FOR SALE

COMMERCIAL BREWERY & SELF STORAGE PROPERTY



640 Miller Street & 840 North 7th Street
Lebanon, PA 17046

Dan Berger, Jr., CCIM, SIOR

U.S. COMMERCIAL REALTY

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SALIENT INFORMATION

PROPERTY: 640 Miller Street & 840 North 7th Street
Lebanon City, Lebanon County

SALE PRICE: **$1,995,000**

PROPERTIES:

640 Miller Street (Brewery & Self Storage)

- ± 2.25 Acres
- 23,836 SF Brewery Building
- ± 30,880 SF Self Storage (Seven (7) Buildings)
- Parking - ± 40 Spaces
- One (1) Dock Door & One (1) Grade Level Door
- Tax Account: 10-2338459-374208-0000
- Includes all furniture, fixtures & equipment

840 N. 7th Street (Parking)

- ± 1.12 Acres
- Parking - ± 42 Spaces
- Tax Account: 10-2337992-374023-0000

POWER: 400 Amp, 120/208 Volt, 3-Phase

HVAC: Natural Gas Fired Steam Boiler & Central A/C

WATER & SEWER: Public

REAL ESTATE TAXES: $15,906.55 (2025/2026) ($0.29/SF)

ZONING: CN - Commercial Neighborhood

COMMENTS: Originally built in 1856, the Lebanon Brewery property offers a restaurant and brewery opportunity, as well as operating the 7th Street Storage business in the northern part of Lebanon city.

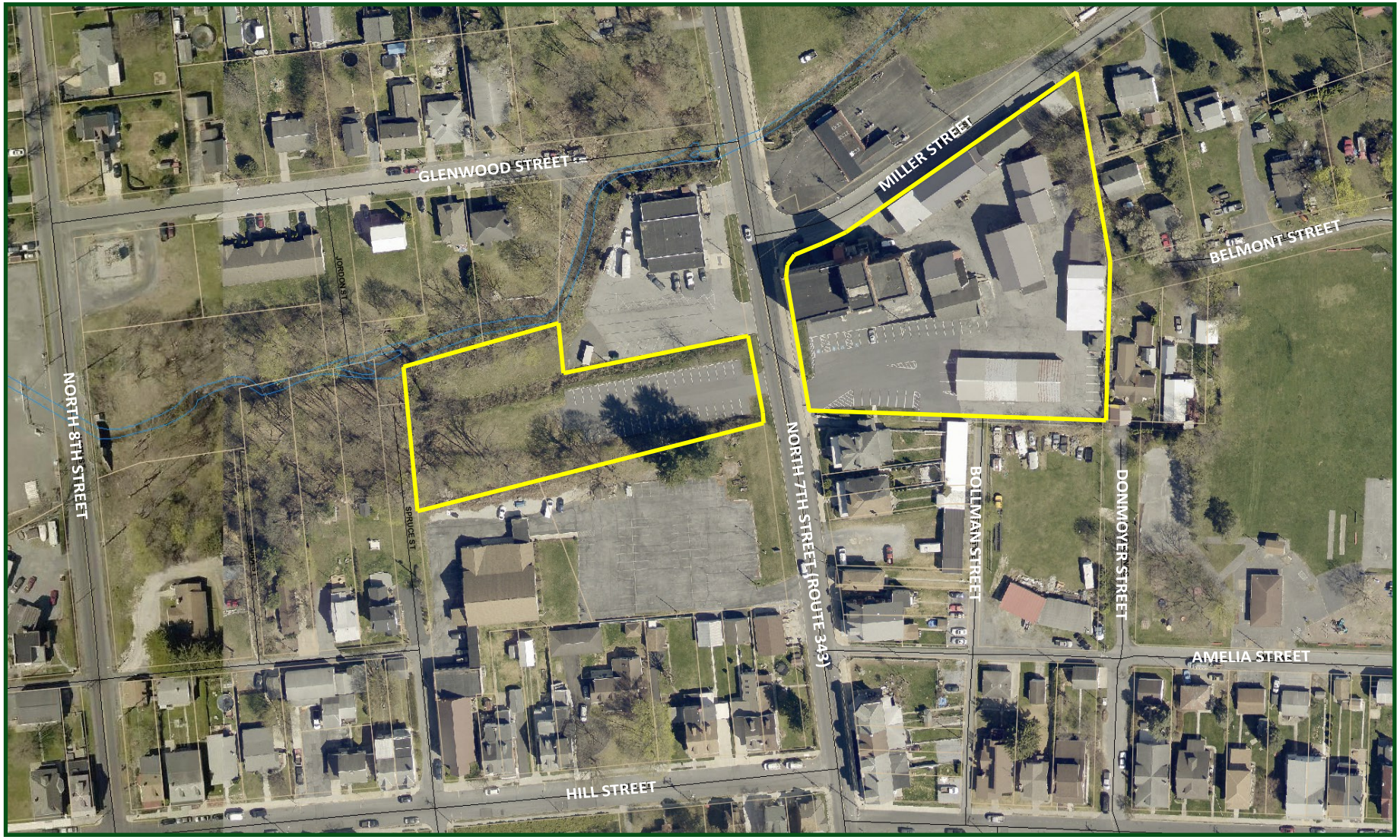
The restaurant/brewery space has indoor seating capacity for 100-140 customers and comes fully equipped with all necessary furniture, fixtures and equipment, including bottling equipment. Within the same building is an abundance of unfinished/overflow space that offers potential for expansion or additional tenants.

The self-storage component comprises seven (7) buildings and approximately seventy four (74) units. Fantastic opportunity for a restauranteur/brewer with current additional income and further upside potential.

