

1245 Cocoa Avenue

Hershey, PA 17033

±3,661 SF on ±2.72 AC Available For Lease

BANK BUILDING AVAILABLE



Corporate Office
224 St. Charles Way, Suite 290
York, PA 17402

Conshohocken Office
100 Front Street, Suite 560
West Conshohocken, PA 19428

Questions? Contact Us.



Melissa Lippe

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p. 610-206-3319

c. 215-264-6964

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Zoning

Hershey Mixed Use and Southern Core (Overlay 13) which permits bakery, dry cleaning service, financial institutions, food service without a drive-through, healthcare practitioners office, personal services establishment, professional offices and more.

Property also is in the Environmental Overlay Zone, which applies to residential development.

Building Information

SF Available	3,661
Total SF in Building	3,661
Construction	Masonry/block
Year Constructed	1974
Number of Floors	One

Land Information

Acres	2.720
Total Acres Available	2.720
Land SF	118,483
Fencing	None
Parking	35+/- lined spaces

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Highlights

- Free-standing former bank situated at the lighted intersection of Fishburn Road (Rt 743) and Cocoa Avenue
- Great surrounding co-tenancy with Giant and Starbucks
- Fishburn Road (Rt 743) 15,716 AADT
- Drive-thru accessible
- Perfectly suited for medical/urgent care, quick-service restaurant or fast food

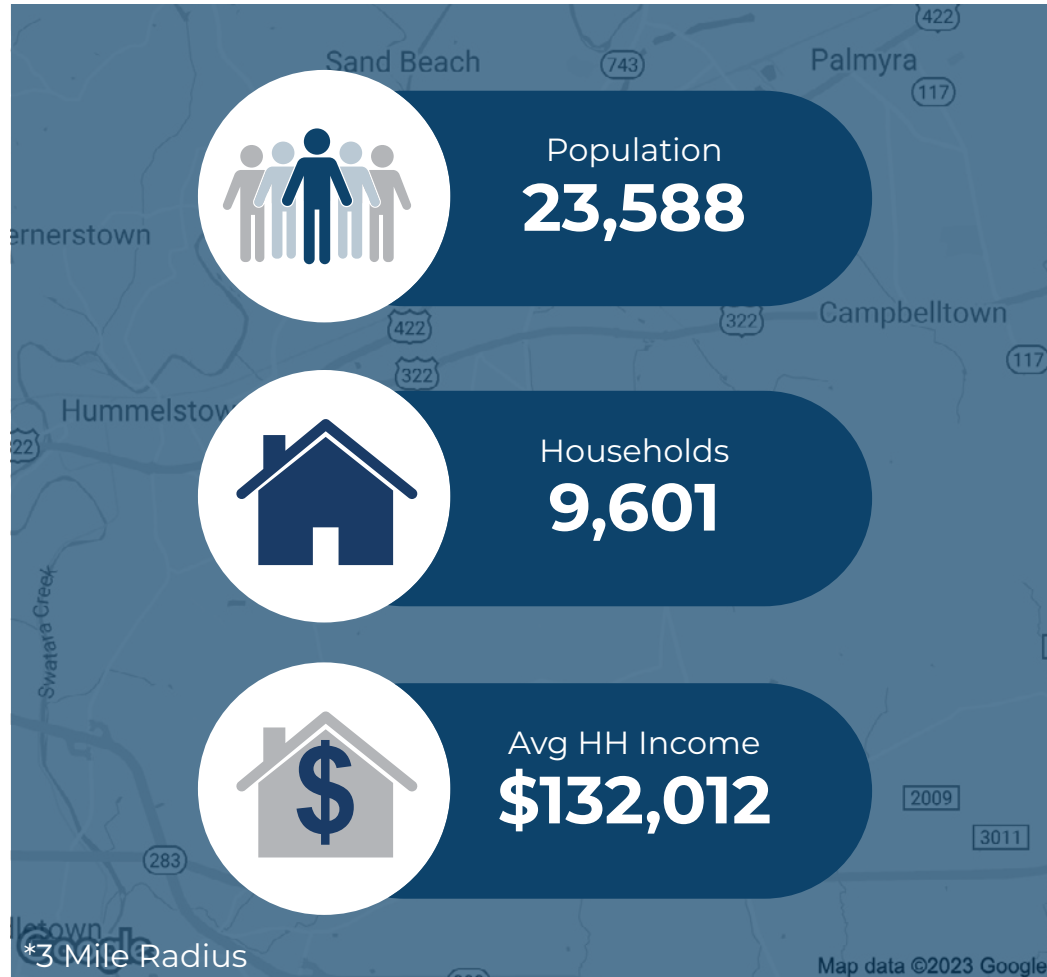
JOIN

GIANT



Demographic	1 Mile	3 Miles	5 Miles
Population	5,392	23,588	62,859
Households	2,196	9,601	25,591
Avg HH Income	\$140,704	\$132,012	\$125,049
Daytime Employees	2,442	16,864	23,746

