



LANSDALE  
INTERCHANGE

INTERSTATE  
476

WAMBOLD ROAD

PA 309 CONNECTOR

24 ALLENTOWN ROAD

ALLENTOWN ROAD

# 24 ALLENTOWN RD, SOUDERTON, PA

**DEVELOPMENT OPPORTUNITY  
AVAILABLE FOR SALE OR BUILD-TO-SUIT**

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ac

11.715 ACRES



PROPOSED 150,000 SF INDUSTRIAL BUILDING



LOCATED 1.5 MILES TO LANSDALE INTERCHANGE AT FULLY SIGNALIZED  
INTERSECTION WITH NEW 309 CONNECTOR



POTENTIAL SUBDIVISION OF FRONT PARCEL FOR NONINDUSTRIAL USES



ZONED LIMITED INDUSTRIAL (LI)

The  
Flynn  
Company

THE FLYNN COMPANY

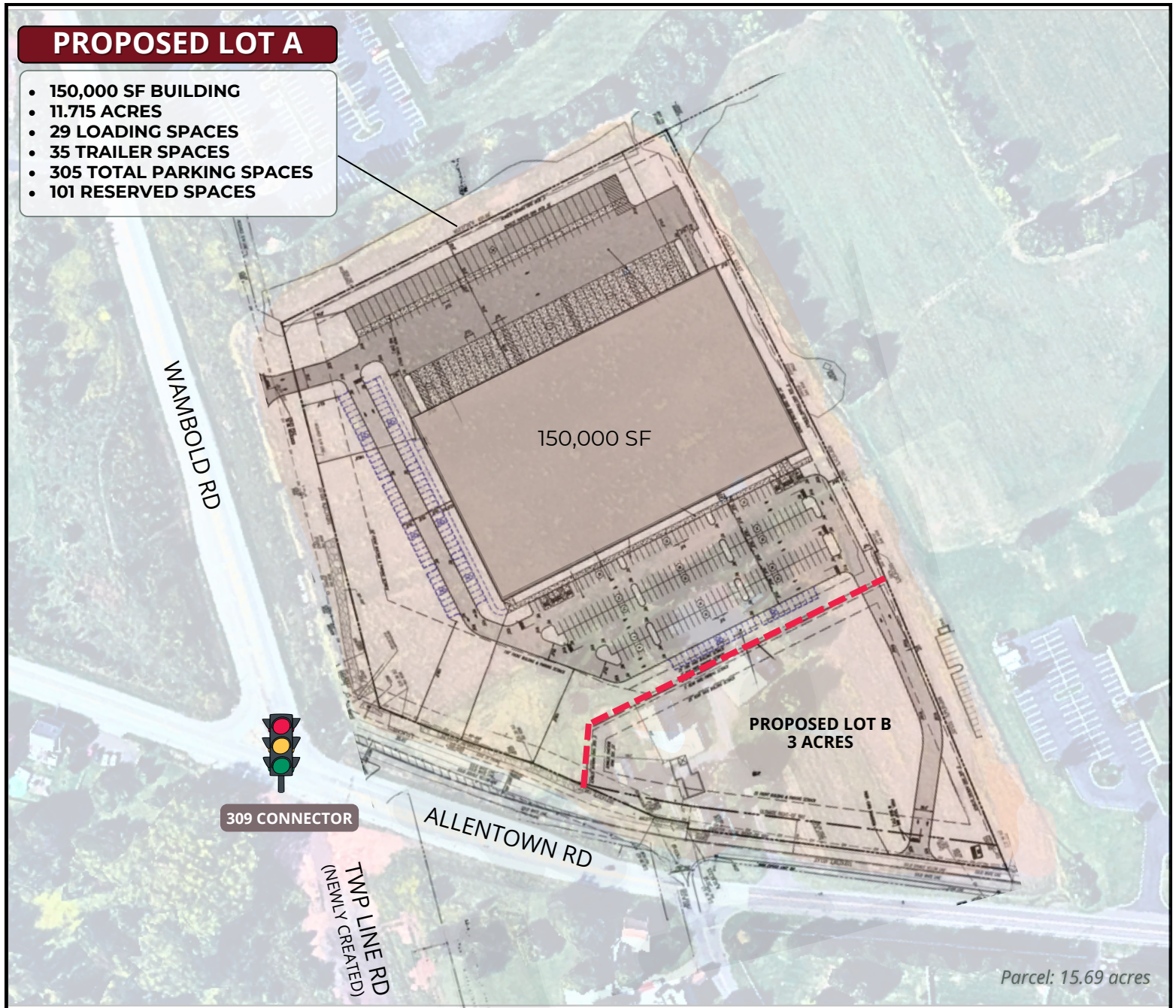
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# SITE MAP

