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Industrial/Commercial Realtors • 717.697.2422

► Commercial Land



101 Old Ebenezer Road
Lebanon, PA 17046

Available acreage:

13 acres +/-

Sale price:

Negotiable

Description:

Great location just Northwest of the City of Lebanon- good frontage along PA Route 72.

Please look at the possible uses on the sketch plans included with this informational packet.

Annette Cassel Means

Call Today! ☎ 717.697.2422 ext. 207

✉ ameanas@high.net

Land information

Municipality	North Lebanon Township
County	Lebanon County
Zoning	Commercial
Road access	Old Ebenezer Road & PA Route 72
Frontage feet on	PA Route 72
Topography	Flat
Visibility	Excellent
Present use	Vacant land
Surrounding uses	Near City of Lebanon, churches, manufacturers, neighborhood retail
Possible uses	Assisted & independent living, retail
Restrictions/associations	Per zoning

General information

Location	Just northwest of the City of Lebanon along a heavily traveled section of PA Route 72
Traffic count	9,982 AADT Both Dir @ PA Route 72

Demographics	1 Mile	3 Miles	5 Miles
Population	2,936	45,013	70,993
Households	1,238	18,073	27,625
Avg. HH Income	\$59,369	\$44,270	\$59,985

Utilities

Water

City of Lebanon Authority

Sewer

North Lebanon Authority

Gas

UGI

Electric

Med Ed

Local amenities

Local retail and businesses

Distance highway access

Located along Route 72 and 5 miles from I-81

Comments

This is a development opportunity for commercial land in North Lebanon Township is scarce.

Map



Part 8

General Commercial Districts (C-2)

A. C-2A, General Commercial Districts – A.

§801. Intent.

The regulations of this district are designed to accommodate commercial activity within the Township. Since these enterprises are for the most part dependent on traffic generated by a major thorough fare, these uses are grouped together to facilitate shopping via automobile. The requirements contained in this Part are designed to promote safe and expedient conveyance of the resulting high traffic volumes. (Ord. 6-4-84, 6/4/1984, §11.01; as amended by Ord. 2-2001, 12/26/2001, §II)

§802. Permitted Uses.

1. Stores for the retailing of all consumer goods not otherwise prohibited by law.
2. Multiple commercial use complexes and shopping centers provided that the following conditions are met:
 - A. The multiple commercial use complex or shopping center shall consist of a group of two (2) or more commercial uses, planned, designed, and constructed as one (1) principal structure. Each commercial establishment within the complex shall share at least one (1) party wall with another establishment.
 - B. The minimum lot size shall be determined by the total gross floor area of the principal structure, according to the following table:

TOTAL GROSS FLOOR AREA	MINIMUM LOT AREA REQUIRED
0 – 20,000 sq. ft.	1 acre
20,001 – 40,000 sq. ft.	2 acres
Greater than 40,000 sq. ft.	2 acres plus 1 acre for each 15,000 sq. ft. (or fraction thereof) in excess of the initial 40,000 sq. ft. of floor area.
 - C. Such use shall comply in all respects with the lot width, lot coverage, yard and building height requirements of §804 of this Part.
3. Personal service shops including barber shops, beauty parlors, tailors; shoe repair, dry cleaning, laundromats, etc.
4. Clinics and offices of Pennsylvania-licensed medical practitioners.

ZONING

5. Banks, savings and loan associations, finance agencies, and other offices providing business or professional services.
6. Messenger, dispatch, express, and courier services.
7. Taxi and bus passenger stations, and transfer trucking facilities.
8. Mortuary and undertaking establishments.
9. Indoor amusement enterprises such as arenas, bowling alleys, dance halls, and other recreation or entertainment establishments.
10. Drive-in movie theaters.
11. Restaurant facilities of all types, including drive-in, drive through or fast food, tea rooms, cafes, and other places serving food or beverages, including private, membership, or social clubs and beverage distribution centers.
12. Printing and publishing firms.
13. Shops for contractors, plumbers, heating, painting, and upholstering specialists.
14. Hotels, motels, and boarding houses.
15. Automobile dealers and automobile washes.
16. Gasoline stations and repair garages subject to the following regulations:
 - A. No repair work shall be performed out-of-doors.
 - B. All automotive parts, dismantled and derelict vehicles, and similar articles shall be stored only within an enclosed building.
 - C. All gasoline and petroleum pumps shall be located outside of buildings, no less than thirty-five (35) feet from any right-of-way line or property line.
 - D. All fuel, oil or similar combustible petroleum product storage tanks shall be located underground at least thirty-five (35) feet from any road right-of-way line or lot line.
 - E. Automotive vehicles without valid, current license plates and/or state inspection shall be restricted according to §1318 of this Chapter.
17. All other uses, which in the opinion of the Zoning Administrator are similar to the above uses and in harmony with the intent of the regulations for this district. When a proposed use is not sufficiently similar to enable the Zoning Administra-

