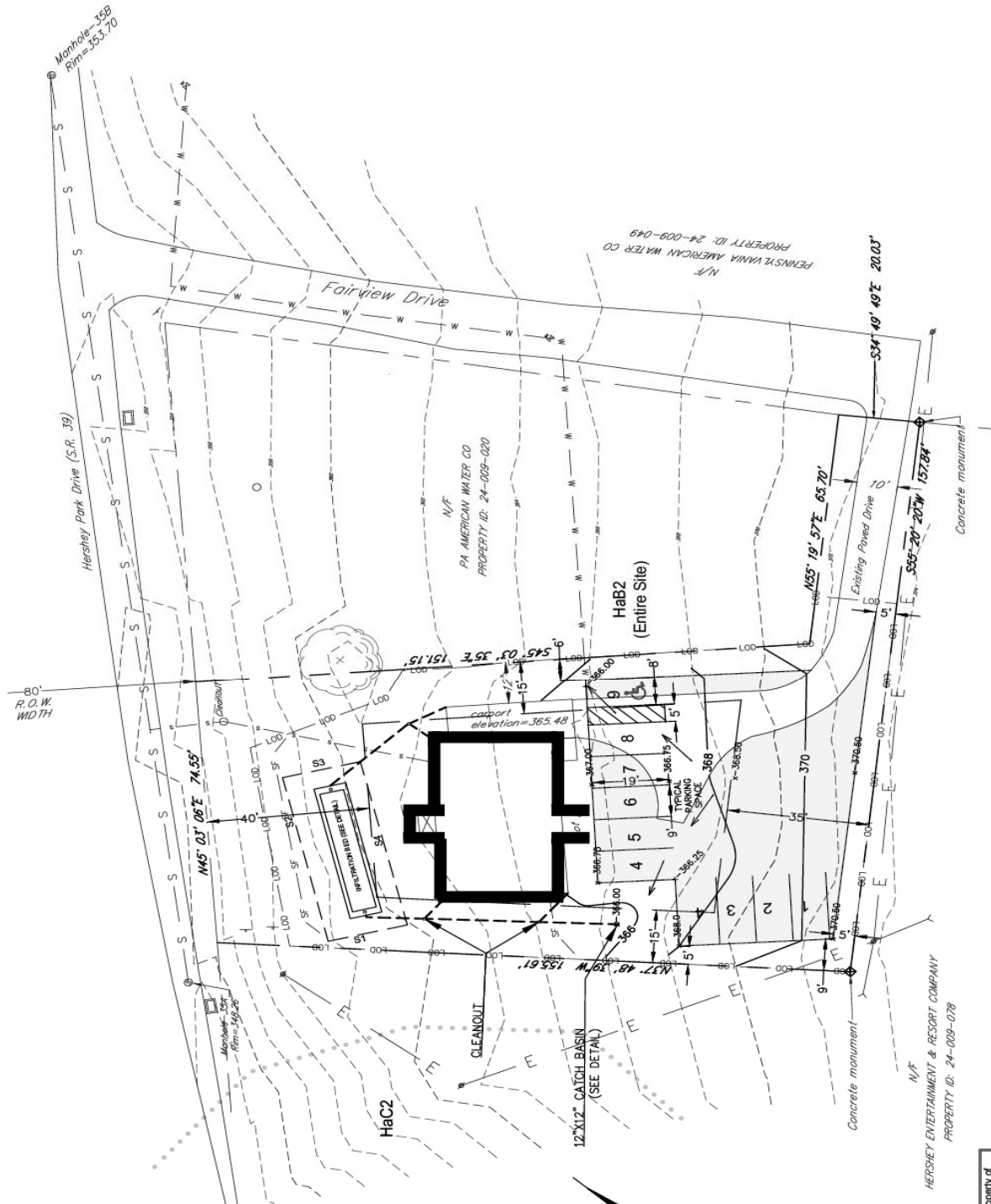
Floor Plan

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Site Plan

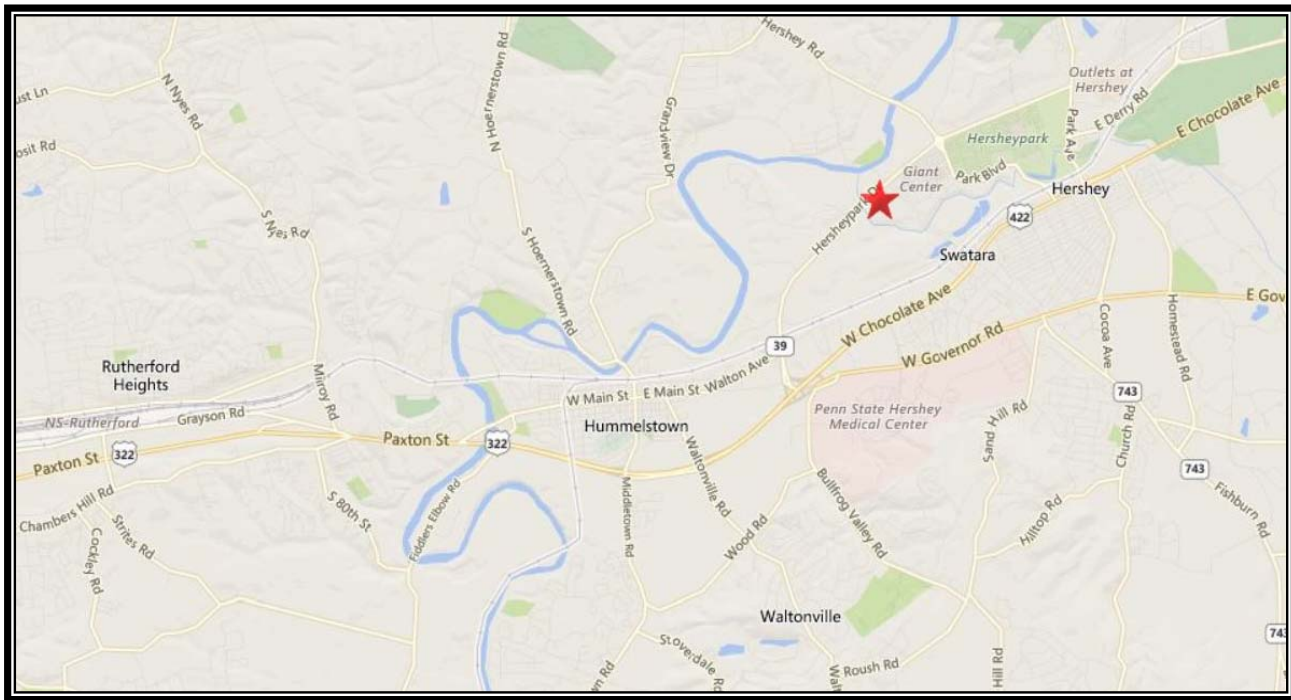
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 LE: PAUL W. ACTONE/ACTONE COMPANY BACKUP/2025/15-188 862 HERSHEY PARK DR MEANS DERRY TWP/2025
 LET SALES/1/27/2025 12:44 PM PLOTTED: 1/27/2025 2:14 PM PLOTTED BY: ACD02033