AERIAL PHOTO



AERIAL TAX MAP



PHOTOGRAPHS - EXTERIOR & LOT













PHOTOGRAPHS - RESTAURANT













PHOTOGRAPHS - KITCHEN & BREWING













PHOTOGRAPHS - BACK OF HOUSE













PHOTOGRAPHS - BREWERY













PHOTOGRAPHS - STORAGE





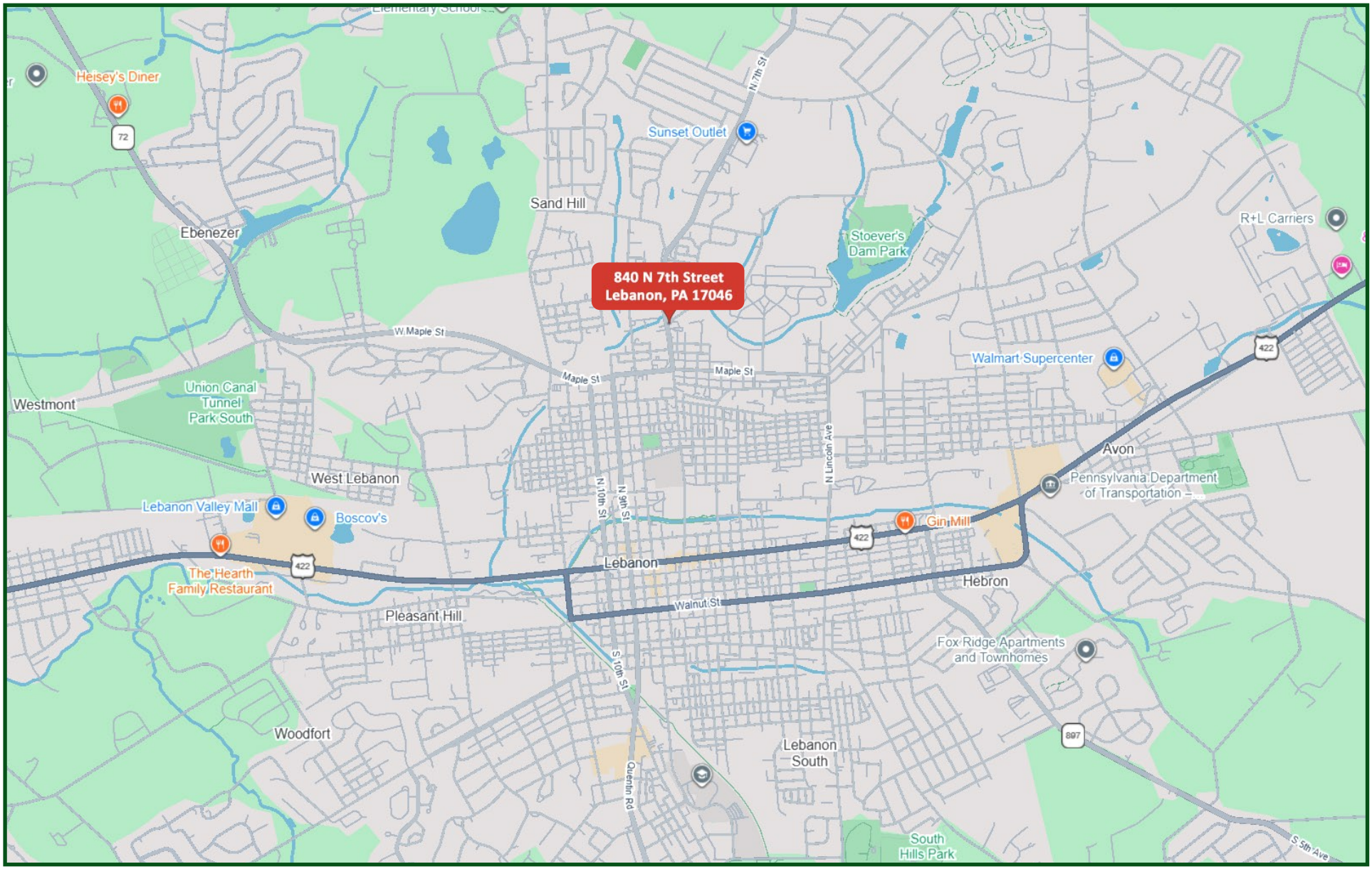




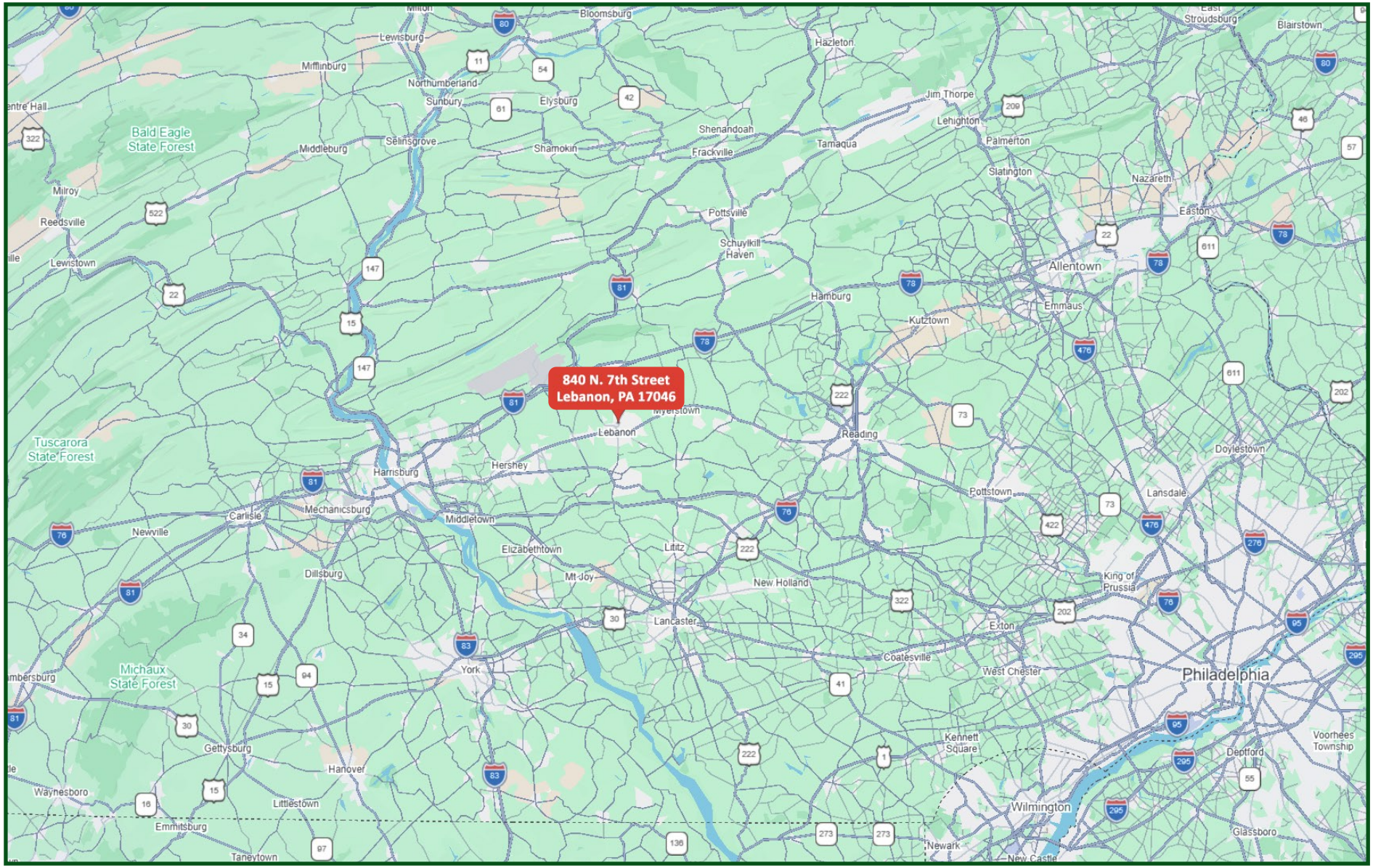




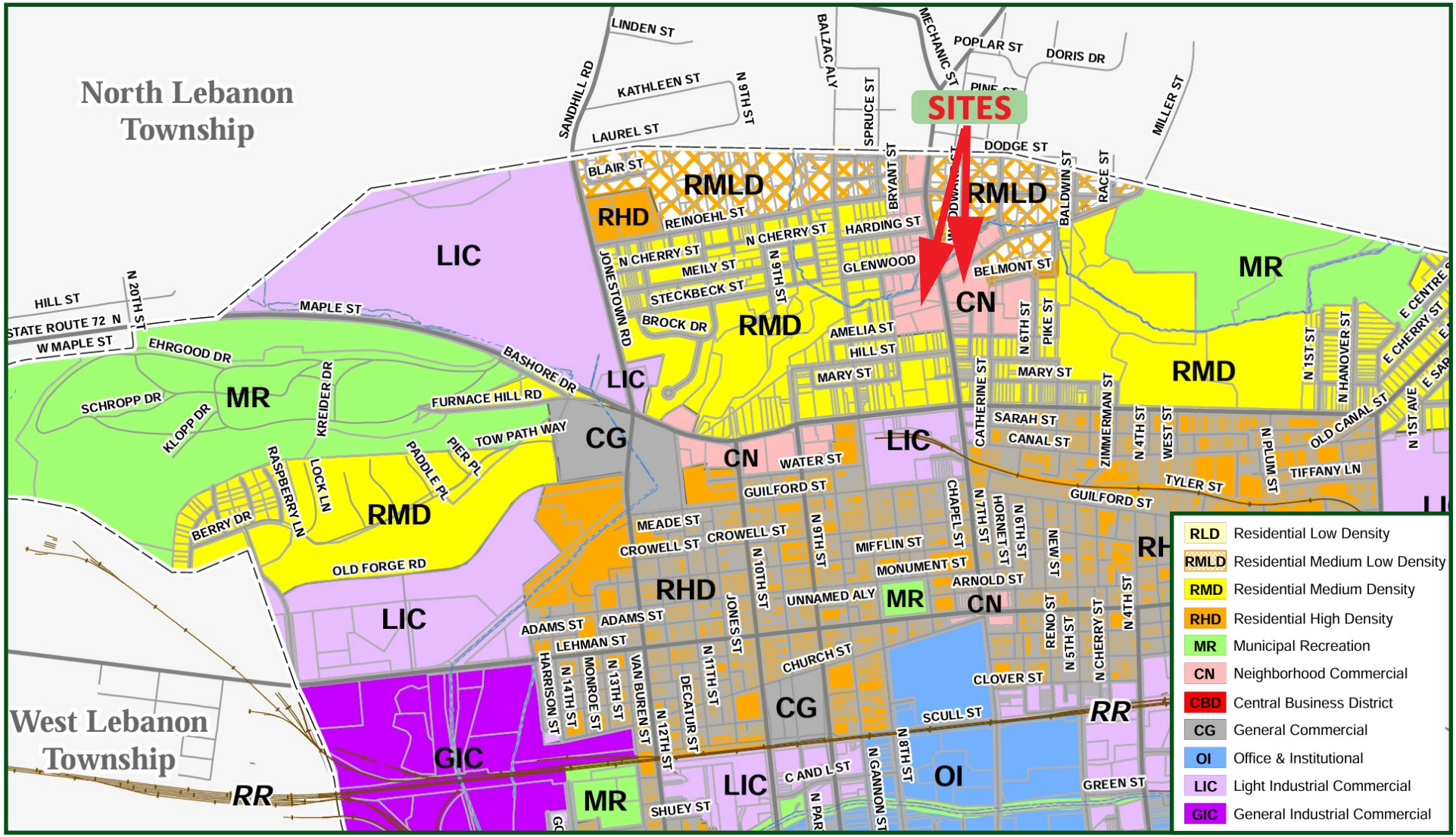
LOCAL MAP


840 N 7th Street
Lebanon, PA 17046
Heisey's Diner
Sunset Outlet
Sand Hill
Ebenezer
Stoever's Dam Park
R+L Carriers
W Maple St
Maple St
Walmart Supercenter
Union Canal Tunnel Park South
Westmont
West Lebanon
Avon
Pennsylvania Department of Transportation
Lebanon Valley Mall
Boscov's
Gin Mill
The Hearth Family Restaurant
Lebanon
Hebron
Walnut St
Pleasant Hill
Fox Ridge Apartments and Townhomes
Woodfort
Lebanon South
South Hills Park
N 7th St
N 10th St
N 9th St
N Lincoln Ave
S 10th St
Quentin Rd
S 5th Ave
72
422
897

REGIONAL MAP



ZONING MAP (Lebanon City)



City of Lebanon, PA
Wednesday, July 15, 2026

Article 1304. Allowed Uses in Primarily Nonresidential Districts

§ 1304.01. Allowed uses in primarily nonresidential districts.

