

962 HERSHEYPARK DRIVE HERSHEY, PA 17033



**Annette Cassel Means** 717.791.2064 - direct line ameans@high.net

## 962 Hersheypark Drive Hershey, PA 17033

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# An Affiliate of High Real Estate Group LLC Industrial/Commercial Realtors

## Professional Office



**Annette Cassel Means** 717.791.2064 - direct line ameans@high.net

\*Owner principle is a licensed real estate professional

### 962 Hersheypark Drive Hershey, PA 17033

#### **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** 

6"-8" concrete slabs **Geographic Information** 

Zoned **Planned Campus North** 

Municipality **Derry Township** 

County **Dauphin County** 

# For Sale/Lease

## 962 Hersheypark Drive Hershey, PA 17033

**Utilities** 

Internet Verizon Fios and Comcast

Water **PAWC** 

Sewer **DTMA** 

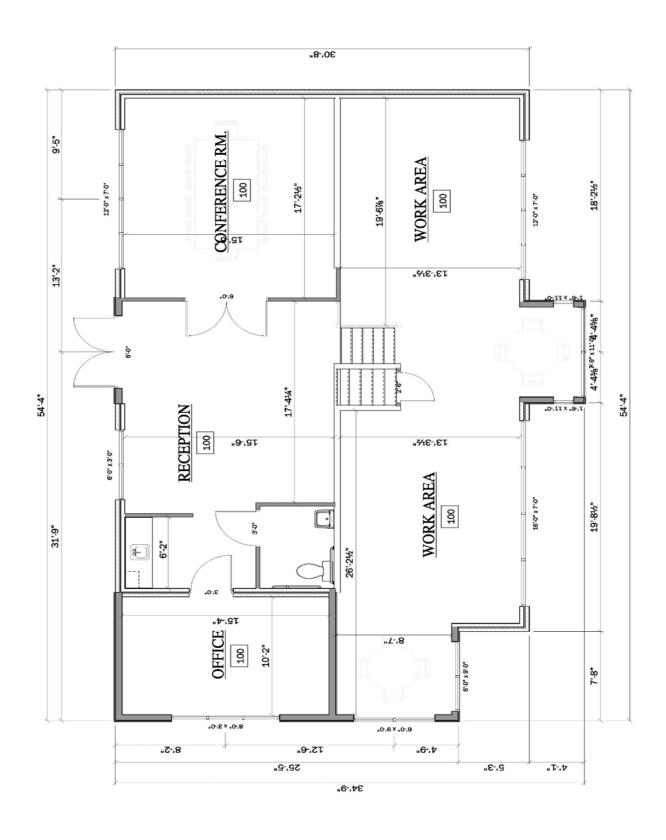
PPL Electric

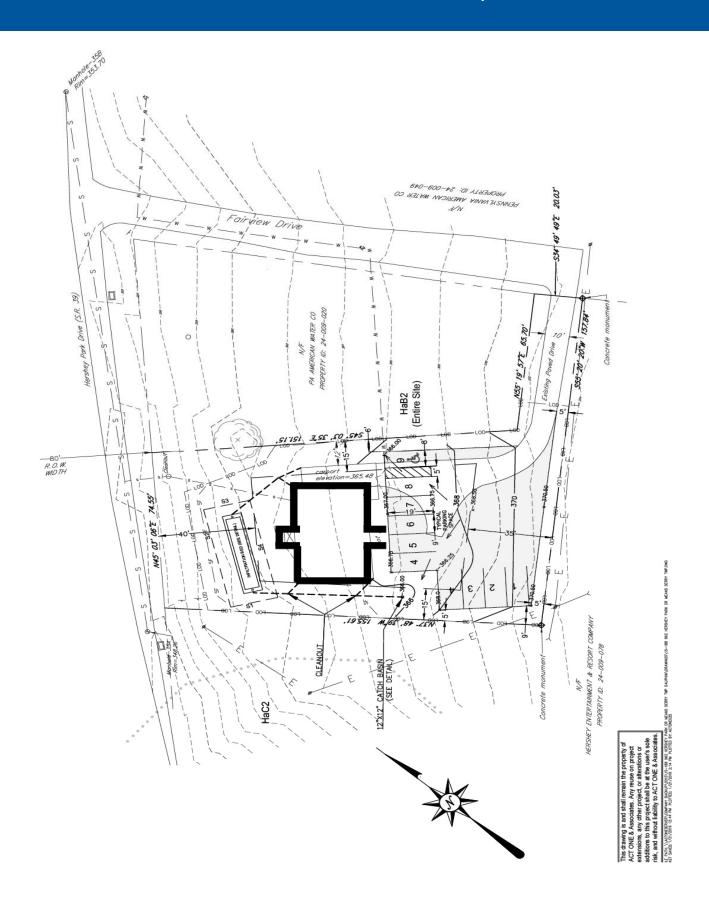
**Traffic Counts** 

20,199 AADT Both Dir @ Hersheypark Drive

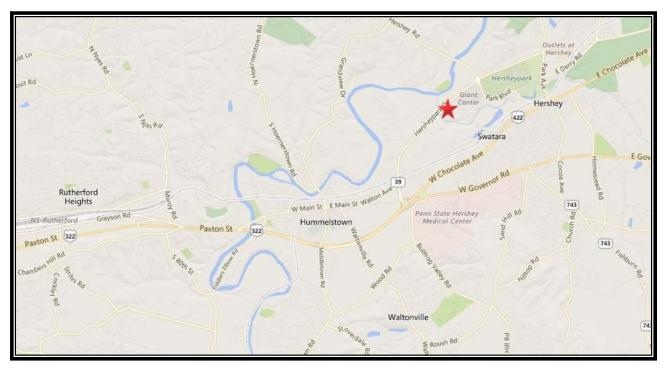
(Route 39)