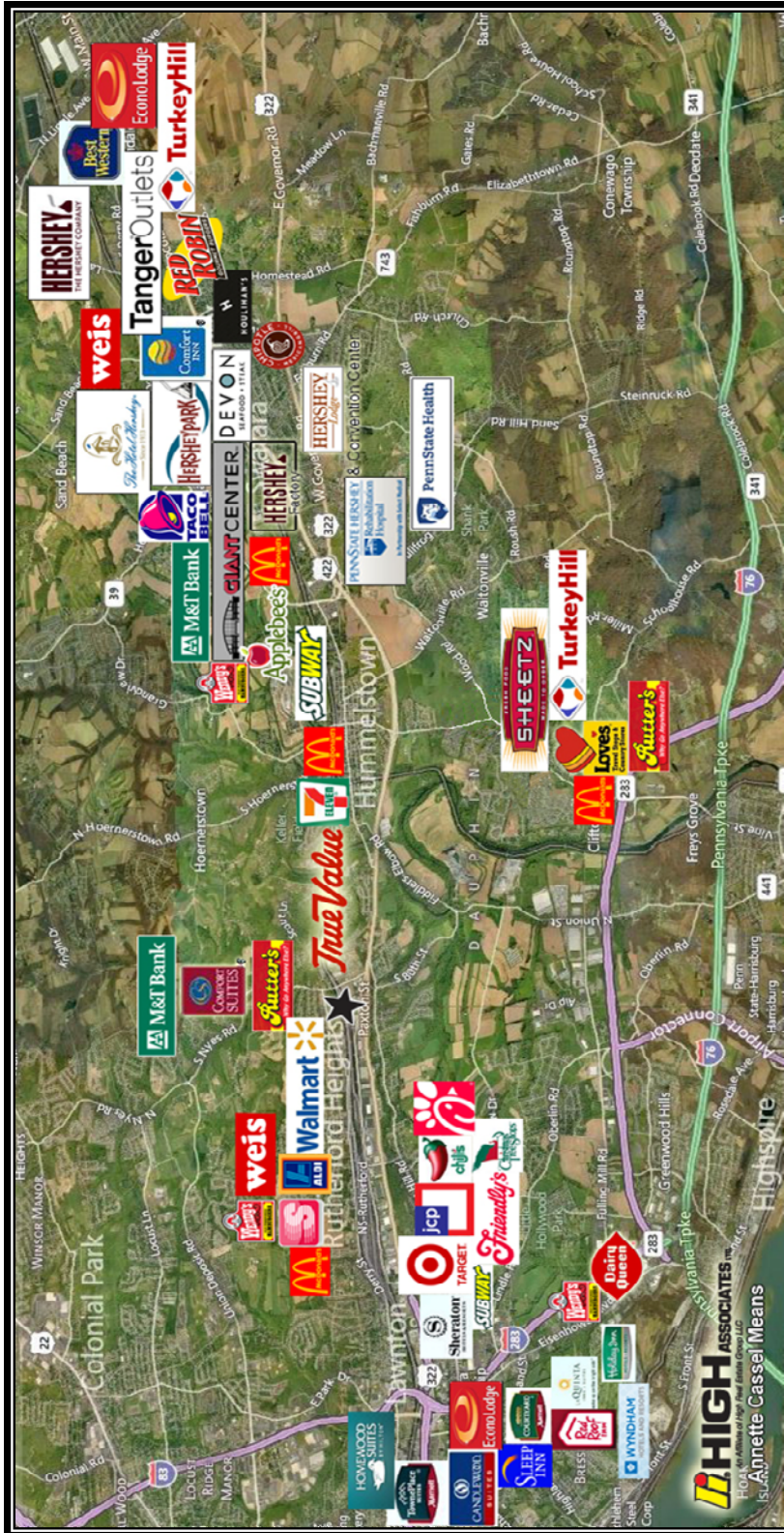
Location Maps

962 Hersheypark Drive
Hershey, PA 17033



Retail Map

962 Hersheypark Drive
Hershey, PA 17033



March 2017

Uses	Base Zoning Districts											Industrial Compatibility		
	Conservation	R-1	R-2	R-3	General Commercial	Planned North Campus	Planned South Campus	Planned West Campus	Medical Campus	Commercial Recreation	Commercial Golf		Palmdale Mixed Use	Hershey Mixed Use
Residential Uses														
Single-family Detached Dwelling	P	P	P	P	P			C				P	P	
Single-family Semidetached Dwelling								C				P	P	
Single-family Attached Dwelling (Townhouse)			C					C				O6	C	
Single Family Conversion								C				O6	C	
Two-family Detached Dwelling								C				O6, O10	C	
Multifamily Apartment Dwellings												SE	SE	
Bed and Breakfast Home	P	C												
Boarding Home														
Dwellings for Employees & Students	P	SE	SE	SE	SE			SE	SE	SE	SE	SE	SE	SE
Farm Home Occupation	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	SE	SE
Family Child Care Home														
Mobile Home Park				C										
Private Community Facilities/Recreation Areas		P	P	P	P			P	P	P	P	P	P	P
Home Occupations	P	P	P	P	P			P	P	P	P	P	P	P
No-Impact Home Based Business	P	P	P	P	P			P	P	P	P	P	P	P
Accessory Dwelling Units	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	SE	SE
Commercial Uses														
Auction Houses		O12												
Automobile and Truck Leasing/Rental														
Automotive Car Wash/Lubrication Facilities												C	C	
Bakery, Retail												O6, O10	O8, O9, O10, O13	
Business and Professional Offices												O6, O10	O8, O9, O10, O13	
Campgrounds														
Cigar, Hookah, and/or Vapor Lounge														
Commercial Entertainment Signs														
Commercial Laundry														
Commercial Parking Lot or Structure														
Communications Antenna, Building-mounted	P	P	P	P	P			P	P	P	P	O6, O10	O9, O10	
Communications Antenna, Utility-mounted	P	P	P	P	P			P	P	P	P	P	P	
Communications Antenna, Towers < 50 feet in height	P	P	P	P	P			P	P	P	P	P	P	
Communications Antenna, Towers > 50 feet in height	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	SE	SE
Communications Antenna, Co-located and Replacement	P	P	P	P	P			P	P	P	P	P	P	
Dry Cleaning Service, Retail												O6, O10	O8, O9, O10, O13	
Financial Institutions												O10	O8, O9, O10, O13	
Food Catering												C	C	
Food Services Without Drive-Through												O10	O8, O9, O10, O13	
Food Services With Drive-Through														
Fuel Service - Minor												C	C	
Fuel Service - Major														
Funeral Homes														
Guest Lodging, Dining and Conference Facilities		O12												
Healthcare Practitioners Office														
		C										O6, O10	O9, O10, O8, O13	

