

1245 Cocoa Avenue

Hershey, PA 17033

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

BANK BUILDING AVAILABLE



Questions? Contact Us.

Melissa Lippe

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 **Drive-thru Accessible**

 **35 Parking Spaces**

 **Multiple Property Access Points**

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

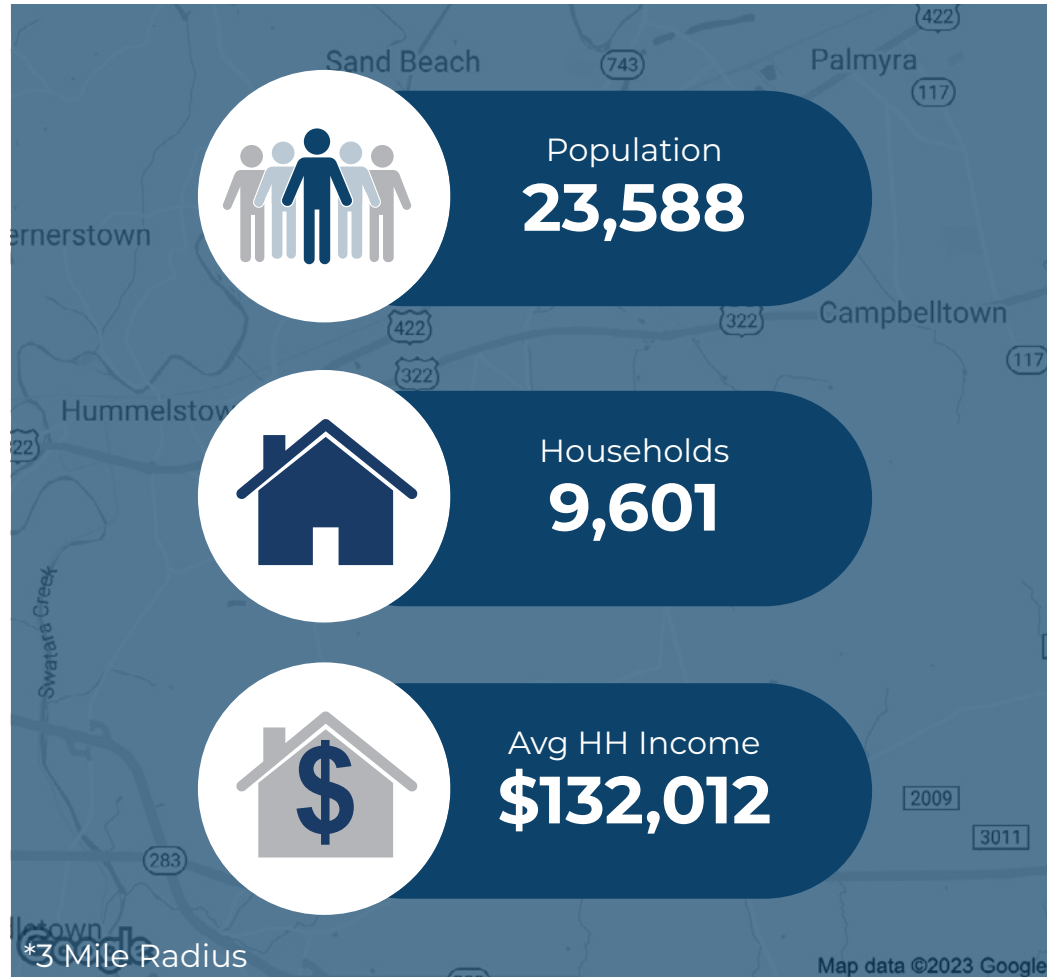
JOIN

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

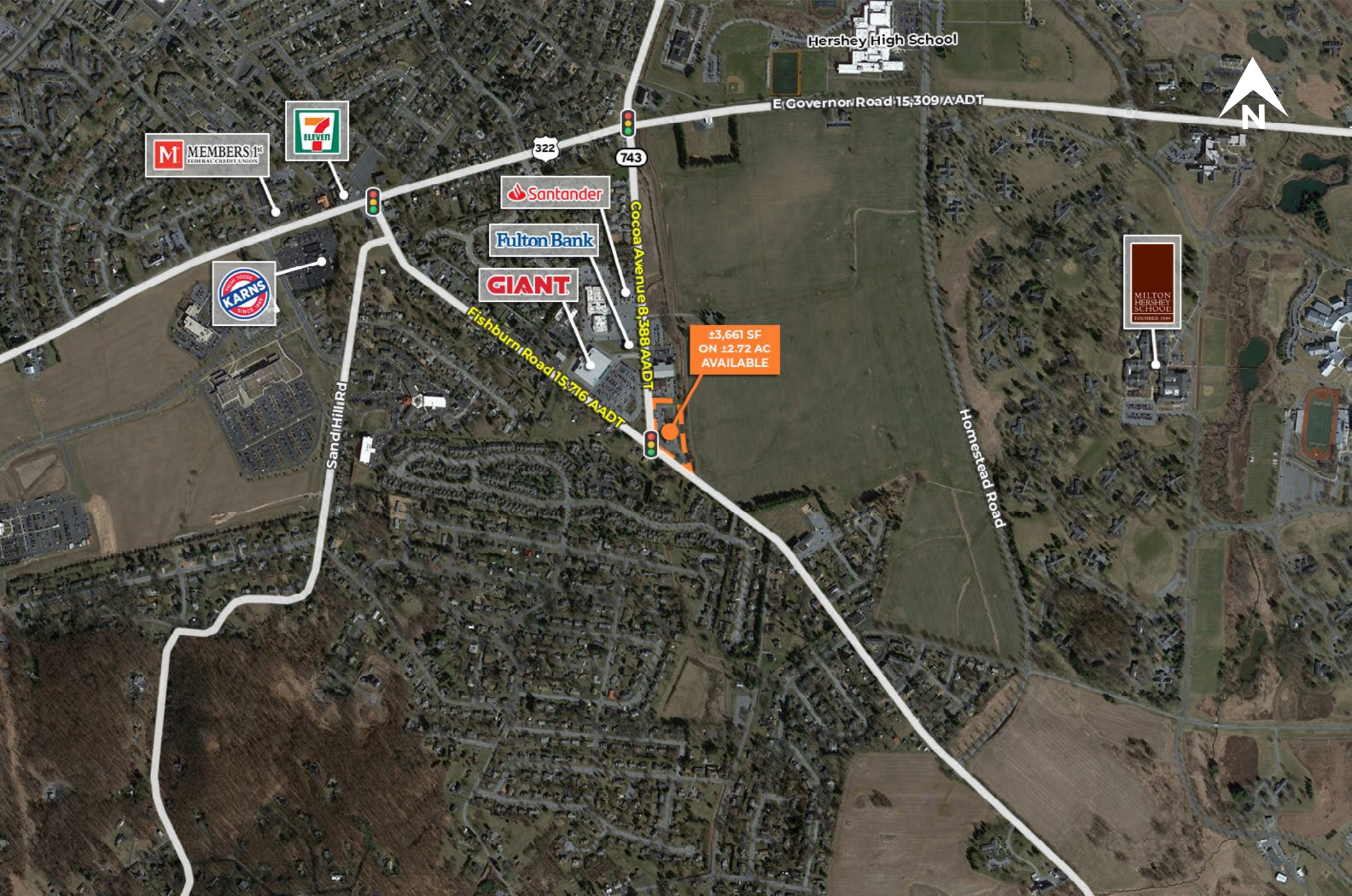
Cocoa Avenue 8,388 AADT

±3,661 SF
ON ±2.72 AC