[Ord. No. 1-2020, 21, passed 6-22-2020]

(a) Unless otherwise provided by state or federal law or specifically stated in this title (including § **1302.05**), any land or structure shall only be used or occupied for a use specifically listed in these Articles 1303 or 1304 as being allowed in the zoning district where the land or structure is located. Such uses shall only be allowed if the use complies with all other requirements of this title.

(b) For manufacturing uses, the types of uses listed in this article correspond approximately to the categories of the North American Classification System, administered by the U.S. Department of Commerce. In case of question about the categorization, such system shall be consulted.

Types of Uses (see definitions in Article 1315)	**Zoning Districts**					
	OI[3]	**CG**	**CBD**	**CN**	**LIC**	**GIC**
(1) RESIDENTIAL USES						
Single-family detached dwelling (note: manufactured/mobile homes shall meet the additional requirements of § **1306.02**)	P	P	P[1]	P	N	N
Single-family semidetached dwelling (side-by-side)	P	P	P[1]	P	N	N
Townhouse (single-family attached dwelling) (see § **1306.02**)	P	P	P[1]	P	N	N
Multifamily (apartment) dwellings (see § **1306.02**), which may be in the same building or on the same lot as allowed nonresidential uses	P	P[1]	P[1]	P	N	N
Boardinghouse (includes rooming house) (see § **1306.02**) (other than uses listed separately in this table)	N	SE	N	N	N	N
Manufactured/mobile home park (see § **1306.02**)	N	N	N	N	N	SE
Group home within a lawful existing dwelling unit (see	P	P	P	P	N	N

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
§ **1306.02**), not including a treatment center						
Live/work unit (see § **1306.02**)	P	P	P	P	N	N
Conversion of an existing building that was constructed for principal institutional or industrial uses into multifamily residential uses or live/work units (see § **1306.02**)	SE	P[1]	P[1]	P	SE[2]	SE[2]
Single-room occupancy use with on-site supervision (see § **1306.02**)	N	SE	SE	N	N	N
Transitional housing (see § **1306.02**)	SE	P	SE	SE	P	P
(2) COMMERCIAL USES						
Adult use (see § **1306.02**)	N	N	N	N	N	SE
After-hours club, to the extent this use is not already prohibited by State Act 219 of 1990 (see § **1306.02**)	N	N	N	N	N	SE
Airport (see also "heliport")	N	N	N	N	N	SE
Amusement arcade	N	P	P	P	N	N
Amusement park or water park[4]	N	SE	N	N	P	P
Animal cemetery (see § **1306.02**)	N	N	N	N	N	P
Animal day care (see § **1306.02**)	N	SE	N	N	P	P
Arena, auditorium (commercial), performing arts center or exhibition-trade show center	N	P	P	P	P	P
Auto body shop or auto repair garage (see § **1306.02**), and provided that parking shall be prohibited on a sidewalk within the right-of-way	N	P	N	N	N	SE
Auto, boat or mobile/manufactured home sales (see § **1306.02**)	N	P	N	N	N	P
Auto service station, which may occur with a convenience store, and which may also include	N	P	N	N	N	N

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
fueling of vehicles using hydrogen, liquefied natural gas, propane or similar fuels (see § **1306.02**); for a use that primarily serves tractor-trailer trucks, see "truck stop" in this table						
Bakery, retail	P	P	P	P	P	P
Bed-and-breakfast inn (see § **1306.03**)	P	P	P	P	N	N
Beverage distributor (wholesale and/or retail)	N	P	P	P	P	P
Bus maintenance or storage yard	N	P	N	N	P	P
Bus, taxi or passenger rail terminal	N	P	P	P	P	P
BYOB club (note: definition is limited to a use that is open after 12:00 midnight) (see § **1306.02**)	N	SE	SE	N	N	N
Car wash (see § **1306.02**)	N	P	N	P	P	P
Catering, custom, for off-site consumption	P	P	P	P	P	P
Communications antennas, commercial (see § **1306.02**), limited to accessory antenna attached to specified types of structures by § **1306.02**	P	P	P	P	P	P
Communications tower, commercial (see § **1306.02**), or other antennas that are not allowed under the above accessory provision						
Conference center or exposition center	N	P	P	P	P	P
Construction company or tradesperson's headquarters (including but not limited to landscaping, building trades or janitorial contractor) see also as home occupation; accessory outdoor storage shall be permitted provided it meets the screening requirements of § **1313.03**	N	P	P[5]	P[5]	P	P
Convenience store, which may be combined with a gas station only if the	N	P	P	P	N	N

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
requirements for a gas station are met and if a gas station is allowed in the district						
Crafts or artisan's studio	P	P	P	P	P	P
Custom printing, copying, faxing, mailing or courier service and similar services to businesses	P	P	P	P	P	P
Dog day care: see animal day care						
Exercise club	P	P	P	P	P	P
Financial institution; includes banks, with drive-through facilities only allowed in the CBD District if the applicant proves to the City that the access has been designed to minimize conflicts with pedestrian traffic along sidewalks and to meet drive-through provisions in § **1306.03**	P	P	P	P	P	P
Flea market/auction house	N	P	P	P	P	P
Food truck, other than operation at any location for less than 15 minutes per day and except for City-approved special events (see § **1306.03**)	N	P	N	N	N	P
Funeral home (see crematorium listed separately under institutional uses)	P	P	P	P	P	P
Gaming facility, licensed, other than small games of chance allowed under state law and the state lottery	N	N	N	N	N	SE
Gas station: see "auto service station" in this table						
Heliport (see § **1306.02**)	N	N	N	N	SE	SE
Hotel or motel (see § **1306.02**)	N	P	P	P	P	P
Kennel (see § **1306.02**)	N	N	N	N	SE	SE
Laundromat	P	P	P	P	P	P
Laundry, commercial or industrial	N	P	N	N	P	P