Zoning Ordinance

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Uses	Base Zoning Districts										Industrial Compatibility			
	Conservation	R-1	R-2	R-3	General Commercial	Planned Campus North	Planned Campus South	Planned Campus West	Medical Campus Central	Commercial Recreation		Commercial Golf	Palmdale Mixed Use	Hershey Mixed Use
Commercial Uses														
Heliport									C			O10	O8, O9, O10, O13	C
Hotels and Motels														
Horse Riding Stables & Facilities, No Horse Racing														
Kennel														
Landscaping and Garden Service - non-retail														
Landscaping and Garden Center - retail														
Laundromat														
Membership Club														
Micro-distilleries/Breweries														
Motor Vehicle Fuel, Wholesale														
Motor Vehicle Repair Garages														
Motor Vehicle Sales and Service														
Mixed Use Building														
Outpatient Medical Treatment Facilities														
Personal Service Establishments														
Pet Grooming Facilities														
Photocopy Service														
Private Parking Lot or Structure														
Private Recreational, Sports and Entertainment Facilities														
Amusement, Theme, Entertainment or Water Parks														
Amusement Arcades														
Botanical Gardens														
Archery & Shooting Ranges, Indoor														
Archery & Shooting Ranges, Outdoor														
Bowling Alleys														
Casinos & Gambling Facilities														
Country Club														
Exercise & Fitness Centers														
Golf Courses (Conventional & Special)														
Recreation Facilities for Employees, Faculty & Students														
Sporting and Entertainment Arenas & Stadiums														
Sport & Field Complexes														
Zoos														
Rental and Leasing Businesses														
Research/Technology Business Incubator														
Residence Hotels and Motels														
Retail, Large-Scale														
Retail, Small-Scale														
Service and Repair Facilities														
Sexually Oriented Businesses														

Zoning Ordinance

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Uses	Base Zoning Districts											Limited Compatibility	Industrial
	Conservation	R-1	R-2	R-3	General Commercial	Planned Campus North	Planned Campus South	Planned Campus West	Medical Campus Central	Commercial Recreation	Commercial Golf		
Commercial Uses					C							C	
Specialty Home					P								
Studios/Gallery for Teaching, Dancing, Art, Music or Similar Cultural Pursuits													
Taxidermy					C								
Theater and Auditorium					P								
Veterinary Office					P								
Veterinary Hospital					P								
Visitor Center					C								
Winery	C				P								
Industrial Uses													
Assembling													
Production Bakery													
Commercial/Industrial Laundering and Dry-Cleaning Facilities													
Crematory													
Grain Milling													
Importing & Exporting Establishments													
Industrial Equipment Sales & Repair													
Laboratories													
Machine Shop													
Manufacturing													
Medical Marijuana Dispensary													
Medical Marijuana Grower/Processor													
Mineral Extraction	P												
Printing and Publishing													
Processing													
Self-storage facilities													
Solid, Liquid or Gas Fuel Dealers													
Solid or Liquid Waste Transfer Stations													
Storage, Including Fuel Storage													
Truck Terminals													
Waste Management Facilities													
Warehousing													
Welding Shop													
Wholesale Trade Establishments													
Wood Millworks													
Institutional Uses													
Life Care Facilities													
Group Child Care Facilities					P								
Group Home for Persons with Disabilities	C	O12	C										
Group Home for Persons without Disabilities	C												
Hospital					P								
Incinerators and Crematoriums													
Medical-related Research Facilities													
Museums					P								

