

NEIGHBORHOOD GUIDE

Hershey, PA



**IRON
VALLEY**
REAL ESTATE®
OF CENTRAL PA

Let's get you home

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Hello!

I relocated to Hershey in 2014, and it has absolutely lived up to its reputation as the "Sweetest Place on Earth."

In this guide, I'm excited to share the local real estate insights and structural neighborhood nuances that make Derry Township such a remarkable place to call home.

Whether you are relocating for a new career or looking for a change of pace, Derry Township offers a wide variety of residential housing options and a high quality of life. Hershey is a unique community that perfectly balances classic, small-town architecture with the extensive amenities of a premier regional destination.

As a former marketing technology executive turned Hershey REALTOR®, I untangle the market data and simplify the moving process to deliver my clients straightforward, high-impact results.

Contact me if you have any questions or want a tour of these fantastic neighborhoods!





Why You'll Love Living In Hershey, PA

Hershey isn't just a world-famous destination—it's a vibrant, thriving community of 14,000 residents anchored by a massive economic engine.

WORK & PLAY


- **Major Employment:** We serve as the economic heart of Central PA. The Penn State Health Milton S. Hershey Medical Center is our largest regional employer, with nearly 9,000 professionals keeping the local economy thriving.
- **Outdoor Living:** The Jonathan Eshenour Memorial Trail is an incredible community infrastructure asset. It features 13 miles of paved trail connecting residential neighborhoods directly to public parks and nature preserves.
- **World-Class Perks:** Residents enjoy front-row access to professional concert venues, lush botanical gardens, and theme parks—all without losing the quiet, residential atmosphere of the surrounding neighborhoods.

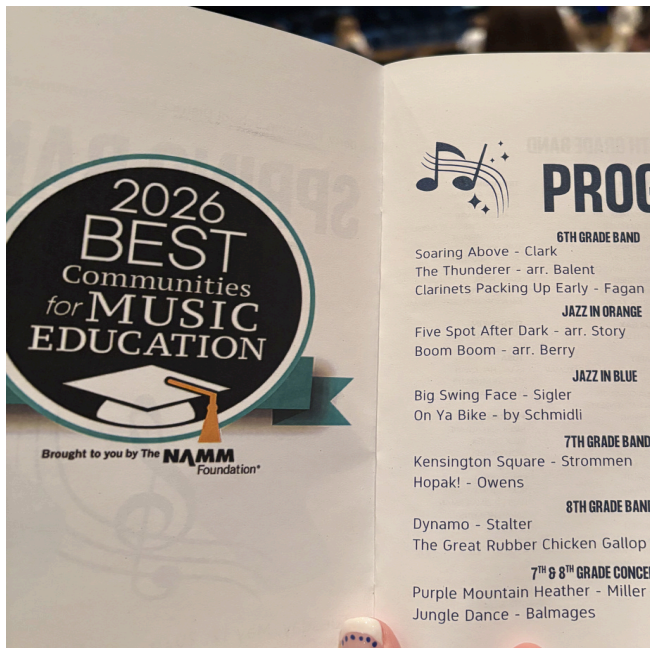
THE NEIGHBORHOOD VIBE

- **Small Town, Big Impact:** The township maintains a peaceful, manageable footprint despite its status as a global industrial powerhouse.
- **Green Space for Days:** Thanks to the Hershey Trust Co., over half of our local land area is preserved as stunning farmland and woods, ensuring permanent scenic backdrops.
- **The "Hershey Air":** You'll know you're home when you smell roasting peanuts from the Reese's plant or chocolate from the West Hershey plant (which produces up to 70 million Kisses a day!).

