

MIXED USE COMMERCIAL PROPERTY
FOR SALE

103 W MAIN ST |
ANNVILLE, PA 17003

Presented By:

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CAPSTONE
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033

FOR SALE

103 W Main St | Annville, PA 17003

PROPERTY DESCRIPTION

Capstone Commercial is pleased to present 103 W Main Street in Annville, PA, for sale. Situated along Route 422 in the heart of the Annville Historic District, this 10,000 SF mixed-use property offers a prime opportunity for a restaurateur or investor in a highly visible Main Street location.

Originally built in 1810, the property features approximately 3,500 SF of fully built-out restaurant space, including a commercial kitchen, a spacious dining area, and a full bar. The first floor also includes a smaller commercial space that generates monthly rental income. Four upper-level apartment units provide additional value-add potential.

With over 16,000 vehicles per day and its close proximity to Lebanon Valley College, the property benefits from steady traffic and a strong local customer base. Ideal for an owner-operator seeking a turn-key restaurant location in a vibrant college-town setting.

PROPERTY HIGHLIGHTS

- Prime Main Street location near Lebanon Valley College
- Strong traffic count on Route 422 with approximately 16,000 VPD
- Turn-key restaurant space with a full kitchen, bar, and liquor license.
- 4 upper-level apartment units (value-add opportunity)



OFFERING SUMMARY

Sale Price:	\$850,000
Number of Units:	6
Lot Size:	0.3 Acres
Building Size:	10,000 SF
APN:	18-2312128-365163-0000
Zoning:	Commercial Business District with Annville Historic District Designation
Municipality:	Annville Township
County:	Lebanon



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FOR SALE

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LOCATION INFORMATION

Street Address	103 W Main St
City, State, Zip	Annville, PA 17003
County	Lebanon
Township	Annville Twp

BUILDING INFORMATION

Building Size	10,000 SF
Number of Suites	2 Commercial 4 Apartments
Number of Floors	3
Year Built	1810
Sprinklers	Yes
Signage	On Building
Roof	Metal
Walls	Horsehair Drywall Mixture
Floor Coverings	Linoleum

EQUIPMENT

Restaurant	All included except: pay-to-play game machines, TouchTunes, and dishwasher
Kitchen Hood Fire Suppression	Inspection is up-to-date No known history of fires
Basement Storage	Walk-In Fridge and Freezer

PROPERTY INFORMATION

Property Type	Mixed Use Commercial
Zoning	Central Business District with Annville Historic District Designation
Lot Size	0.3 Acres
APN #	18-2312128-365163-0000
Traffic Count	16,000
Traffic Count Street	Main St
Traffic Count Frontage	75'

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Spaces	Approx 20
Lighted Lot	Yes

UTILITIES & AMENITIES

Restrooms	8
Gas / Propane	Yes; Natural Gas
Electric	Yes; Breaker
Plumbing	PVC & Copper Pipes
Heating	Forced Air; Natural Gas
Cooling	Central Gas



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EXTERIOR

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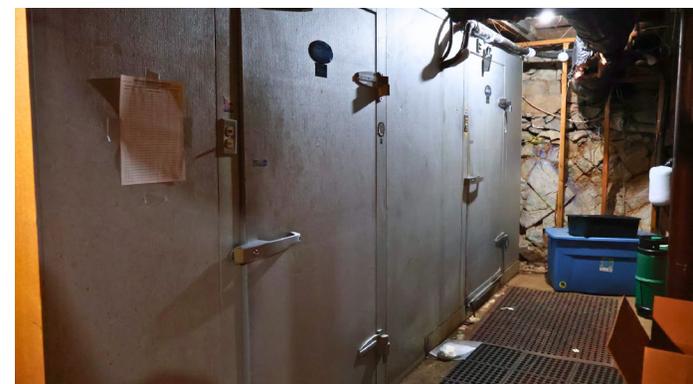
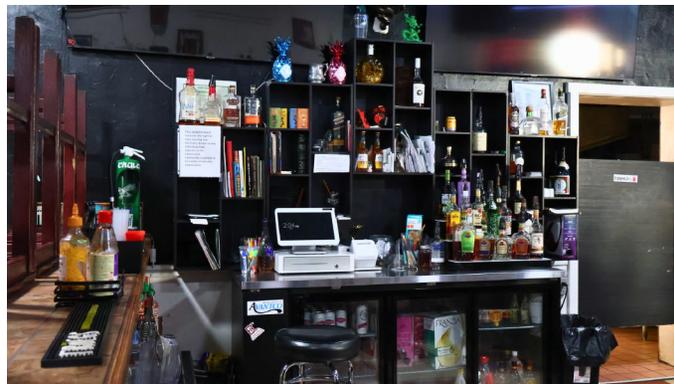