<u>Demographics</u>	<u>1 Mile</u>	3 Mile	<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











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# 962 Hersheypark Drive Hershey, PA 17033

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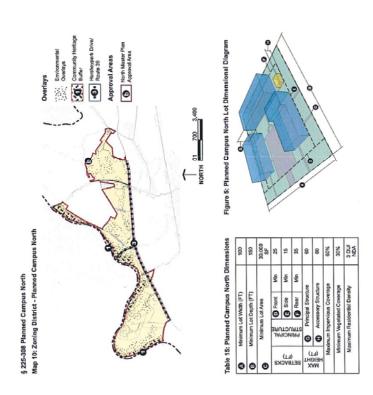
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	Table 1: Zoning Ordinance Land Use Table Uses	Commercial Uses	Specialty Home	Studios/Gallery for Teaching, Dancing, Art, Music or Similar Cultural Pursuits	Taxidermy	Theater and Auditorium	Veterinary Office	Veterinary Hospital	Misses	Industrial Uses	Assembling	Production Bakery	Commercial/Industrial Laundering and Dry-Cleaning	200	Crematory	Grain Milling	Importing & Exporting Establishments	Industrial Equipment Sales & Repair	Moshino Chon	Manufacturina	Medical Marillaga Dispersant	Medical Marijuga Grower/Drosesor	Misoral Extraction	Department on Dubliching	December 1 delication of the companies	Calf storage feeilities	Solid Hand 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 Milworks	Institutional Uses	Life Care Facilities	Group Child Care Facilities	Group Home for Persons with Disabilities	Group Home for Persons without Disabilities	Hospital	Incinerators and Crematoriums	Medical-related Research Facilities	Miseims	2::222::2

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	Table 1: Zoning Ordinance Land Use Table Uses		Other Scientific Research, Development and Training	Facilities	Place of Worship/Place of Assembly	Prisons	Schools	Skilled Nursing	Minicipal/Public Uses	Administrative Offices of County, State or Federal Government (Office)	Libraries	Minicipal Buildings and Uses	Fire/Emergency Services	Parks Playorounds & Recreation	Utility Service Structures	Utility Buildings	Recycling Center	Sewage Treatment Plants	Agricultural/Conservation Uses	Agricultural Uses	Cemeteries	Natural Conservation Areas	Miscellaneous	I ses similar to specified permitted uses	Billboard	Unique Buildings	Cluster Development Option	Affordable Housing Density Option	Wind Energy Conversion Systems (Principal Use)		Forestry

March 2017

Table 14: Planned Campus North Uses

Multifamily Apartment Dwellings	o	\$501.Z
Farm Home Occupation	끯	\$502.2
Private Community Facilities/Recreation Areas	a.	
No-Impact Home Based Business	a	
Accessory Dwelling Units	3S	\$502.9
Commercial Uses		
Business and Professional Offices	۵	
Commercial Parking Lot or Structure	O	\$501.8
Communications Antenna, Building-mounted	a	
Communications Antenna, Utility-mounted	n.	
Communications Antenna, Towers ≤ 50 ft	a	
Communications Antenna, Towers > 50 ft	50	\$502.5
Communications Antenna, Co-located/Replacement	0	
	۵	
Guest Lodging, Dining and Conference Facilities	۵	
Hotels and Molels	o	\$501.50
Landscape and Garden Service - non-retail	o	\$501.15
Mixed Use Building	o	\$501.47
Private Parking Lot or Structure	o	\$501.17
Recreational, Sports and Entertainment Facilities		
Botonical Gardens	۵	L
Archery & Shooting Ranges, Indoor	O	\$501.22
60	o	\$501.23
Recreation Facilities for Employees, Faculty & Students	۵	
Sport & Field Complexes	۵	
Residence Hotels and Motels	O	\$501.50
Visitor Center	O	\$501.48
Institutional Uses		
Life Care Facilibles	0	\$501.34
Schools	<u>a</u>	
Municipal/Public Uses		
Administrative Offices of County, State or Federal Government (Office)	O	\$501.46
Municipal Buildings and Uses	۵	
Fire/Emergency Services	۵	
Parks, Playgrounds & Recreation	۵	
Utility Service Structures	۵	
Utility Buildings	а.	
Sewage Treatment Plants	۵.	
Agricultural/Conservation Uses		
Agricultural Uses	۵	
Natural Conservation Areas	۵	
Miscellaneous		
Forestry	۵.	
Uses similar to specified permitted uses	٥	9501.40





1853 William Penn Way

Lancaster, PA 17601

717.291.2284 FAX 717.293.4488

1.800.638.4414

5000 Ritter Road

Suite 201

Mechanicsburg, PA 17055

717.697.2422

FAX 717.697.0870

1.800.213.0094

495 Highlands Boulevard

Suite 103

Coatesville, PA 19320

610.380.8437

FAX 610.380.0583

11020 David Taylor Drive

Suite 130

Charlotte, NC 28262

704.688.0800

FAX 704.688.0801

6497 Parkland Drive

Suite E

Sarasota, FL 34243

941.756.5599

FAX 941.758.7614

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