

35 W MAIN STREET

Annville, PA | 17003



±5,400 SF
For Sale / Lease



Joshua Miller | Tom Troccoli

For Sale Information: 717.390.9858 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
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COMMERCIAL BROKERAGE *Redefined.*

Property Overview

Now available for sale or lease is this newly and beautifully renovated restaurant space located in the heart of the Annville Historic District and just steps from Lebanon Valley College. Situated along Route 422/Main St, this property offers prime road frontage and exceptional visibility on a highly traveled corridor between Hershey and Lebanon, with approximately 20,000 vehicles per day. A large municipal parking lot immediately adjacent to the property provides 60 convenient spaces, complemented by additional on-street parking and 3 private spaces, ensuring ample parking for customer use. Extensive upgrades and improvements throughout, including all new mechanicals and walk-in cooler and freezer, make this offering a turnkey solution for restaurant or retail operators. New commercial kitchen equipment (less than a year old) and Eating Place (E) liquor license available for purchase or lease for an additional cost. Contact the listing agent for additional details.



POPULATION

3 MILE- 13,354
5 MILE- 58,258
7 MILE- 107,302



AVERAGE HHI

3 MILE- \$104,479
5 MILE- \$95,758
7 MILE- \$96,966



EMPLOYEES

3 MILE- 3,927
5 MILE- 15,516
7 MILE- 29,865



HOUSEHOLDS

3 MILE- 4,973
5 MILE- 23,075
7 MILE- 42,743

TRAFFIC COUNTS: PA-934 (9,500 VPD) | W Main St (19,000 VPD)



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Market Overview



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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CONTACT US

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