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RESTAURANT

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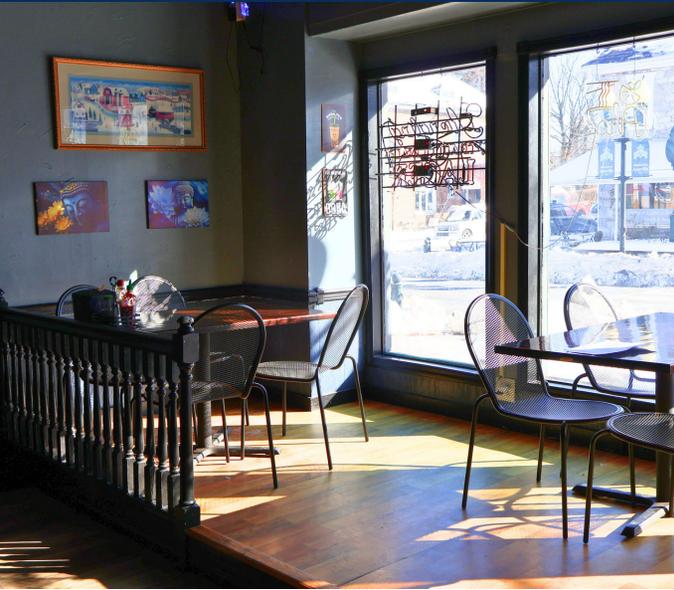
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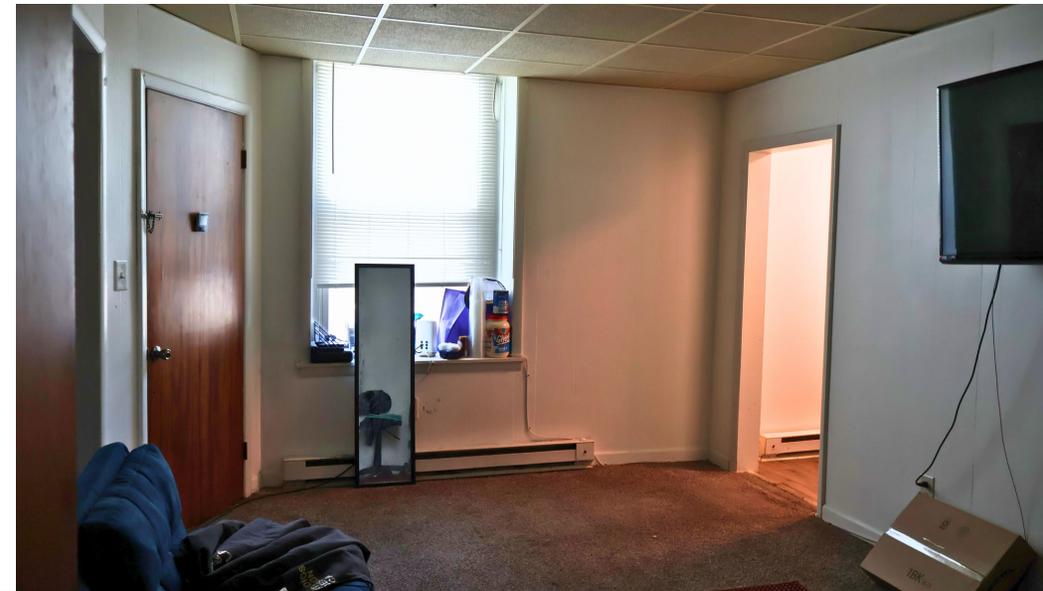