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
Lumberyard	N	N	N	P	P	P
Medical marijuana dispensary (see § **1306.02**)	N	P	P	N	P	P
Microbrewery or microdistillery (which may be in combination with a restaurant or tavern)	N	P	P	P	P	P
Motor vehicle racetrack, outdoor	N	N	N	N	N	N
Nightclub	N	SE	SE	N	SE	SE
Office (may include medical clinics or labs)	P	P	P	P	P	P
Pawn shop	N	P	P	P	N	N
Personal services (includes tailoring, check cashing, custom dressmaking, haircutting/styling, dog grooming, travel agency, dry cleaning, shoe repair, "massage therapy, certified" and closely similar uses)	P	P	P	P	P	P
Plant nursery (other than a retail store)	P	P	P	P	P	P
Propane retail distributor, other than prepackaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with Fire Department review	N	N	N	N	N	SE
Recording studio, music	P	P	P	P	P	P
Recreation, commercial indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Article 1304	N	P	P	P	P	P
Recreation, commercial outdoor (including miniature golf course, golf driving range, archery, horseback riding, paintball and closely similar uses); other than uses listed separately in this Article 1304.	N	P	P	P	P	P

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
Repair service, household appliance	P	P	P	P	P	P
Restaurant (includes banquet hall) (see § **1306.02**), other than a tavern or nightclub						
With drive-through service (see § **1306.03**)	N	P[7]	N	N	N	N
Without drive-through service	P[8]	P	P	P	N	N
(Sidewalk cafes or food carts are listed separately below)						
Retail store (not including uses listed individually in this Article 1304); any drive-through facilities shall meet § **1306.03** and shall be limited to the CG District; this use may include rental of items or check cashing	P	P	P	P	P	P
Self-storage development (see § **1306.02**)	N	P	SE[6]	P	P	P
Shopping center	N	P	P	P	P	P
Sidewalk cafe or food cart as an accessory use (see § **1306.03**)	P	P	P	P	P	P
Target range, firearms						
Completely indoor and enclosed	N	P	P	P	P	P
Other than above, with a barrier that the applicant proves is sufficient to protect public safety	N	N	N	N	N	SE
Tattoo parlor or body piercing (other than temporary tattoos or ear piercing which are personal service uses)	N	P	N	P	P	P
Tavern, other than a nightclub	N	P	SE	SE	P	P
Television or radio broadcasting studios	P	P	P	P	P	P
Theater, indoor movie or live theater, other than an adult establishment	N	P	P	P	P	P
Trade/hobby school	P	P	P	P	P	P

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
Truck stop that primarily serves tractor-trailer trucks	N	N	N	N	N	SE
Veterinarian office (see § **1306.02**)	P	P	P	P	P	P
Visitor center providing education and promotional information	P	P	P	P	P	P
Wholesale sales: see under industrial uses						
(3) INSTITUTIONAL/SEMI-PUBLIC USES						
Cemetery (see § **1306.02**); see crematorium listed separately	N	N	N	N	N	N
College or university: educational, recreational, office or support uses (see also residential uses, which are addressed separately)	P	P	P	P	P	P
Community recreation center (limited to a government sponsored or nonprofit facility) or library	P	P	P	P	P	P
Crematorium (see § **1306.02**)	N	N	N	N	SE	SE
Criminal halfway house or day reporting center (see § **1306.02**)	N	N	N	N	N	SE
Cultural center or museum	P	P	P	P	P	P
Day-care center, adult or child (see § **1306.02**) (see also as an accessory use)	SE	P	P	P	SE	SE
Dormitory: see under residential uses in this table						
Emergency services station or training facility	P	P	P	P	P	P
Hospital or surgery center or related testing and treatment facilities	P	P	P	P	P	P
Membership club meeting and noncommercial recreational facilities, provided that such use shall not be open between 2:00 a.m. and 6:00 a.m., and provided that such use shall only be allowed in combination with another	SE	P	P	P	P	P

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
use if the other use is allowed in that district and if the requirements for that use are also met (see § **1306.02**)						
Nursing home or personal care home/assisted living facility or hospice (see § **1306.02**)	P	P	P	P	P	SE
Place of worship (see § **1306.02**) (includes church)	P	P	P	P	P	P
School, public or private, primary or secondary (see § **1306.02**)	P	P	P	P	N	N
Temporary and/or emergency shelter (see § **1306.02**) (note: this title does not regulate a temporary shelter as an accessory use to a place of worship that operates less than 30 total days in any 90-day period).	N	SE	N	N	N	SE
Treatment center (see § **1306.02**)	N	N	N	N	N	SE
(4) PUBLIC/SEMI-PUBLIC USES						
City government uses and facilities, such as public works facilities	P	P	P	P	P	P
Government facility, other than offices and other than uses listed separately in this article	SE	P	P	P	P	P
Prison or similar correctional institution	N	N	N	N	N	SE
Publicly owned or operated park	P	P	P	P	P	P
Public utility facility, other than City-owned facilities and other than uses listed separately in this article; see also § **1306.02**	SE	SE	SE	SE	SE	P
Sewage pump stations	P	P	P	P	P	P
Swimming pool, nonhousehold (see § **1306.02**)	P	P	P	P	P	P
U.S. Postal Service facility or substation	P	P	P	P	P	P

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
(5) INDUSTRIAL USES						
Asphalt plant	N	N	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	SE	N	N	P	P
Building supplies and building materials, wholesale sales of	N	P	N	P	P	P
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	P	P
Electric power generating plant (other than putrescent solid waste to energy, solar energy or wind turbines)	N	N	N	N	P	P
Gas or oil wells (see § **1306.02**)	N	N	N	N	N	SE
Industrial equipment sales, rental and service, other than involving trucks and trailers primarily intended to be operated on public streets	N	P	N	N	P	P
Incineration of hazardous or toxic waste, other than may have been previously approved within an existing waste-to-energy plant	N	N	N	N	N	SE
Junk: outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal facility	N	N	N	N	N	N
Junkyard (see § **1306.02**) (includes scrapyard)	N	N	N	N	N	SE
Liquid or gas fuel storage, bulk, for off-site distribution, which shall require a 150-foot setback from a residential district and review by the Fire Department of any proposed facilities; other than auto service station, propane distributor as listed separately, prepackaged sales or fuel tanks for company vehicles	N	N	N	N	N	SE