## PROPOSED LOT A

- 150,000 SF BUILDING
- 11.715 ACRES
- 29 LOADING SPACES
- 35 TRAILER SPACES
- 305 TOTAL PARKING SPACES
- 101 RESERVED SPACES



## ZONING: LI- LIGHT INDUSTRIAL

### BY-RIGHT USE REGULATIONS

A building or buildings may be erected, altered and used, and a lot may be used and occupied, for any of the following purposes and no other:

- |                                     |  |   |
|-------------------------------------|--|---|
| A. Administrative offices.          | E. Self-storage facility.                    | I. Accessory uses on the same lot and customarily incidental to any of the above uses, which may include: |
| B. Manufacturing.                   | F. Distribution center.                      | (1) Indoor storage in conjunction with a permitted use.   |
| C. Contractor's office and storage. | G. Flex space.                               | (2) Repair or maintenance shop serving only the permitted use on the property.                            |
| D. Warehouse.                       | H. <u>Printing, publishing, lithography.</u> | (3) Food service facility serving only the permitted use on the property.                                 |
|                                     |  | (4) Day-care serving only the permitted use on the property.  |



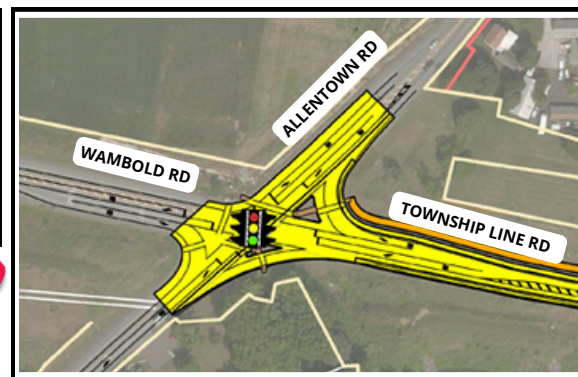
# PA 309 CONNECTOR

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The purpose of the PA 63 (Sumneytown Pike)/PA 309 Connector Program is to provide improved system connectivity between Sumneytown Pike just north of the PA Turnpike's Lansdale Interchange to PA 309, encompassing a five-mile corridor in Montgomery and Bucks Counties. As part of the program, a series of projects are addressing traffic congestion, safety, and roadway deficiencies. The projects will enhance overall quality of life by reducing congestion, supporting economic development initiatives, and fulfilling the region's transportation goals.



The HT2 Section of the project begins at this intersection. A through lane will be established on existing Wambold Road and a left turn lane will be established on Southbound Allettown Road. A shared use path will begin at this intersection and ADA compliant curb ramps and cross walks will be installed to connect this shared use path. Two Pedestrian refuge "Porkchop" islands will be created in addition to the existing one at this intersection. The existing traffic signal will be replaced with a four legged intersection traffic signal.





AMENITIES & DEMOGRAPHICS



2024 MARKET DEMOGRAPHICS

Based on a 5 Mile Radius



POPULATION

129,770



HOUSEHOLDS

49,976



AVG HOUSEHOLD  
INCOME

\$125,743



TOTAL SPECIFIED  
CONSUMER SPENDING

\$1,865,541



TOTAL  
BUSINESSES

6,220



TOTAL  
EMPLOYEES

66,987