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APARTMENT

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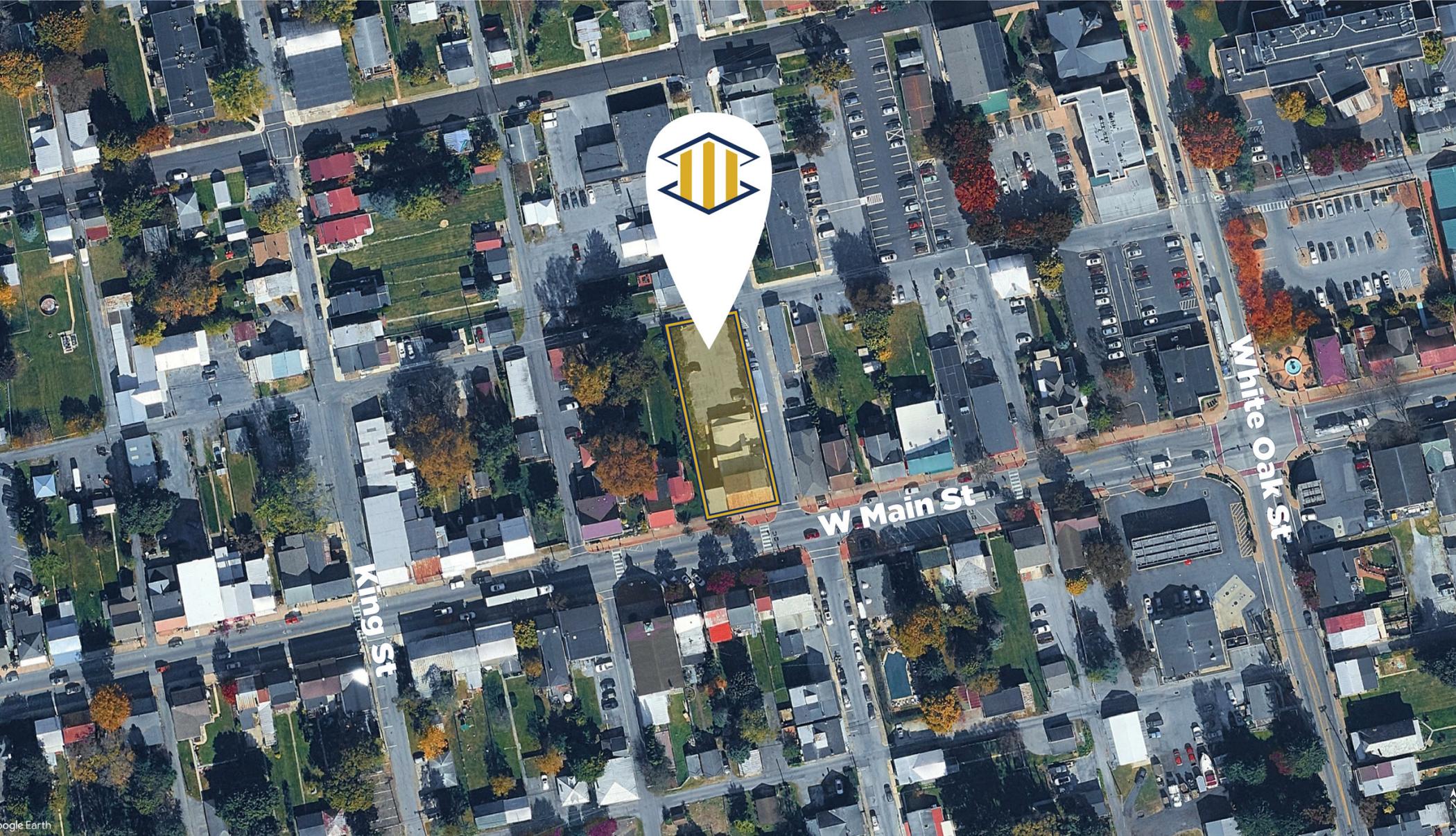