AVAILABLE

MONUMENT

Fishburn Road 15,716 AADT

Zoom Aerial



Hershey High School

E Governor Road 15,309 AADT

322

743

Cocoa Avenue 8,588 AADT

Fishburn Road 15,716 AADT

Homestead Road

MEMBERS 1st
FEDERAL CREDIT UNION



Santander

Fulton Bank

GIANT



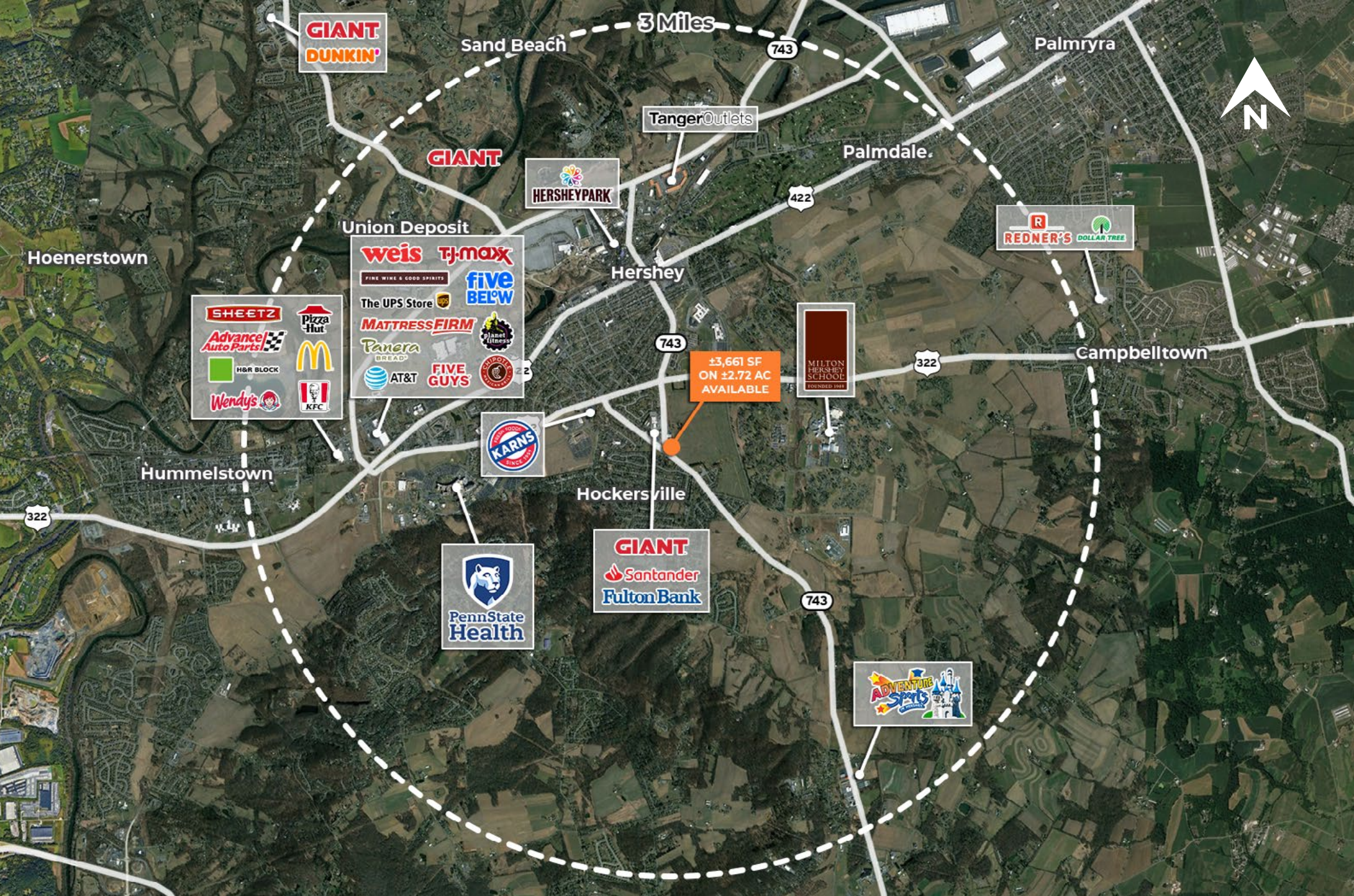
MILTON
HERSHEY
SCHOOL
FOUNDED 1904

±3,661 SF
ON ±2.72 AC
AVAILABLE

Sand Hill Rd

Local Aerial

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GIANT
DUNKIN'

Sand Beach

3 Miles

743

Palmryra



Tanger Outlets

GIANT

HERSHEYPARK

Palmdale

422

Union Deposit

REDNER'S
DOLLAR TREE

Hoenerstown

weis **TJ-maxx**

Hershey

five BELOW

The UPS Store

MATTRESS FIRM

Panera BREAD

AT&T

FIVE GUYS

Planet Fitness

AMERICAN EAGLE

SHEETZ

Pizza Hut

Advance Auto Parts

McDonald's

H&R BLOCK

KFC

MILTON HERSHEY SCHOOL
FOUNDED 1941

322

Campbelltown

743

±3,661 SF
ON ±2.72 AC
AVAILABLE

KARNS
EST. 1950

Hummelstown

Hockersville

322

PennState Health

GIANT
Santander
Fulton Bank

743

ADVENTURE Sports

Market Aerial

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