Zoning Ordinance

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Table 1: Zoning Ordinance Land Use Table

Uses	Base Zoning Districts												Industrial			
	Conservation	R-1	R-2	R-3	General Commercial	Planned Campus North	Planned Campus South	Planned Campus West	Medical Campus Central	Commercial Recreation	Commercial Golf	Palmdale Mixed Use		Hershey Mixed Use	Limited Compatibility	
Other Scientific Research, Development and Training Facilities																
Place of Worship/Place of Assembly																
Prisons																
Schools																
Skilled Nursing																
Municipal/Public Uses																
Administrative Offices of County, State or Federal Government (Office)																
Libraries																
Municipal Buildings and Uses																
Fire/Emergency Services																
Parks, Playgrounds & Recreation																
Utility Service Structures																
Utility Buildings																
Recycling Center																
Sewage Treatment Plants																
Agricultural/Conservation Uses																
Agricultural Uses																
Cemeteries																
Natural Conservation Areas																
Miscellaneous																
Uses similar to specified permitted uses																
Billboard																
Unique Buildings																
Cluster Development Option																
Affordable Housing Density Option																
Wind Energy Conversion Systems (Principal Use)																
Solar Panel Arrays (Principal Use)																
Forestry																

Zoning Ordinance

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§ 225-308 Planned Campus North
Map 10: Zoning District - Planned Campus North



Table 15: Planned Campus North Dimensions

①	Minimum Lot Width (FT)	100	
②	Minimum Lot Depth (FT)	150	
③	Minimum Lot Area SF	30,000	
		④ Front	Min 25
		⑤ Side	Min 15
⑥	REAR SETBACKS (FT)	⑦ Rear	Min 35
		⑧ Principal Structure	60
⑨	MAX HEIGHT (FT)	⑩ Accessory Structure	60%
		Maximum Impervious Coverage	60%
⑪	Minimum Vegetation Coverage	⑫	30%
		Maximum Residential Density	3 DU/ Acre

Figure 6: Planned Campus North Lot Dimensional Diagram

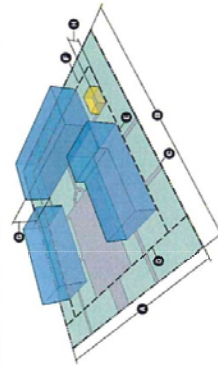


Table 14: Planned Campus North Uses

Residential Uses			
Multi-Family Apartment Dwellings	C	\$501.2	
Farm Home Occupation	SE	\$502.2	
Private Community Facilities/Recreation Areas	P		
Non-Impact Home Based Business	P		
Accessory Dwelling Units	SE	\$502.8	
Commercial Uses			
Business and Professional Offices	P		
Commercial Parking Lot or Structure	C	\$501.8	
Communications Antenna, Building-mounted	P		
Communications Antenna, Utility-mounted	P		
Communications Antenna, Towers ≤ 50 ft	P		
Communications Antenna, Towers > 50 ft	SE	\$502.5	
Communications Antenna, Co-located/Replacement	P		
Food Services Without Drive-Through	P		
Guest Lodging, Dining and Conference Facilities	P		
Hotels and Motels	C	\$501.50	
Landscape and Garden Service - non-retail	C	\$501.15	
Mixed Use Building	C	\$501.47	
Private Parking Lot or Structure	C	\$501.17	
Recreational, Sports and Entertainment Facilities	P		
Botanical Gardens	P		
Archery & Shooting Ranges, Indoor	C	\$501.22	
Archery & Shooting Ranges, Outdoor	C	\$501.23	
Recreation Facilities for Employees, Faculty & Students	P		
Sport & Field Complexes	P		
Residence Hotels and Motels	C	\$501.50	
Visitor Center	C	\$501.48	
Institutional Uses			
Life Care Facilities	C	\$501.34	
Schools	P		
Municipal/Public Uses			
Administrative Offices of County, State or Federal Government (Office)	C	\$501.46	
Municipal Buildings and Uses	P		
Fire/Emergency Services	P		
Parks, Playgrounds & Recreation	P		
Utility Service Structures	P		
Utility Buildings	P		
Sewage Treatment Plants	P		
Agricultural/Conservation Uses			
Agricultural Uses	P		
Natural Conservation Areas	P		
Miscellaneous			
Facility	P		
Uses similar to specified permitted uses	C	\$501.40	
Unique Buildings	C	\$501.44	

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