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743

Cocoa Avenue 8,388 AADT

±3,661 SF
ON ±2.72 AC
AVAILABLE

PROPOSED
MONUMENT

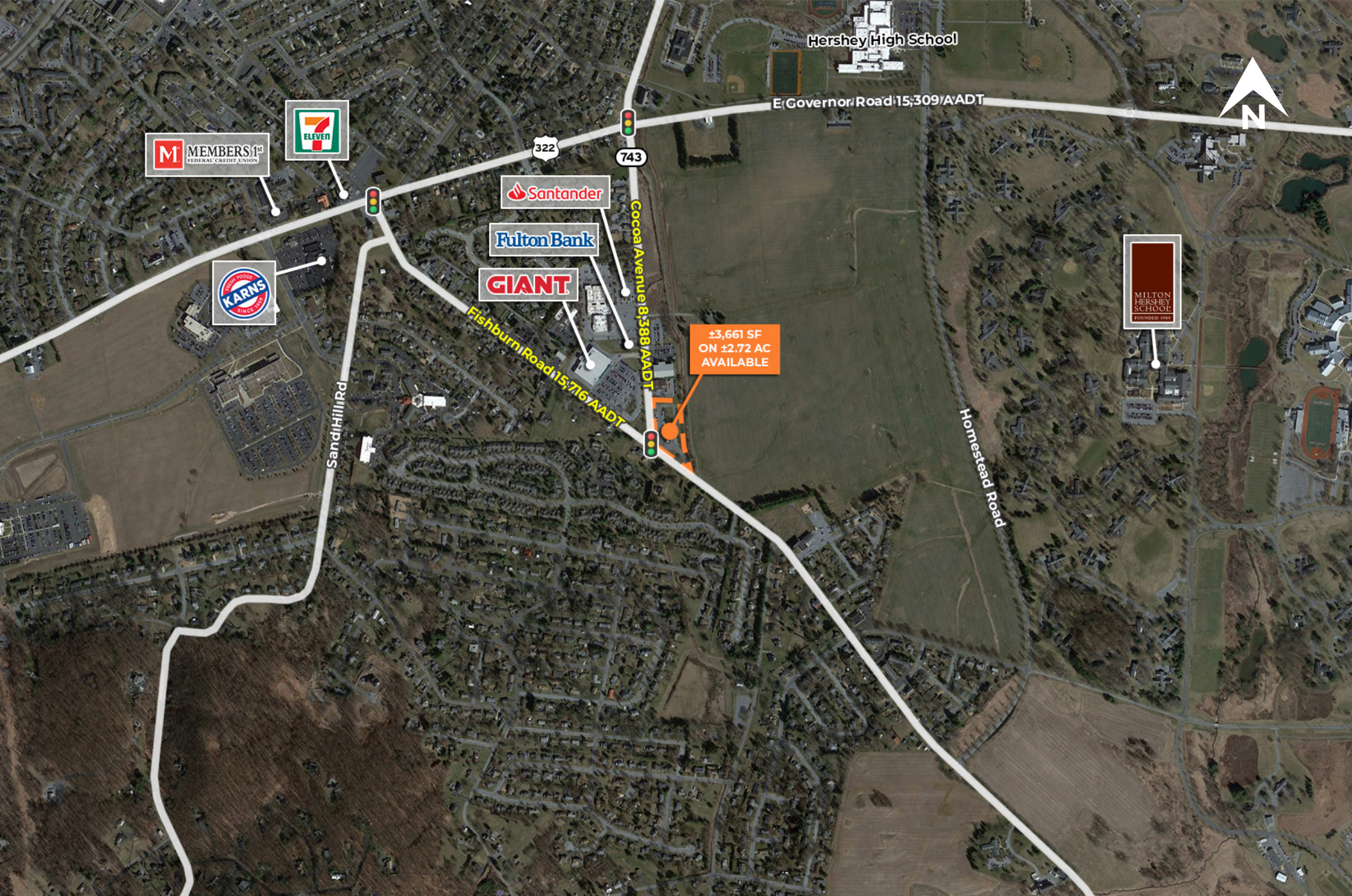
Fishburn Road 15,716 AADT



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Zoom Aerial



M MEMBERS 1st
FEDERAL CREDIT UNION



Santander