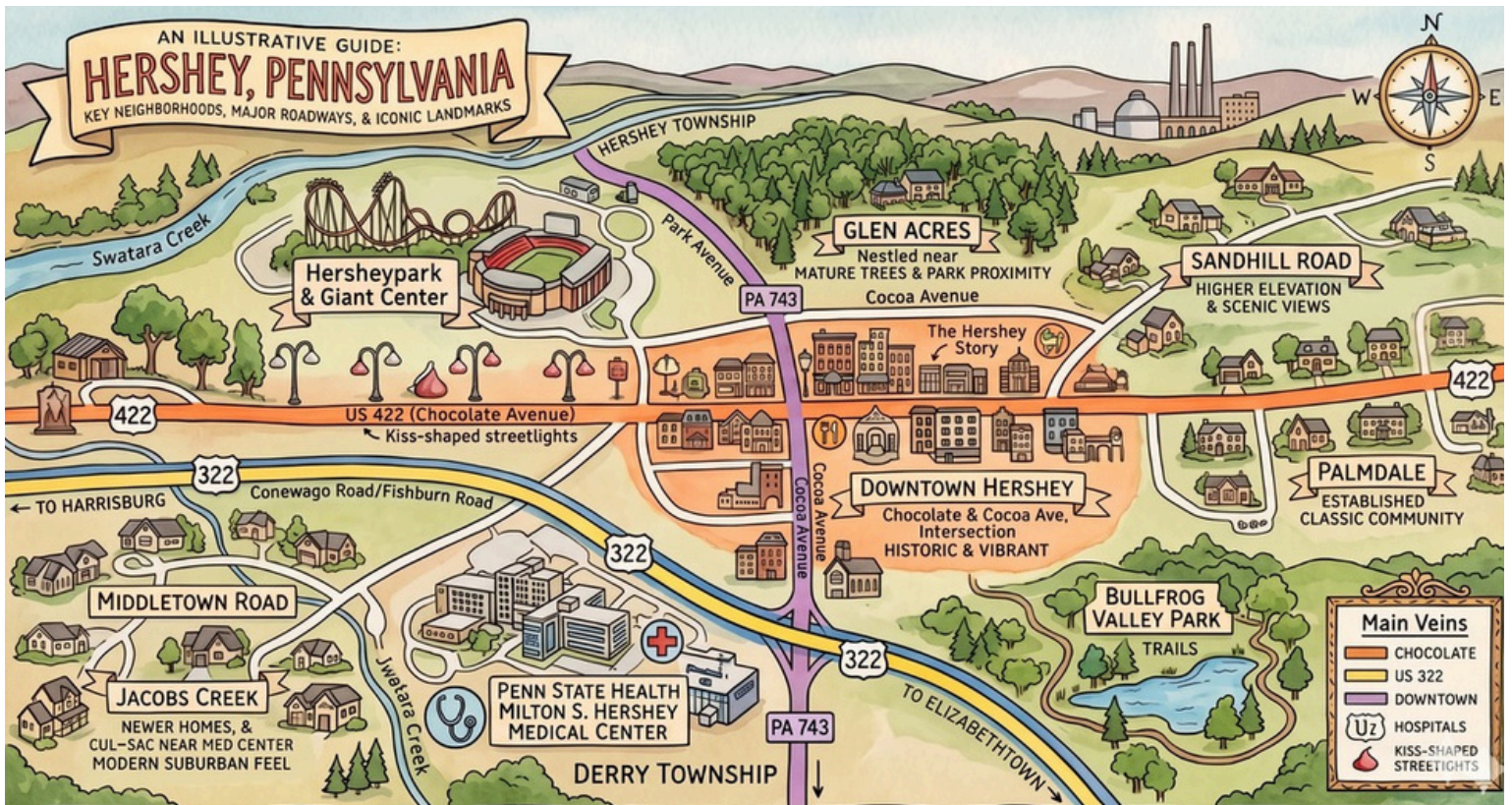
Derry Township Schools

Unlike most school districts where schools are scattered across separate towns, Derry Township features a unique, centralized design. All four district buildings—the Early Childhood, Primary, Middle, and High School buildings—are located on a single, continuous campus along Homestead Road, making campus transit and regional access exceptionally streamlined.

 National Recognition: The district is annually recognized by the NAMM Foundation as one of the Best Communities for Music Education, highlighting Hershey's local commitment to well-rounded, accessible arts and music programs.



Neighborhood Overviews



DOWNTOWN HERSHEY

Features a mix of historic architecture and newer redeveloped homes. Residents are in close proximity to the restaurants and shops on Chocolate Ave.

GLEN ACRES

A well-established residential area characterized by mature tree canopies and proximity to community parks.

PALMDALE

Located on the eastern side of the township, this area offers convenient access to the trail system and nearby community centers.

JACOB'S CREEK

Features a variety of modern home designs and is situated conveniently near the Penn State Medical Center campus.