tor to make a ruling, the Zoning Hearing Board may make a determination as authorized in §204(5) of this Chapter.

18. Upon approval by the Zoning Hearing Board, the following Special Exception uses are permitted provided that the use complies with the conditions listed herein and the applicable requirements specified in Part 20 of this Chapter.
 - A. Automobile body shops provided that the following conditions are met:
 - (1) All work shall be conducted indoors.
 - (2) Paint booths shall be adequately filtered and vented to minimize exhaust of noxious fumes.
 - (3) Flammable and/or combustible materials shall be stored within a fire-proof enclosure within the principal structure or within an accessory building located no less than fifty feet (50') from any lot line.
 - (4) Outdoor storage of auto parts or equipment shall not be permitted at any time.
 - B. Lumber, coal and fuel distribution yards provided the following conditions are met:
 - (1) All principal and accessory buildings, storage areas, scales, distribution areas, and parking facilities shall be a minimum of one hundred (100) feet from any lot line or road right-of-way line.
 - (2) Fuel storage tanks shall be placed underground at least fifty (50) feet from any lot line or road right-of-way line or above ground at least one hundred (100) feet from any lot line or road right-of-way line.
19. Day-care center shall be a permitted use, provided that the following conditions are met:
 - A. The property shall be served by public water and sewer facilities.
 - B. Applicants shall obtain written approval or licensure of the day-care center from the Pennsylvania Department of Welfare.
 - C. Plans for the construction or modification of the facility shall be reviewed/approved by the Pennsylvania Department of Labor and Industry, and written proof of said review/approval shall be provided.
 - D. Unloading and loading of children from vehicles shall only be permitted on the driveway or on the approved parking area.

ZONING

- E. Off-street parking shall be provided at the rate of one space for each employee, plus four spaces for the first 10 licensed capacity slots for children, plus one space for each additional 10 slots for children approved for the center. Off-street parking shall also be provided for vehicles owned and operated by the facility as a part of its day-care services.
- F. Play areas for children shall be fenced and shall be located no closer than 5 feet to any lot line or road right-of-way, except that play area setbacks may be reduced to 25 feet from side and rear lot lines when a dense screen planting is established and maintained within the setback area.

(Ord. 6 4 84, 6/4/1984, §11.02; as amended by Ord. 1-2001, 2/19/2001, §XXIV; by Ord. 2-2001, 12/26/2001, §II; and by Ord. 5-2005, 12/19/2005, §XIV)

§803. Performance Required.

All of the above listed uses must be nonobjectionable in terms of smoke or dust emission, odors, noise, heat, vibration, visual impact, or glare, and shall not be injurious or have an adverse effect on adjacent areas of the Township as a whole. Should the Zoning Administrator feel there is any possibility of the above mentioned dangers, the applicant must prove the contrary to the Zoning Hearing Board as an Administrative Review procedure before a permit is issued. (Ord. 6-4-84, 6/4/1984, §11.03; as amended by Ord. 2-2001, 12/26/2001, §II)

