

SPECIALTY PROPERTY / REDEVELOPMENT OPPORTUNITY

# 2344 CENTER STREET

BETHLEHEM, PA

100,925± SF | 31.56± AC

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP



2344 CENTER STREET, BETHLEHEM, PA

# property highlights

## EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer this church property/redevelopment opportunity in the heart of the Lehigh Valley. Conveniently located 1.3± miles south of Route 22 and 1.5± miles north of downtown Bethlehem, the property is surrounded by residential and institutional zoning districts. The building has an overall layout of a church/school facility with a two-level educational wing, a gymnasium, a large sanctuary, and a fellowship hall/dining area with a commercial kitchen.

Offers for sale, ground lease, or joint venture particularly encouraged from the affordable housing sector or for projects achieving equity and access in housing. The congregation hopes to continue its mission and ministry on a portion of the campus moving forward.

**CALL FOR OFFERS DUE  
5PM (EST) ON JULY 31, 2025**

# 31.56<sup>±</sup> ACRES

**ON ONE PARCEL**

The property measures 31.56± acres of land on one parcel, with approximately 16.25± acres of the parcel being vacant land.

# 1,305<sup>±</sup> FEET

**FRONTAGE ON CENTER STREET**

Center Street is a main thoroughfare which cuts north from downtown Bethlehem to Route 22 - a major artery of the Lehigh Valley.

PROPERTY SUMMARY

**ADDRESS**

2344 Center Street  
Bethlehem, PA 18017

**COUNTY**

Northampton County

**PARCEL**

N6 9 3 0204E

**YEAR BUILT**

1957-1994

**SQUARE FOOTAGE**

100,925± SF

**SITE SIZE**

31.56± AC

**ZONING**

Institutional

**CURRENT USE**

Religious

**UTILITIES**

All Public

**PRICE**

Ownership is seeking a creative deal structure that would allow the congregation to remain on-site, serving both the community and future development.

Call for Offers Due  
5PM (EST) on July 31, 2025



2344 CENTER STREET, BETHLEHEM, PA

aerial



2344 CENTER STREET, BETHLEHEM, PA

# proximity map



LEHIGH VALLEY INTERNATIONAL



**2344 CENTER STREET**



SPRING GARDEN ELEMENTARY

ST. JOHN'S CHRYSOSTOM ACADEMY

MONOCACY PARK

BETHLEHEM CATHOLIC HIGH SCHOOL

BETHLEHEM GOLF CLUB

LEHIGH VALLEY HOSPITAL MUHLENBERG

J. BUCHANAN ELEMENTARY

MORAVIAN UNIVERSITY

LIBERTY HIGH SCHOOL

NORTHEAST MIDDLE SCHOOL

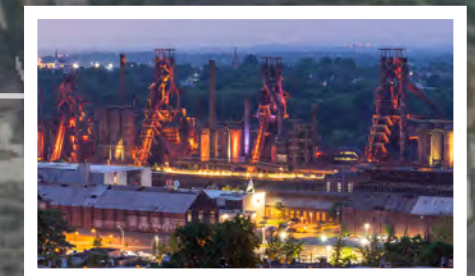
## BETHLEHEM

- Named a "Top 10 Main Street" by *USA Today* in 2025
- Nicknamed "Christmas City USA" due to its rich holiday heritage that dates back to the 18th century
- Home to one of only 26 UNESCO World Heritage Sites in the US
- Contains two universities, Lehigh University (#15 Best Colleges *WSJ*, 2025) and Moravian University, the fastest growing university in the region
- Host site of Musikfest, the nation's largest free music festival, which spans 10 days each August and has over 1 million attendees

## BETHLEHEM

MUSIKFEST NORTH GROUNDS

STEELSTACKS



LEHIGH MOUNTAIN PARK

ST. LUKE'S HOSPITAL



# ALLENTOWN



# SCRANTON

2344 CENTER STREET, BETHLEHEM, PA

## location

# HARRISBURG

# ALLENTOWN

# BETHLEHEM

# EASTON

# PHILADELPHIA

# TRENTON

# NEW YORK CITY



90 MINUTE  
DRIVE TIME

60 MINUTE  
DRIVE TIME

30 MINUTE  
DRIVE TIME

2344 CENTER STREET, BETHLEHEM, PA

# location

## IN THE LEHIGH VALLEY

The area is comprised of three cities, Allentown, Bethlehem, and Easton, along with a host of towns and boroughs, covering approximately 730 square miles.

The epitome of neighborhood living, with urban, suburban and rural options, the area has world-class healthcare, outstanding educational opportunities, and more than 15,000 businesses calling it home.

**3rd**  
IN THE NATION

MID-SIZED  
MARKETS  
(POPULATIONS  
200K – 1 MILLION)  
FOR NEW AND  
EXPANDING  
BUSINESS  
PROJECTS

**+2.86%**  
GROWTH

IN 18-34 YEAR OLD  
POPULATION. THIS  
GROWTH IS AT A  
FASTER RATE THAN  
BOTH THE U.S. AND  
THE NORTHEAST  
U.S. AVERAGE.