SANDHILL ROAD AREA

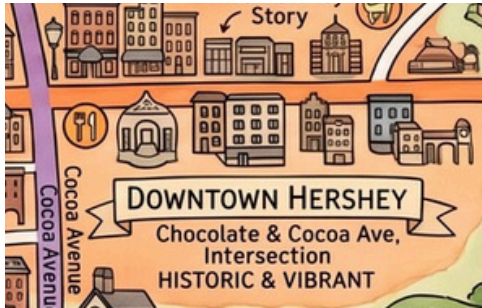
Known for its varied topography and elevated views of the Central Pennsylvania landscape.

MIDDLETOWN ROAD AREA

Positioned on the western side of the township, offering efficient travel routes toward Harrisburg and the regional airport.

WELCOME TO THE NEIGHBORHOOD

Downtown Hershey



THINGS TO LOVE

- **Historic & Vibrant Atmosphere:** The community's heart featuring historic architecture and iconic "Kiss" streetlights.
- **Walkable Lifestyle:** Designed as an "industrial utopia" where work, dining, and parks are within a 20-minute walk.
- **Cultural Hub:** Immediate access to The Hershey Story Museum, Hershey Theatre, and downtown events.

"I love the walkability of living downtown. Kids walk to school, we walk to restaurants, a show at the Theatre or even Hersheypark." – Local Resident

HOUSING & SUBDIVISIONS

- **Type of Homes:** Primarily historic Single-Family detached homes, luxury Townhomes, and boutique Condos.
- **Major Subdivisions/Areas:** The Gardens (Historic district), Hershey Press Building (Loft-style condos), and Chocolatetown Square residential area.

NEARBY AMENITIES

- Grocery: Pronio's Market, Karns Quality Foods, Giant
- Shopping: Chocolate avenue retail shops and Tanger Outlet Hershey
- Parks: Cocoa Castle, Memorial Field.
- Popular Destinations: Hershey Theatre, Hershey Social, Au Bon Lieu French Creperie

MARKET SNAPSHOT

- MEDIAN LISTING PRICE: \$489,900
- PRICE PER SQ. FT: \$310 – \$330
- CHARACTER: HISTORIC URBAN CORE



WELCOME TO THE NEIGHBORHOOD

Glen Acres



"It's the perfect balance—we have a peaceful, low-traffic street where the kids can play, yet we can still bike to the schools or downtown in minutes." — Local Resident

THINGS TO LOVE

- **The Best of Both Worlds:** Enjoy a quiet, tucked-away feel with minimal traffic that remains steps away from downtown and local schools.
- **Vibrant Community:** A welcoming, energetic atmosphere that beautifully blends long-standing charm with modern updates.
- **Mature Character:** Thoughtfully renovated homes set against a backdrop of established, lush landscaping and "green sanctuary" vibes.

HOUSING & SUBDIVISIONS

- **Type of Homes:** A blend of established charm and modern updates, featuring Single-Family detached homes such as Bungalows, Colonials, and Ranches.
- **Major Subdivisions:** Sylvan Park, Glen Acres, and Oakmont.

NEARBY AMENITIES

- Brookside Park: A local favorite for green space and play.
- The Jonathan Eshenour Memorial Trail: Accessible paths for cycling and walking.
- Downtown Hershey: Dining, shopping, and world-class entertainment just minutes away.

MARKET SNAPSHOT

- MEDIAN LISTING PRICE: \$417,500
- PRICE PER SQ. FT: \$248
- CHARACTER: MATURE SUBURBAN



WELCOME TO THE NEIGHBORHOOD

Palmdale



THINGS TO LOVE

- **Active Lifestyle:** Ideally positioned for outdoor enthusiasts with direct trailhead access.
- **Deep Roots:** A friendly, established neighborhood with a strong sense of community.
- **Regional Access:** Perfectly situated on the eastern border for easy travel to Lebanon or Lancaster.

"Palmdale is such a convenient spot. Local restaurants and coffee shops nearby make living here incredibly easy"
" — Local Resident

HOUSING & SUBDIVISIONS

- **Type of Homes:** Mix of 1950s bungalows, townhomes, and new construction.
- **Major Subdivisions:** Learden, Cambridge Commons, Briardale



NEARBY AMENITIES

- Grocery: Weis Markets and Giant Food Stores
- Shopping: Jhett Set Closet, Ace Hardware
- Parks: Palmdale Park
- Popular Destinations: Cherry Blossom Creamery, Springcreek golf course and Wasabi.

