

MEDICAL/OFFICE BUILDING
FOR LEASE

867 FISHBURN RD
HERSHEY, PA 17033



Amber Corbo
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1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

867 FISHBURN RD

PROPERTY DETAILS

FOR LEASE

CONTACT AGENT

OFFERING SUMMARY

Lease Rate	Contact Agent
Number of Units	One (1)
Available SF	3,750 SF
Lot Size	One (1) acre
Building Size	3,750 SF

PROPERTY SUMMARY

Address	867 Fishburn Rd Hershey, PA 17033
Municipality	Derry Township
County	Dauphin County
Tax Parcel #	24-045-054
Building Size	3,750 SF
Year Built	1999

PROPERTY HIGHLIGHTS

- 3,750 SF medical office on a one (1) acre lot for lease
- Zoning permits most retail uses
- Medical office consists of nine (9) exam rooms/offices, nurse station, two (2) bathrooms, breakroom, reception/waiting room
- Security system, fire alarm monitoring

PROPERTY DESCRIPTION

The property consists of a one (1) acre lot in Hershey, PA. The commercial building offers the opportunity for a medical or traditional office user looking to bring their services to Derry Township. Zoned Hershey Mixed-Use, various commercial, medical, retail, and professional office uses are welcomed by the township.

LOCATION DESCRIPTION

Centrally located in Derry Township, the property is easily accessible from Route 322, Route 422, Downtown Hershey, Hersheypark, Tanger Outlets, and Penn State Medical Center. Hershey is located within one hour to neighboring cities such as Harrisburg, Elizabethtown, Lancaster, and York.

BUILDING INFORMATION

# of Floors	One (1)
Restrooms	Two (2)
Ceiling Height	9.5'
Parking Spaces	18 spaces
Building Signage	Yes
Traffic Count	9,907 VPD

UTILITIES & ZONING

Zoning	Mixed Use
Water & Sewer	Public
HVAC	Two (2) Units
Electrical Capacity	200 Amps



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ADDITIONAL PHOTOS

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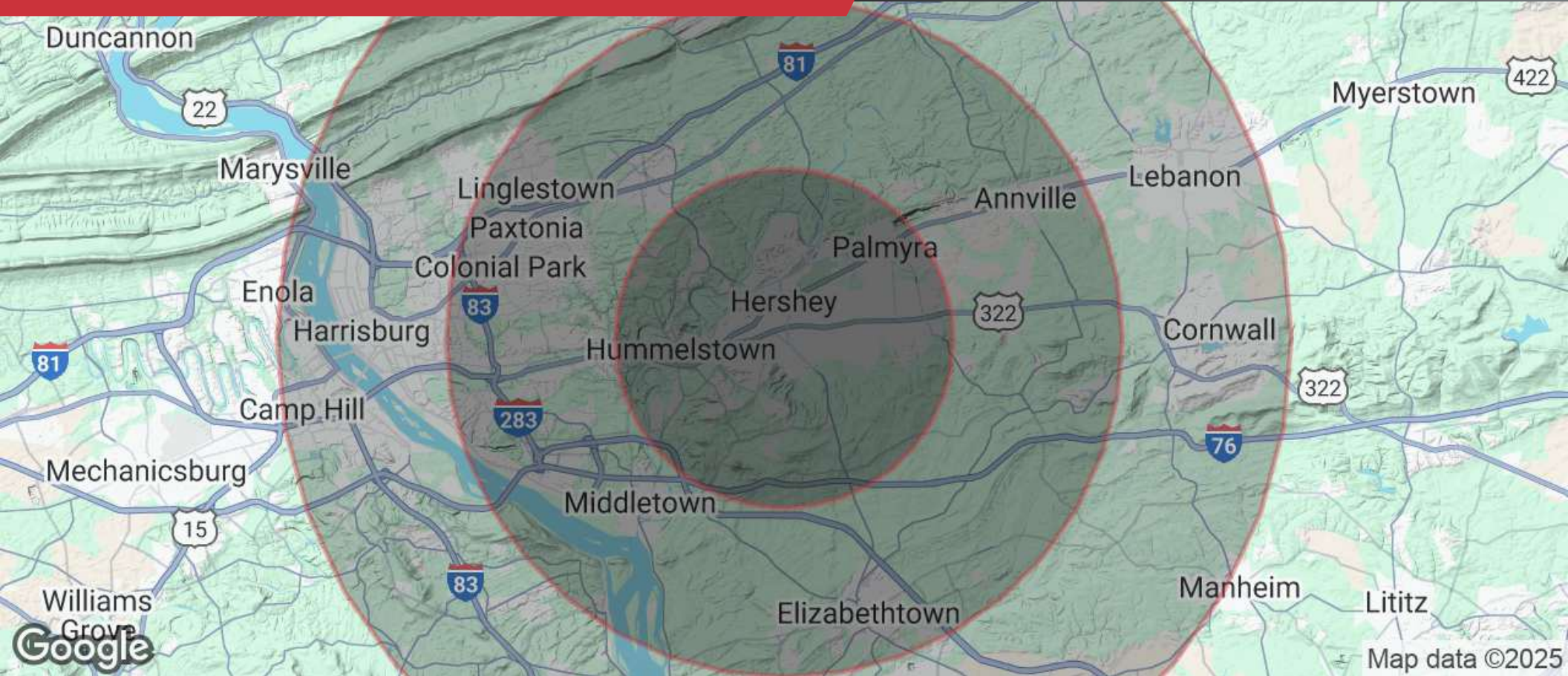
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DEMOGRAPHICS

FOR LEASE
CONTACT AGENT



POPULATION

5 MILES	10 MILES	15 MILES
62,710	242,079	495,118



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
25,258	95,019	198,883



INCOME

5 MILES	10 MILES	15 MILES
\$117,995	\$103,894	\$99,612

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