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
Agricultural chemicals, fertilizers or pesticides	N	N	N	N	N	SE
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	P	N	P	P	P
Cement manufacture	N	N	N	N	N	SE
Ceramics products (other than crafts studio)	N	N	N	N	P	P
Chemicals, manufacture or bulk processing of, other than pharmaceuticals and types listed separately	N	N	N	N	N	SE
Clay, brick, tile and refractory products	N	N	N	N	P	P
Computers; electronic and microelectronic products	N	P	N	P	P	P
Concrete, lime and gypsum products, other than actual manufacture of cement	N	N	N	N	N	P
Electrical equipment, appliances and components	N	P	N	N	P	P
Explosives, fireworks or ammunition	N	N	N	N	N	SE
Fabricated metal products (except explosives, fireworks or ammunition) and/or machine shops	N	N	N	N	P	P
Food and beverage products, at an industrial scale as opposed to a clearly retail scale (which may include aquaculture)	N	P	N	P	P	P
Glass and glass products (other than crafts studio)	N	N	N	N	P	P
Jewelry and silverware	N	P	N	N	P	P
Leather and allied products (other than crafts studio or tannery)	N	N	N	N	P	P
Machinery or gaskets	N	N	N	N	P	P
Manufactured or modular housing manufacture	N	N	N	N	P	P

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
Medical equipment and supplies	N	P	N	N	P	P
Metal products, primary	N	N	N	N	SE	P
Mineral products, non-metallic (other than mineral extraction)	N	N	N	N	P	P
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	P	N	N	P	P
Paper: raw pulp	N	N	N	N	N	P
Paving materials, other than bulk manufacture of asphalt	N	N	N	N	N	P
Pharmaceuticals and medicines	N	N	N	N	P	P
Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, paints, or ink	N	N	N	N	SE	P
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	P	N	N	P	P
Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	N	N	N	SE	P
Scientific, electronic and other precision instruments	N	P	P	N	P	P
Sporting goods, toys, games, musical instruments or signs	N	P	P	P	P	P
Transportation equipment, including installing mechanical additions to trucks and trailers	N	N	N	N	P	P
Wood products and furniture (not including raw paper pulp)	N	P	P	P	P	P

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
See § **1306.02** for uses that are not listed						
Medical marijuana grower/processor (see § **1306.02**)	N	P	N	N	P	P
Mineral extraction (see § **1306.02**) and related processing, stockpiling and storage of materials removed from the site, other than as part of preparation of a development site	N	N	N	N	N	SE
Packaging	N	P	P	P	P	P
Package delivery services distribution center	N	P	N	N	P	P
Petroleum refining or manufacture or bulk storage of ethanol or similar fuels for off-site use	N	N	N	N	N	SE
Pipeline compressor station (such as for natural gas), which shall be constructed within an enclosed structure with sound absorbing walls	N	N	N	N	N	SE
Printing or bookbinding	N	P	P	P	P	P
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	N	N	SE	P
Research and development, engineering or testing facility or laboratory (other than medical laboratories, which is considered an office use) and related manufacture of prototypes	N	N	N	N	P	P
Sawmill/planing mill	N	N	N	N	N	P
Slaughterhouse, stockyard or tannery, with a 400-foot minimum setback from all lot lines	N	N	N	N	N	SE
Solid waste landfill	N	N	N	N	N	N
Solid waste transfer facility or putrescent waste-to-	N	N	N	N	N	SE

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
energy facility (see § **1306.02**)						
Trucking company terminal	N	N	N	N	SE	P
Warehousing or storage as a principal use	N	N	N	N	P	P
Warehousing or storage as an on-site accessory use or serving principal uses located or allowed within the same zoning district	P	P	P	P	P	P
Welding	N	N	N	N	P	P
Wholesale sales (other than motor vehicles)	N	P	SE	P	P	P
(6) ACCESSORY USES						
See list of additional permitted uses in Section C, such as "residential accessory structure or use"						
See additional requirements in § **1306.03** for specific accessory uses						
Bus passenger shelter, which may include an advertising sign (see § **1306.03**)	P	P	P	P	P	P
Composting, other than leaves, vegetation or materials generated on-site which are permitted by right	N	N	N	N	SE	P
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P	P	P	P
Day care (see § **1306.03**) as accessory to a lawful dwelling, of the following number of persons, in addition to children or grandchildren of the on-site caregiver:						
Day care of a maximum of 3 persons; this use does not need a zoning permit	P	P	P	P	P	P
Group day-care home (7 to 12 children)	SE	P	P	P	P	N
Family day-care home (4 to 6 children)	P	P	P	P	P	N

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
Furnace, outdoor (see § **1306.03**)	P	P	P	P	P	P
Geothermal well, with a 20-foot minimum setback from lot lines and street rights-of-way	P	P	P	P	P	P
Home occupation, general or low impact (see § **1306.03**)	P	P	P	P	P	P
Outdoor storage and/or display as accessory to a business use (see buffer yard provisions) (see § **1306.03**)	P[5]	P	P[5]	P	P	P
Outdoor storage and/or display as principal use, other than uses listed separately in this table (see buffer yard provisions in § **1313.03**)	N	N	N	N	SE	P
Retail sales as accessory to a principal industrial use, limited to items produced or distributed on the premises, and limited to a maximum of 5% of the floor area of the principal use	N	P	P	P	P	P
Short-term rental of a dwelling (see § **1306.03**)	P	P	P	P	P	P
Temporary commercial uses: see § **1306.03**, as well as "food truck" which is listed separately						
Unit for care of relative (see § **1306.03**) on the lot of an existing dwelling	P	P	P	P	N	N
(7) MISCELLANEOUS USES						
Crop farming, community garden, greenhouse, or hydroponics	P	P	P	P	P	P
Forestry (see § **1306.02**)	P	P	P	P	P	P
Livestock or poultry, raising of (see § **1306.02**)	N	N	N	N	P	P
Nature preserve/environmental education center	P	P	P	P	P	P
Parking lot or structure as an accessory or principal use:						