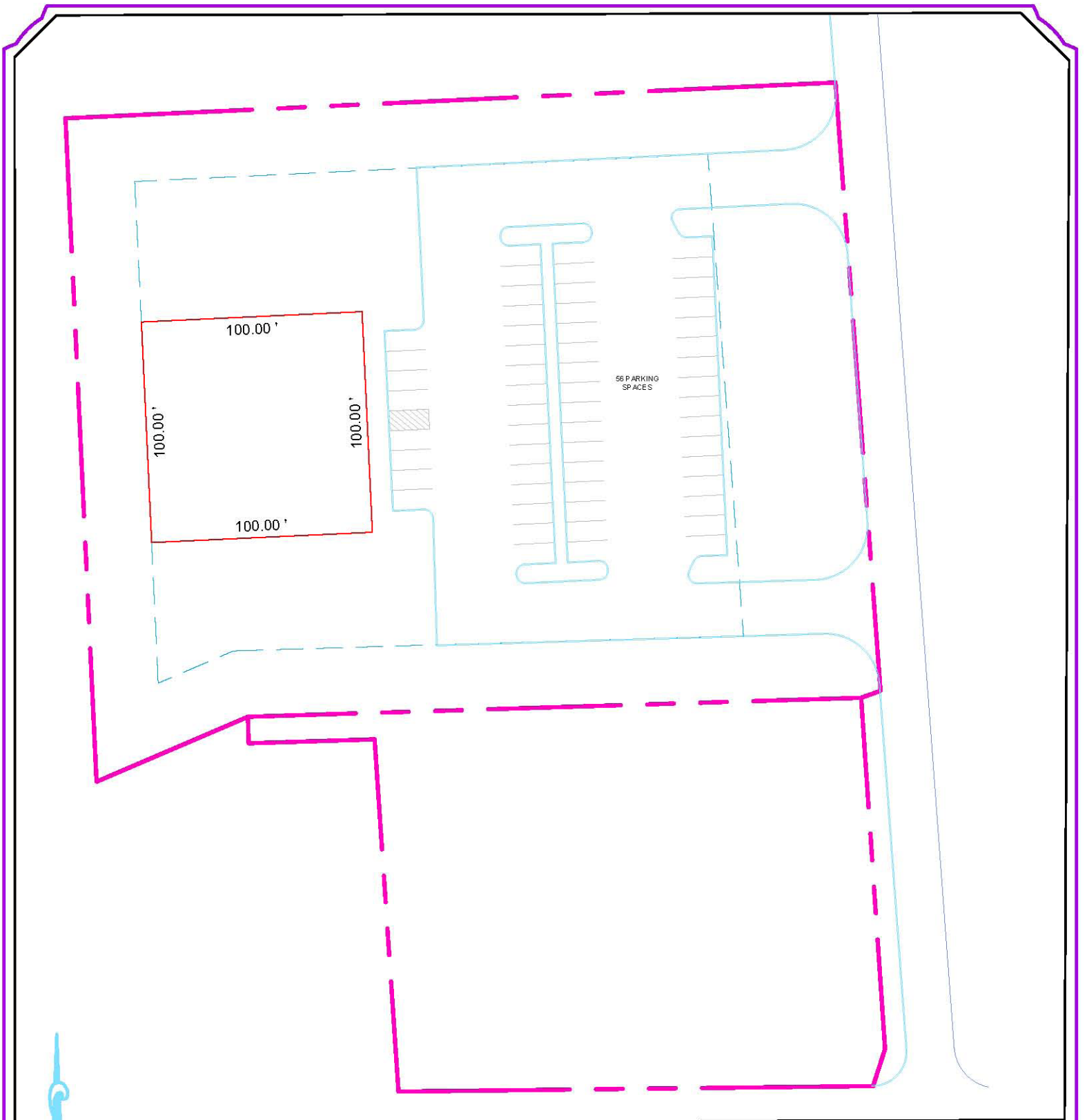
§804. Lot Area, Building Height and Yard Requirements.

A lot area, lot width, lot coverage, yard depth, and building height satisfying the requirements of the following table, unless otherwise specified heretofore in 802 and 805, shall be provided for every dwelling unit and/or principal nonresidential building or use hereafter erected, altered, or established in this district.

