

# 1245 Cocoa Avenue

Hershey, PA 17033

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

**BANK BUILDING AVAILABLE**



**Questions? Contact Us.**

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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

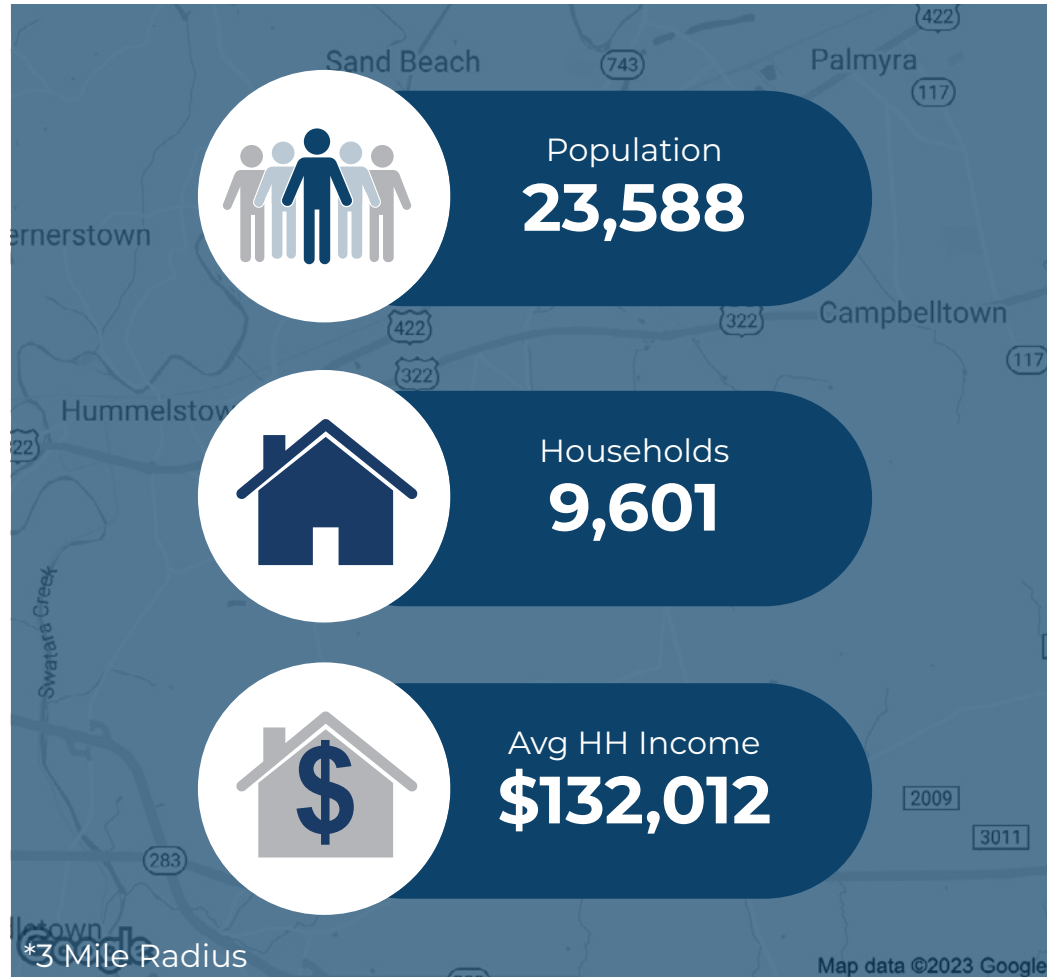
JOIN

**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

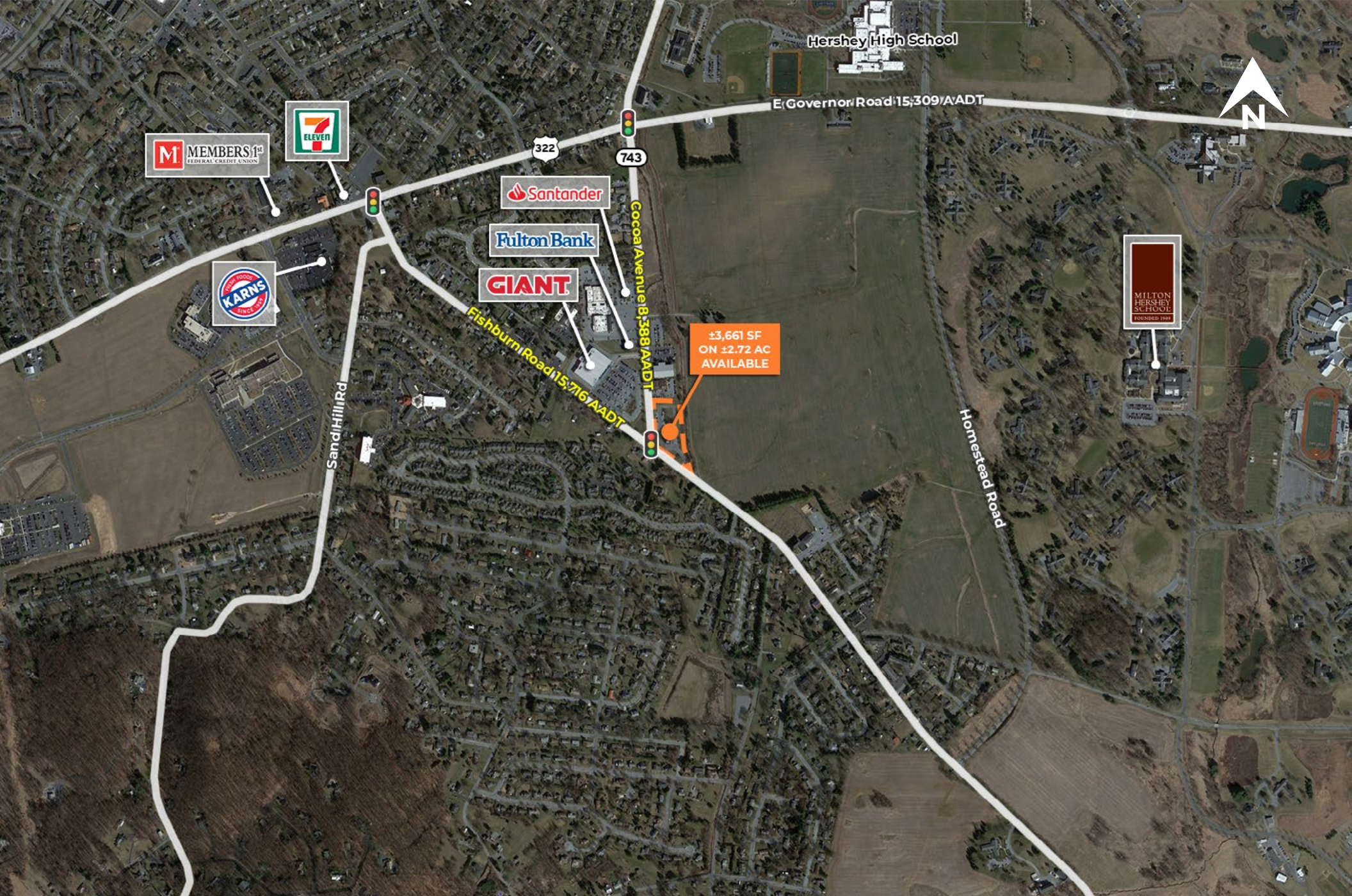
Cocoa Avenue 8,388 AADT

±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

Homestead Road

Sand Hill Road

Fishburn Road 15,716 AADT