Fulton Bank

GIANT

±3,661 SF
ON ±2.72 AC
AVAILABLE

MILTON
HERSHEY
SCHOOL
FOUNDED 1908

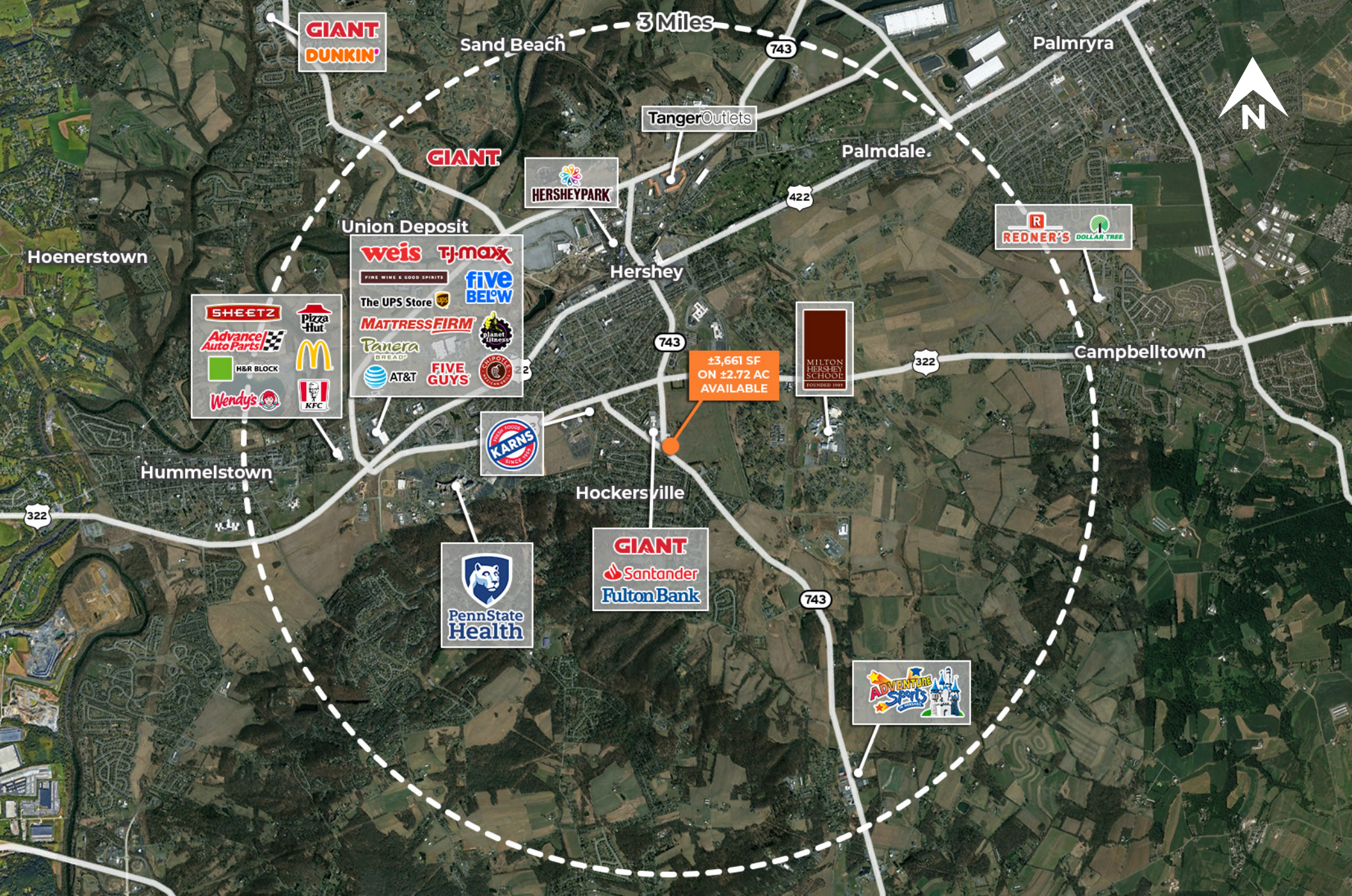


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Local Aerial

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Market Aerial

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