Types of Uses (see definitions in Article 1315)	Zoning Districts					
	OI[3]	CG	CBD	CN	LIC	GIC
Parking of trucks that haul putrescent or hazardous waste	N	N	N	N	N	SE
Overnight parking that primarily serves 2 or more tractor-trailer trucks and/or their trailers	N	P	N	N	P	P
Other than above, such as municipal parking lots and customary accessory parking for on-site uses	P	P	P	P	P	P
Recycling collection center	N	P	N	N	P	P
Solar energy collection systems						
Which cover areas equal to a maximum of 20% of the lot area, plus areas on top of building roofs and parking areas	P	P	P	P	P	P
Which cover larger areas than above, and which include evergreen vegetation with an initial height of 3 feet between ground-mounted solar collectors and any abutting dwelling	N	N	N	N	N	P
Wastewater treatment plant (other than customarily accessory pretreatment facilities)	N	N	N	N	N	P
Wind turbines:						
Maximum of 1 on a lot that is an accessory use (see § **1306.03**)	SE	SE	SE	SE	SE	SE
1 or more wind turbines, other than above (see § **1306.02**)	N	SE	SE	SE	SE	SE
All uses that will be unable to comply with the performance standards of this title; see the environmental protection requirements of Article 1310	N	N	N	N	N	N

NOTES:

[1] = Such housing shall be limited to being in the same building as a principal commercial use(s) that occupies the majority of the street level, which may include a live/work unit.

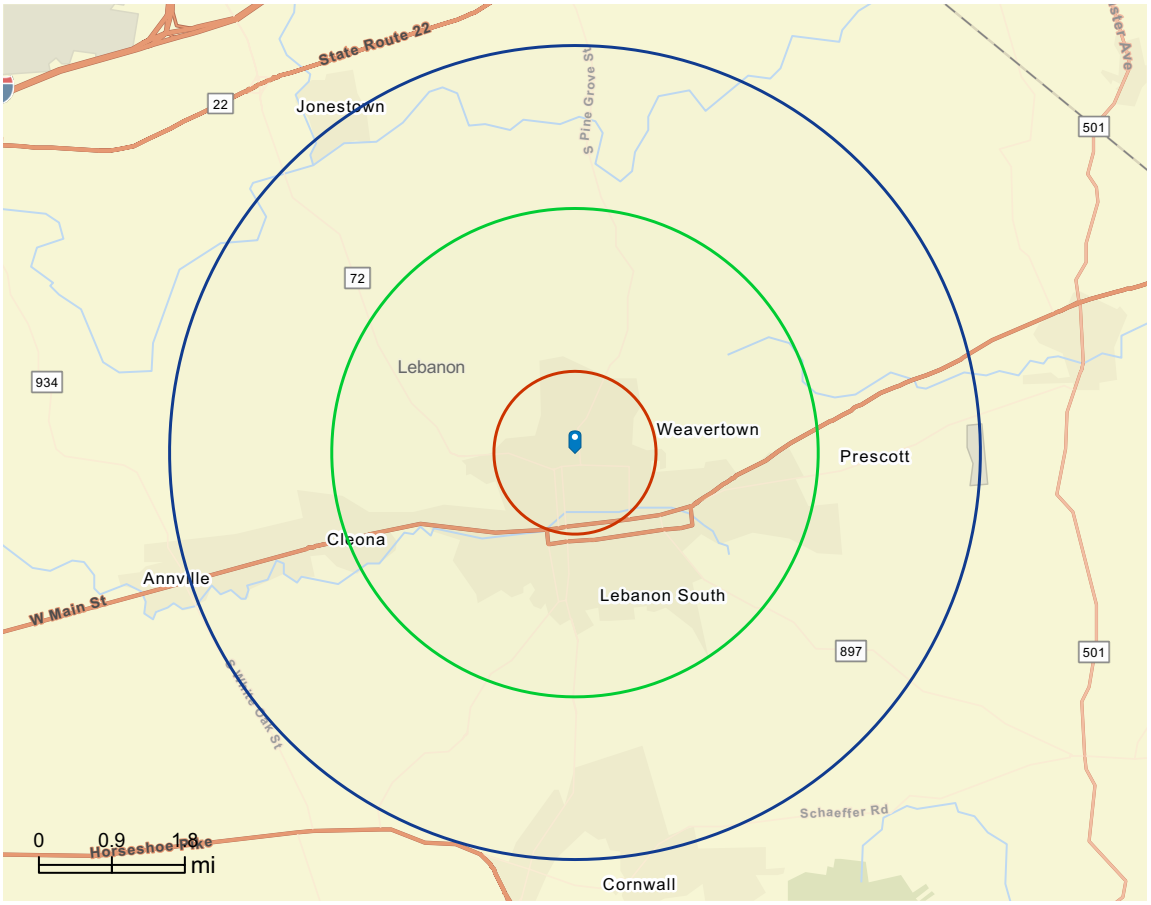
2	=	Shall be limited to a building on a lot that is abutting or directly across a street or alley from a Residential, CBD or Municipal Recreation Zoning District.
3	=	See limits on hours of operation in § **1304.05**.
4	=	The use shall not be open to customers after 10:00 p.m. if the use is not within an enclosed building and is within 300 feet from an existing dwelling. Outdoor recreation areas shall be enclosed by six feet high fencing and/or a building.
5	=	A maximum of 25% of lot shall be used for outdoor storage.
6	=	Limited to within a building that existed prior to the adoption of this title, in space that is not street level.
7	=	If the use will be open between 12:00 midnight and 6:00 a.m., the use and its parking areas shall be set back a minimum of 200 feet from any existing or approved dwellings.
8	=	Limited to locations on Cumberland, Walnut, Willow, 7th, 8th or 10th Streets.
P	=	Permitted by right use (zoning decision by Zoning Officer).
SE	=	Special exception use (zoning decision by Zoning Hearing Board).
N	=	Not permitted.
(See § **1306.02** or **1306.03**)	=	See additional requirements in § **1306.02** or **1306.03**.