District Requirements:

Min. Lot Area	Lot Requirements		Front	Yard Requirements			Rear
	Min. Lot Width	Max. Lot Coverage		One Side	Total Side		
1 acre	200'	50'	60'	30'	60'	30'	

- A. Where a side or rear yard adjoins a residential district, said yards shall be no less than fifty (50) feet.
- B. No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height unless authorized as a special exception by the Zoning Hearing Board. (Ord. 6 4-84, 6/4/1984, §11.04; as amended by Ord. 2-2001, 12/26/2001, §II)



10,000 SF
Possible Use
Stand alone retail pad
with 56 Parking Spaces



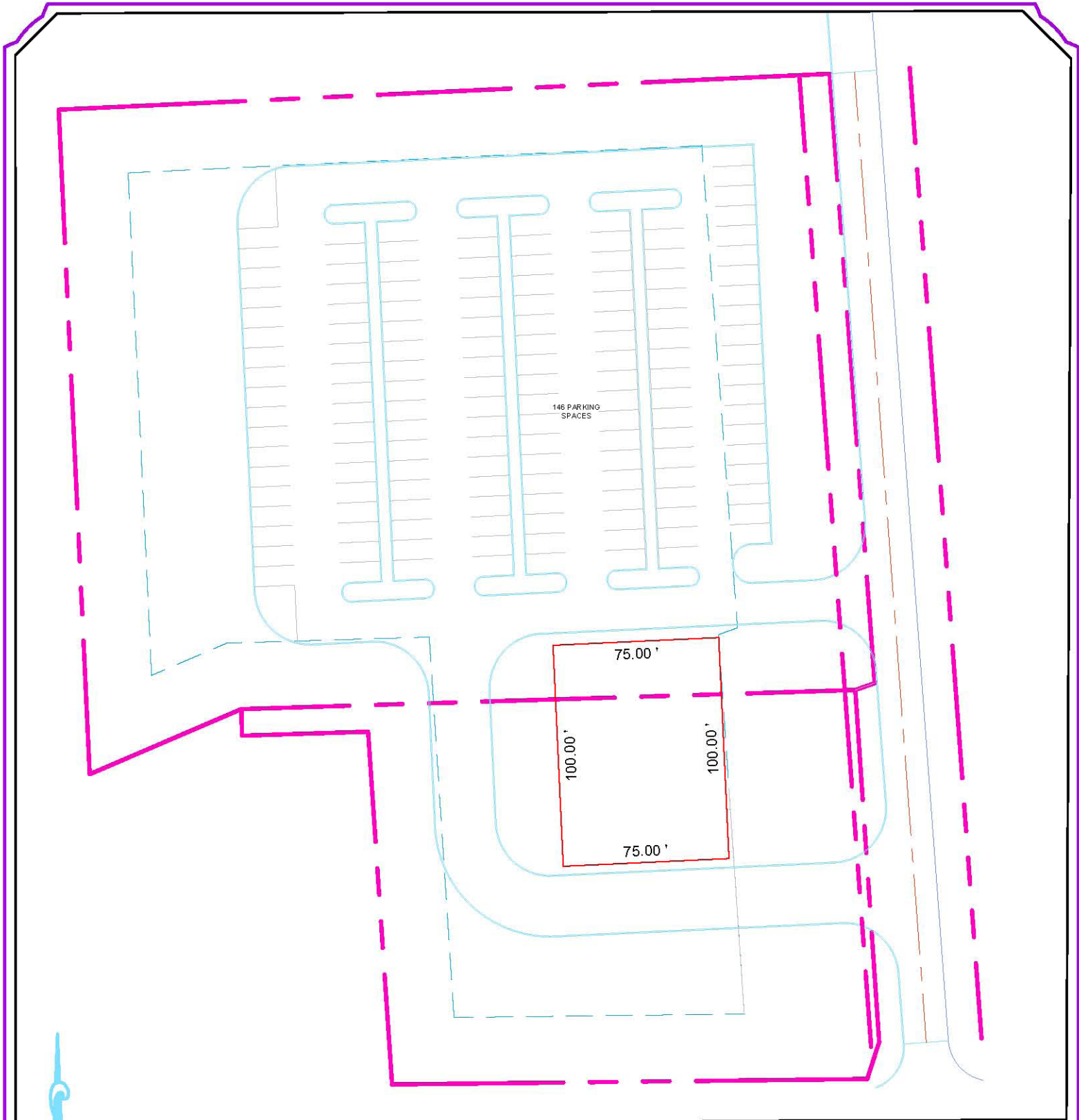
SCALE: 1"=60'

Sketch Plan - OLD EBENEZER RD.