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PARCEL

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ANNVILLE HIGHLIGHTS

103 W Main St | Annaville, PA 17003



Less than 5 miles to Palmyra
Less than 8 miles to Hershey

Lebanon Valley College

Less than 4 miles to Lebanon

Main St

Annville-Cleona High School

300-Door High Income Residential Development

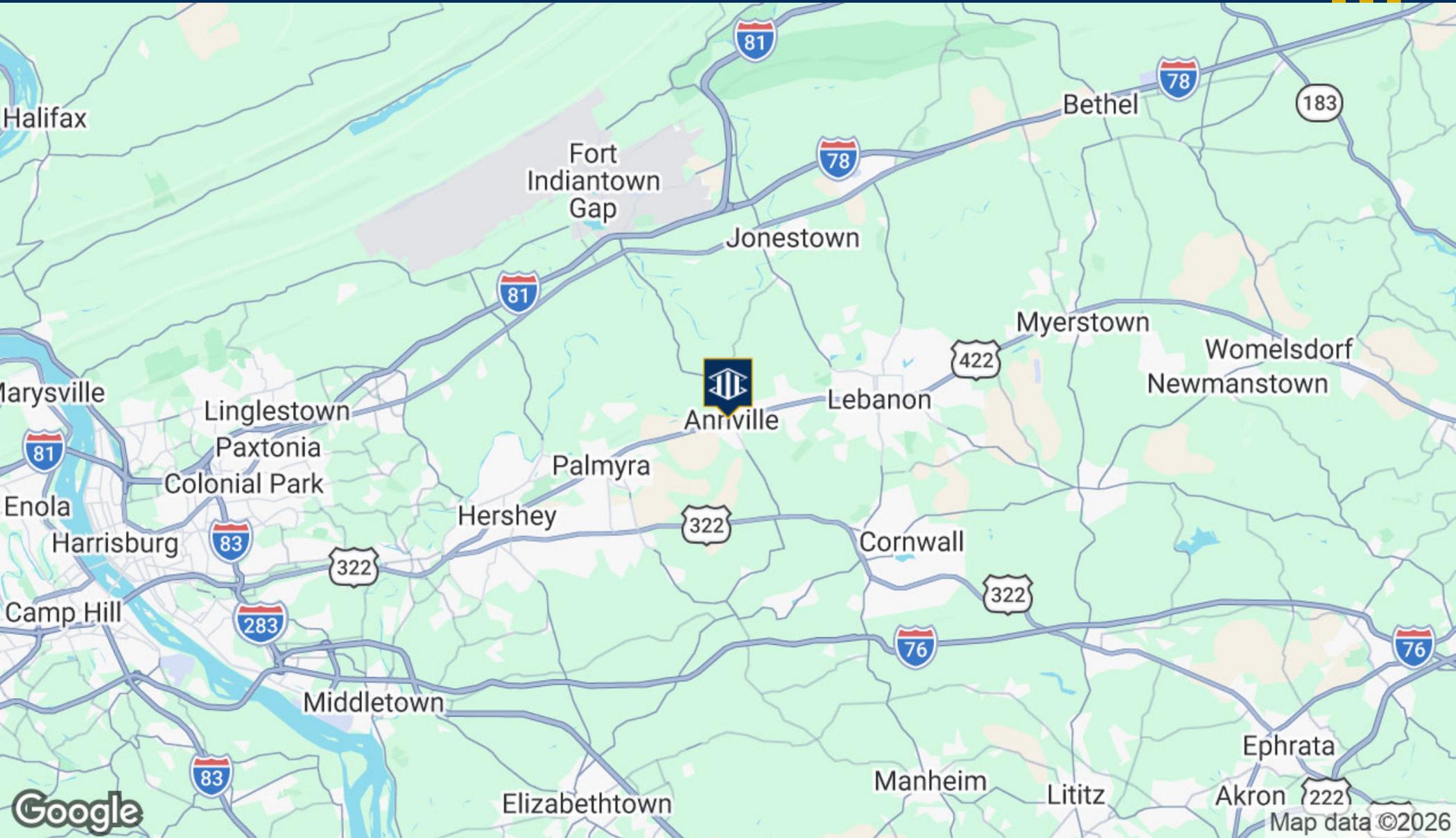


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GREATER AREA

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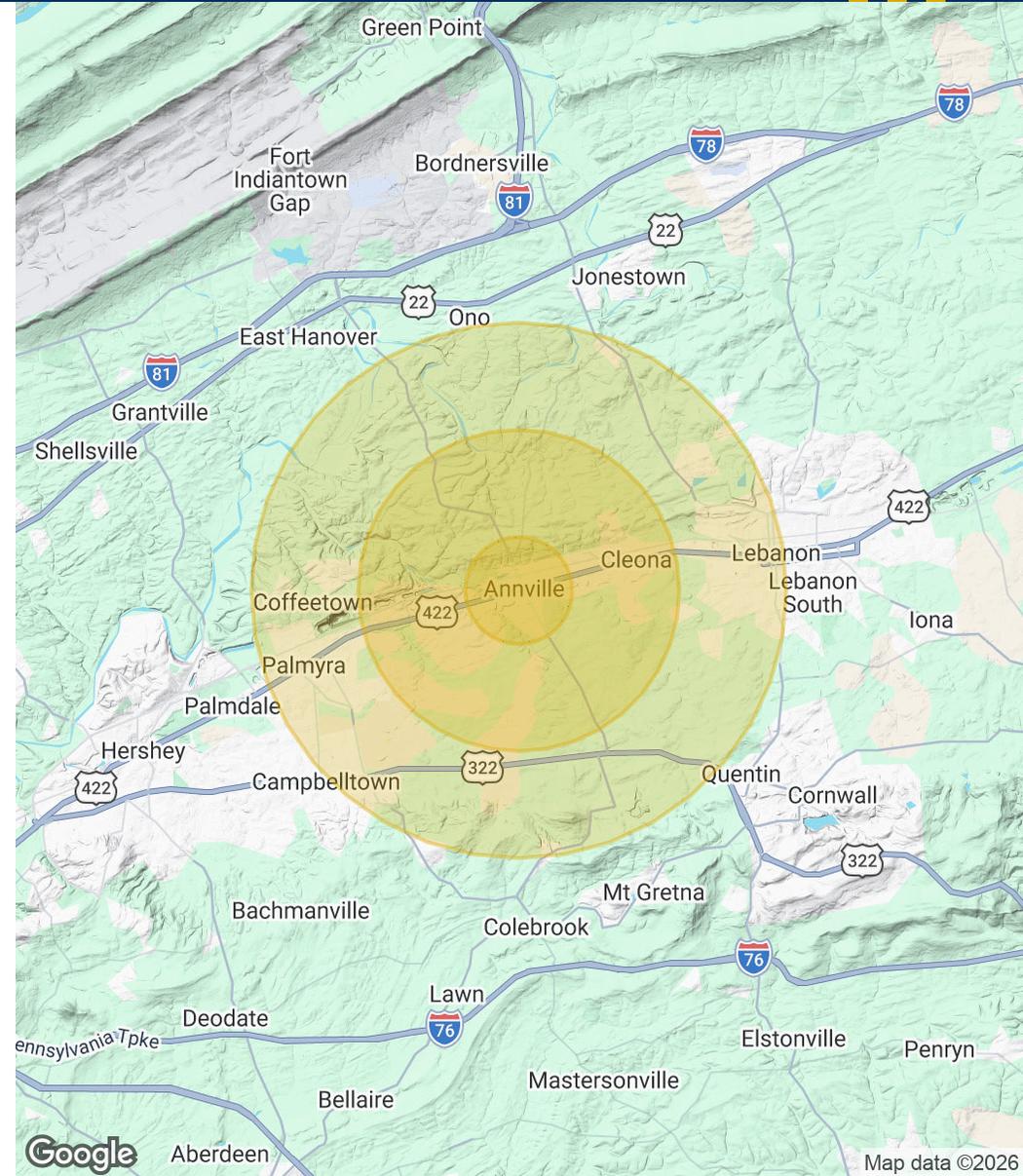
DEMOGRAPHICS

103 W Main St | Annville, PA 17003

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,335	14,148	57,988
Average Age	37	42	42
Average Age (Male)	36	40	40
Average Age (Female)	38	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,742	5,229	22,704
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$101,302	\$109,806	\$92,408
Average House Value	\$250,680	\$289,463	\$256,970

Demographics data derived from AlphaMap



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Map data ©2026

ADVISOR BIO

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Principal & Managing Director

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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle. Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Joining the team in 2025 as a Brokerage Advisor, Rachel brings a strong foundation in marketing and communications to her client relationships. She began her commercial real estate career in Boston with Marcus & Millichap, where she specialized in retail and earned an early promotion after completing the firm's rigorous training program. A Penn State graduate with a Bachelors in Public Relations, Rachel has six years of public relations and marketing experience across nonprofit and private sectors, including her role as Director of Marketing & Community Outreach for Creative York. Rachel's entrepreneurial drive led her to found Magical Moments at age 15 and later RachelReh Custom Embroidery, now producing custom hand-stitched designs for regional brands. Born and raised in York, PA, Rachel is an artist and musician who enjoys journaling, dancing, and spending time in nature. Her enthusiasm, curiosity, and ability to form meaningful connections guide her approach as she helps clients navigate their commercial real estate goals with clarity and care.

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LEGAL

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