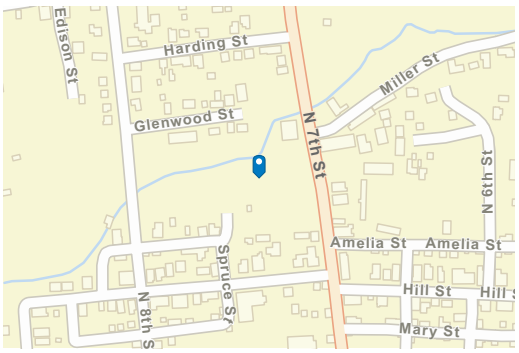
Site Map

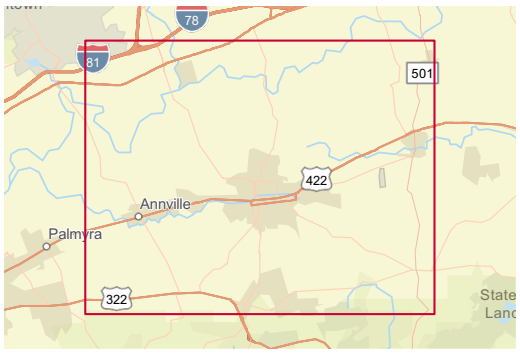
840 N 7th St, Lebanon, Pennsylvania, 17046

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.35240
Longitude: -76.42428







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Executive Summary

840 N 7th St, Lebanon, Pennsylvania, 17046

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	16,878	53,171	71,778
2020 Male Population	49.2%	48.9%	48.8%
2020 Female Population	50.8%	51.1%	51.2%
2026 Population	17,803	54,748	74,107
2026 Male Population	49.6%	49.5%	49.4%
2026 Female Population	50.4%	50.5%	50.6%
2031 Population	18,210	55,595	75,248
2031 Male Population	49.3%	49.3%	49.3%
2031 Female Population	50.7%	50.7%	50.8%
2010-2020 Annual Rate	0.45%	0.56%	0.64%
2020-2026 Annual Rate	0.86%	0.47%	0.51%
2026-2031 Annual Rate	0.45%	0.31%	0.31%

In the identified area, the current year population is **74,107**. In 2020, the Census count in the area was **71,778**. The rate of change since 2020 was **0.51%** annually. The five-year projection for the population in the area is **75,248** representing a change of **0.31%** annually from 2026 to 2031. Currently, the population is **49.4%** male and **50.6%** female.

Median Age			
2026 Median Age	36.0	40.4	41.1

The median age in this area is **41.1**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	48.7%	64.4%	70.5%
2026 Black Alone	5.8%	4.5%	3.8%
2026 American Indian Alone	0.8%	0.6%	0.5%
2026 Asian Alone	1.1%	2.0%	2.0%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	25.6%	16.2%	12.8%
2026 Two or More Races	17.8%	12.3%	10.3%
2026 Hispanic Origin	53.8%	34.0%	27.1%
2026 Diversity Index	83.0	74.7	68.2

Persons of Hispanic origin represent **27.1%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **68.2** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 840 N 7th St, Lebanon, Pennsylvania, 17046 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	37	55	63
2010 Total Households	6,326	19,982	26,230
2020 Total Households	6,509	20,977	27,819
2026 Total Households	6,840	21,662	28,963
2031 Total Households	7,003	22,089	29,566
2010-2020 Annual Rate	0.29%	0.49%	0.59%
2020-2026 Annual Rate	0.80%	0.52%	0.65%
2026-2031 Annual Rate	0.47%	0.39%	0.41%
2026 Average Household Size	2.60	2.48	2.48

The household count in this area has changed from **27,819** in 2020 to **28,963** in the current year, a change of **0.65%** annually. The five-year projection of households is **29,566**, a change of **0.41%** annually from the current year total. Average household size is currently **2.48**, compared to **2.50** in the year 2020. The number of families in the current year is **18,776** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	19.8%	20.4%	21.5%

Median Household Income			
2026 Median Household Income	$46,617	$62,275	$67,398
2031 Median Household Income	$51,347	$71,061	$76,683
2026-2031 Annual Rate	1.95%	2.67%	2.61%

Average Household Income			
2026 Average Household Income	$62,536	$79,586	$85,690
2031 Average Household Income	$70,954	$89,400	$96,116
2026-2031 Annual Rate	2.56%	2.35%	2.32%

Per Capita Income			
2026 Per Capita Income	$24,040	$31,548	$33,670
2031 Per Capita Income	$27,312	$35,573	$37,938
2026-2031 Annual Rate	2.58%	2.43%	2.42%

Income Equality			
2026 Gini Index	45.7	43.4	43.2

ⓘ Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 840 N 7th St, Lebanon, Pennsylvania, 17046 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **$67,398** in the area, compared to **$85,893** for all U.S. households. Median household income is projected to be **$76,683** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$85,690** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$96,116** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$33,670** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$37,938** in five years, compared to **$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	109	107	102
2010 Total Housing Units	6,974	21,402	27,871
2010 Owner Occupied	2,889	12,173	17,372
2010 Renter Occupied	3,437	7,808	8,857
2010 Vacant	648	1,420	1,641
2020 Housing Units	7,063	22,367	29,481
2020 Owner Occupied	2,618	12,029	17,693
2020 Renter Occupied	3,891	8,948	10,126
2020 Vacant	529	1,377	1,700
2026 Housing Units	7,427	23,192	30,779
2026 Owner Occupied	2,823	12,613	18,588
2026 Renter Occupied	4,017	9,049	10,375
2026 Vacant	587	1,530	1,816
2031 Total Housing Units	7,602	23,662	31,420
2031 Owner Occupied	2,933	12,922	19,042
2031 Renter Occupied	4,070	9,167	10,524
2031 Vacant	599	1,573	1,854

Socioeconomic Status

2026 Socioeconomic Status Index	34.7	41.6	44.3

Currently, **38.0%** of the **30,779** housing units in the area are owner occupied; **54.1%** renter occupied; and **7.9%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **29,481** housing units in the area and **529** vacant housing units. The annual rate of change in housing units since 2020 is **0.69%**. Median home value in the area is **$245,846**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **4.64%** annually to **$197,087.**

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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