2016 State Drive - Suite 4, Lebanon, PA 17042

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7,500 SF
Possible uses
Fast Food or Donut Shop
146 Parking Spaces



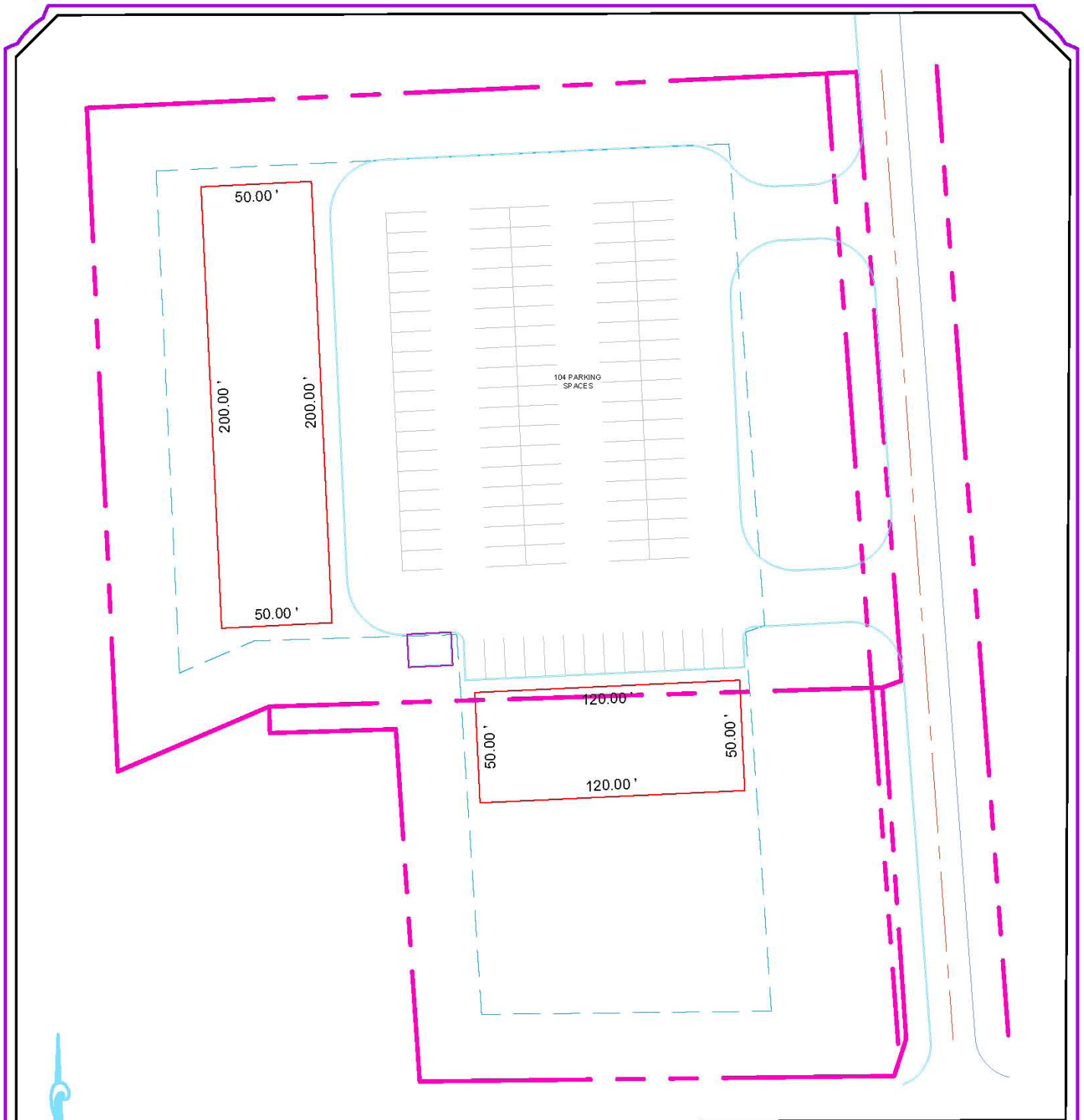
SCALE: 1"=60'

Sketch Plan - OLD EBENEZER RD.

2016 State Drive - Suite 4, Lebanon, PA 17042

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**10,000 SF Strip Center &
6,000 SF Strip Center
with 104 Parking Spaces**



SCALE: 1"=60'

Sketch Plan - OLD EBENEZER RD.

2016 State Drive - Suite 4, Lebanon, PA 17042

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