MEMBERS 1st FEDERAL CREDIT UNION



Santander

Fulton Bank

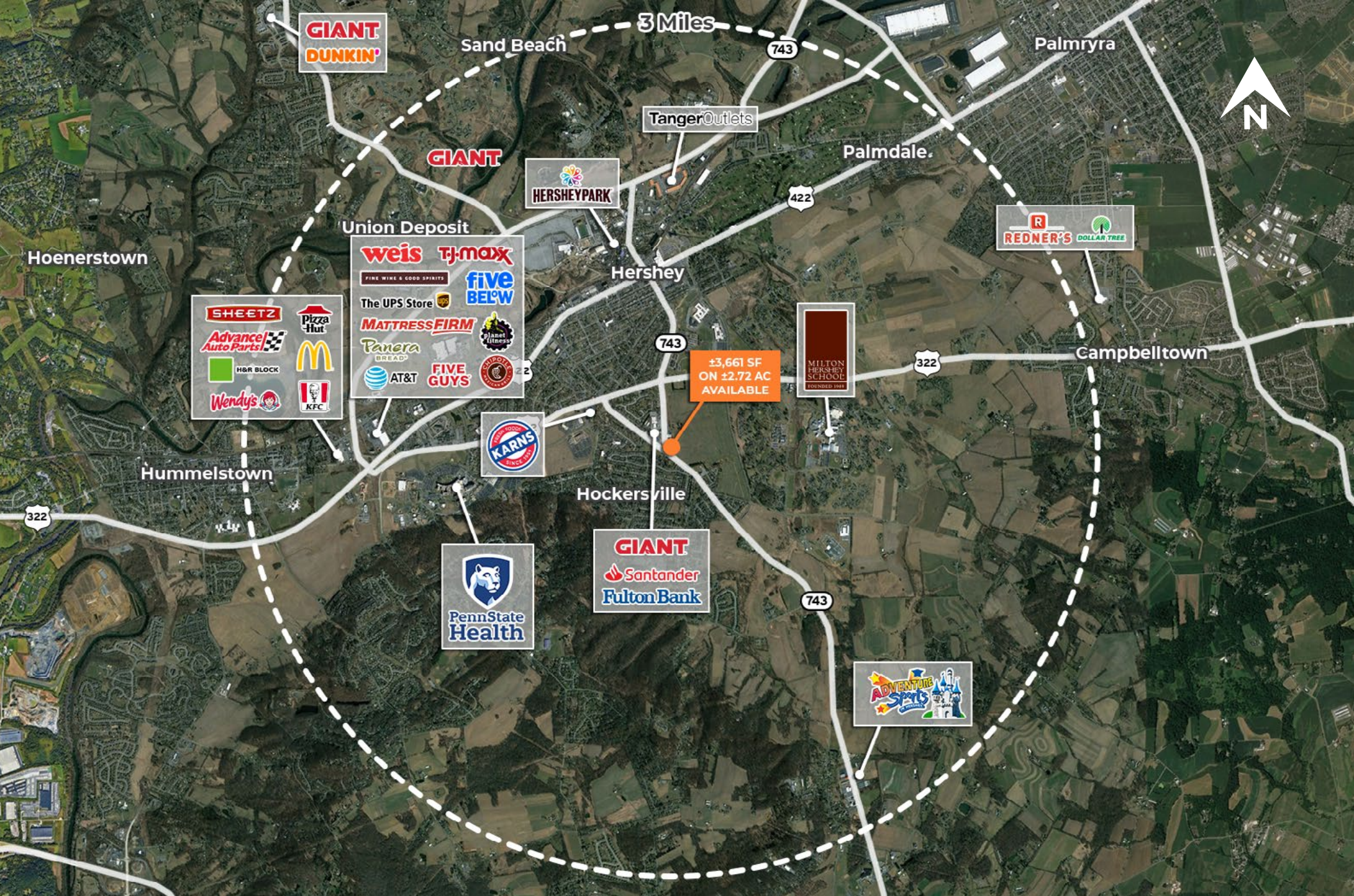
GIANT

MILTON HERSCHEY SCHOOL FOUNDED 1908

±3,661 SF ON ±2.72 AC AVAILABLE

# Local Aerial

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# Market Aerial