MARKET SNAPSHOT

- MEDIAN LISTING PRICE: \$370,000
- PRICE PER SQ. FT: \$155
- CHARACTER: ESTABLISHED RESIDENTIAL

WELCOME TO THE NEIGHBORHOOD

Jacob's Creek



THINGS TO LOVE

- **Modern Suburban Feel:** Features newer construction, contemporary designs, and quiet cul-de-sacs.
- **Professional Proximity:** The top choice for employees of the Penn State Health Medical Center.
- **Polished Atmosphere:** Meticulously maintained properties with a modern residential feel.

"You're just a quick drive down 322 from the medical center and all the downtown shops, so you get a quiet setting that's still close to everything." – Local Resident

HOUSING & SUBDIVISIONS

- **Type of Homes:** Larger Single-Family detached homes and modern executive Townhomes.
- **Major Subdivisions:** Jacob's Creek, The Meadows, and Walton Spring Hills

NEARBY AMENITIES

- Grocery: Giant Food Stores
- Shopping: Hockersville Road retail and Cocoa Avenue services.
- Parks: Danny Fisher Memorial Park
- Popular Destinations: Adventure Sports of Hershey, Hershey Children's Museum, Mangia Mangia

MARKET SNAPSHOT

- MEDIAN LISTING PRICE: \$560,000
- PRICE PER SQ. FT: \$206
- CHARACTER: MODERN SUBURBAN



WELCOME TO THE NEIGHBORHOOD

Sandhill Road



THINGS TO LOVE

- **Scenic Vistas:** Elevated topography offering panoramic views of the rolling countryside.
- **Spacious Living:** Often features larger lots and a sense of openness and privacy.
- **Resort Proximity:** Just moments away from the township's premier golf and spa facilities.

"The neighborhoods are tucked into these beautiful, rolling hills so it feels incredibly peaceful and scenic, but you can still take the back roads and be at the medical center or downtown Hershey in less than five minutes." — Local Resident

HOUSING & SUBDIVISIONS

- **Type of Homes:** Luxury Single-Family estates and high-end detached homes.
- **Major Subdivisions:** Stoney Run, Shady Hill Estates, Waltoncroft



NEARBY AMENITIES

- Grocery: Karns Quality Foods
- Shopping: Hershey Square Shopping Center
- Parks: Shank Park
- Popular Destinations: Piazza Sorrento, Hershey Racquet Club, Troeg's Brewery

MARKET SNAPSHOT

- MEDIAN LISTING PRICE: \$456,000
- PRICE PER SQ. FT: \$267
- CHARACTER: SCENIC RESIDENTIAL

WELCOME TO THE NEIGHBORHOOD

Middletown Road



THINGS TO LOVE

- **Commuter Convenience:** Direct, fast routes to Harrisburg, the PA Turnpike and the Airport (MDT).
- **Regional Accessibility:** Perfect for those who work across the Central PA region but want a Hershey home.
- **Suburban Variety:** A mix of established homes and newer residential developments.

"This neighborhood immediately felt like home because of its peaceful, welcoming atmosphere. It's a wonderful, established community where the quiet streets and beautiful surroundings create a truly inviting place to live."

— Local Resident

HOUSING & SUBDIVISIONS

- **Type of Homes:** Diverse mix of Single-Family homes, Townhomes, and Condominiums.
- **Major Subdivisions:** Deer Run, Southpoint, and Stone Creek

NEARBY AMENITIES

- Grocery: Giant Food
- Shopping: Stoverdale Commons
- Parks: Gelder Park (Sports fields, playground, and trail access).
- Popular Destinations: Indian Echo Caverns, Adventure Sports



MARKET SNAPSHOT

- MEDIAN LISTING PRICE: \$285,000
- PRICE PER SQ. FT: \$160 - \$180
- CHARACTER: COMMUTER-FRIENDLY
SUBURBAN

“

*Our residents should have an
environment that is
healthy, attractive
and safe to live in.*

-MILTON HERSHEY



Let's Get You Home!

Living in Hershey, PA is really the best of both worlds: world-class entertainment in your backyard, peaceful landscapes at your doorstep.

[SCHEDULE A CALL](#)

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