**\$55.7 BILLION**

REGIONAL GDP

**696,845**

TOTAL POPULATION

**10,000**

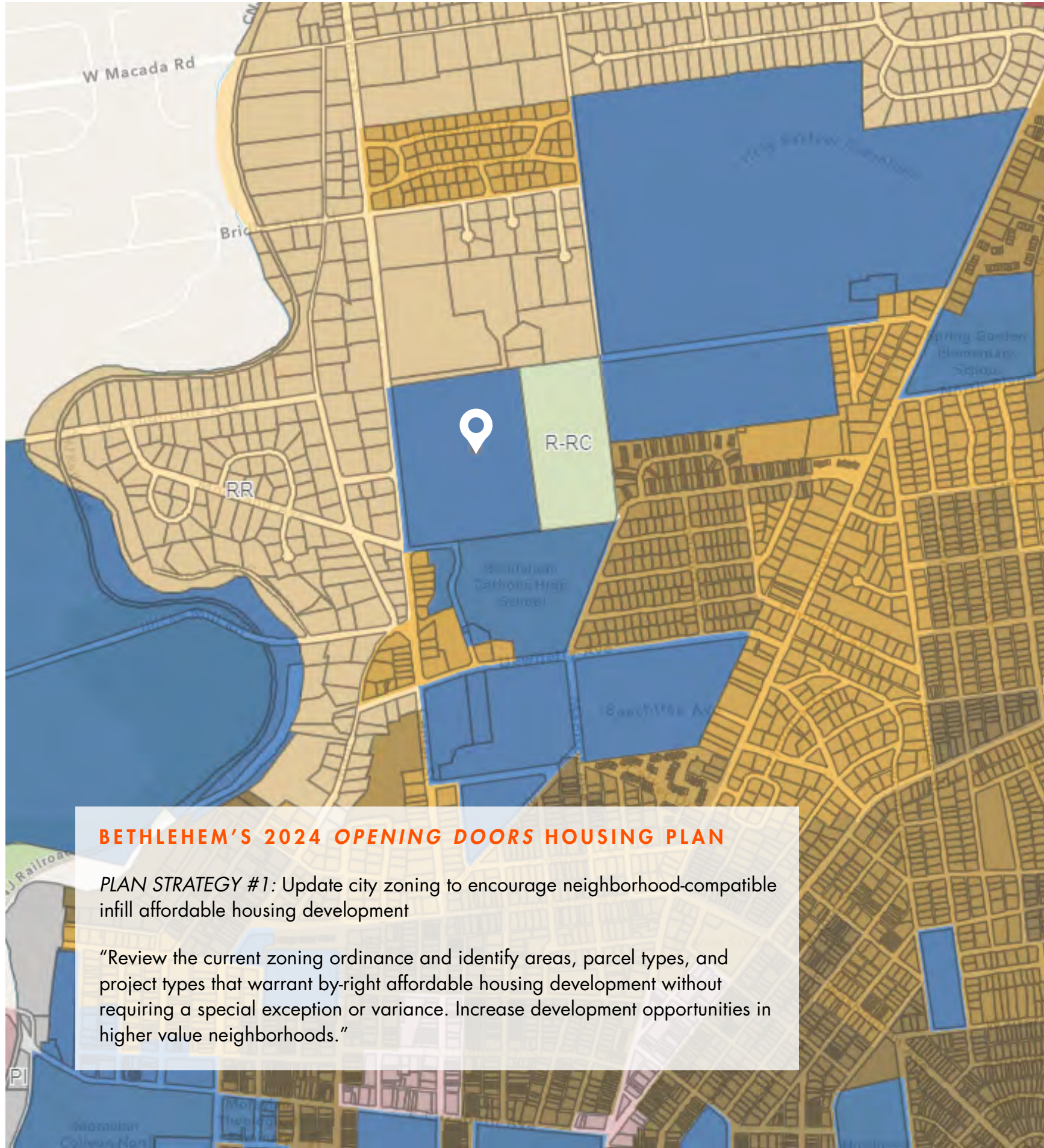
JOB'S ADDED IN THE LAST 5 YEARS

**67th**

LARGEST ECONOMY IN THE US

### LARGEST EMPLOYERS





2344 CENTER STREET, BETHLEHEM, PA

# zoning

## INSTITUTIONAL

To provide areas for large educational, medical and health, and public institutions within which facilities to meet their needs may be developed. Examples of some permitted uses follow:

### RESIDENTIAL

Group Home, Dormitories, or Fraternity/Sorority

### COMMERCIAL

Performing Arts Center, Bed and Breakfast Inn, Outdoor/Indoor Recreation, Trade or Hobby School

### INSTITUTIONAL, SEMI-PUBLIC

College/University, Community Recreation Center, Cultural Center, Day Care Center - Adult or Child, Personal Care Home, Nursing Home/Assisted Living, Place of Worship, School, Temporary Shelter

### PUBLIC, SEMI-PUBLIC

Public Park, Public Swimming Pool

## FUTURE LAND USE

Per the City's 2009 Comprehensive Plan, the designated future land use for this property is Institutional & Major Community Facilities.

SEE FULL CITY OF BETHLEHEM MUNICIPAL CODE FOR ADDITIONAL USES IN THIS ZONING DISTRICT AND FULL DETAILS FOR OPENING DOORS PROGRAM

### BETHLEHEM'S 2024 OPENING DOORS HOUSING PLAN

**PLAN STRATEGY #1:** Update city zoning to encourage neighborhood-compatible infill affordable housing development

"Review the current zoning ordinance and identify areas, parcel types, and project types that warrant by-right affordable housing development without requiring a special exception or variance. Increase development opportunities in higher value neighborhoods."



2344 CENTER STREET, BETHLEHEM, PA

# building amenities

## MULTIPLE GATHERING SPACES

- Sanctuary has seating capacity of 800±
- Fellowship hall with stage and adjacent commercial kitchen
- Gymnasium with full-size basketball/volleyball court
- Chapel



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# building amenities

## CLASSROOMS, OFFICES, & ADDITIONAL ROOMS

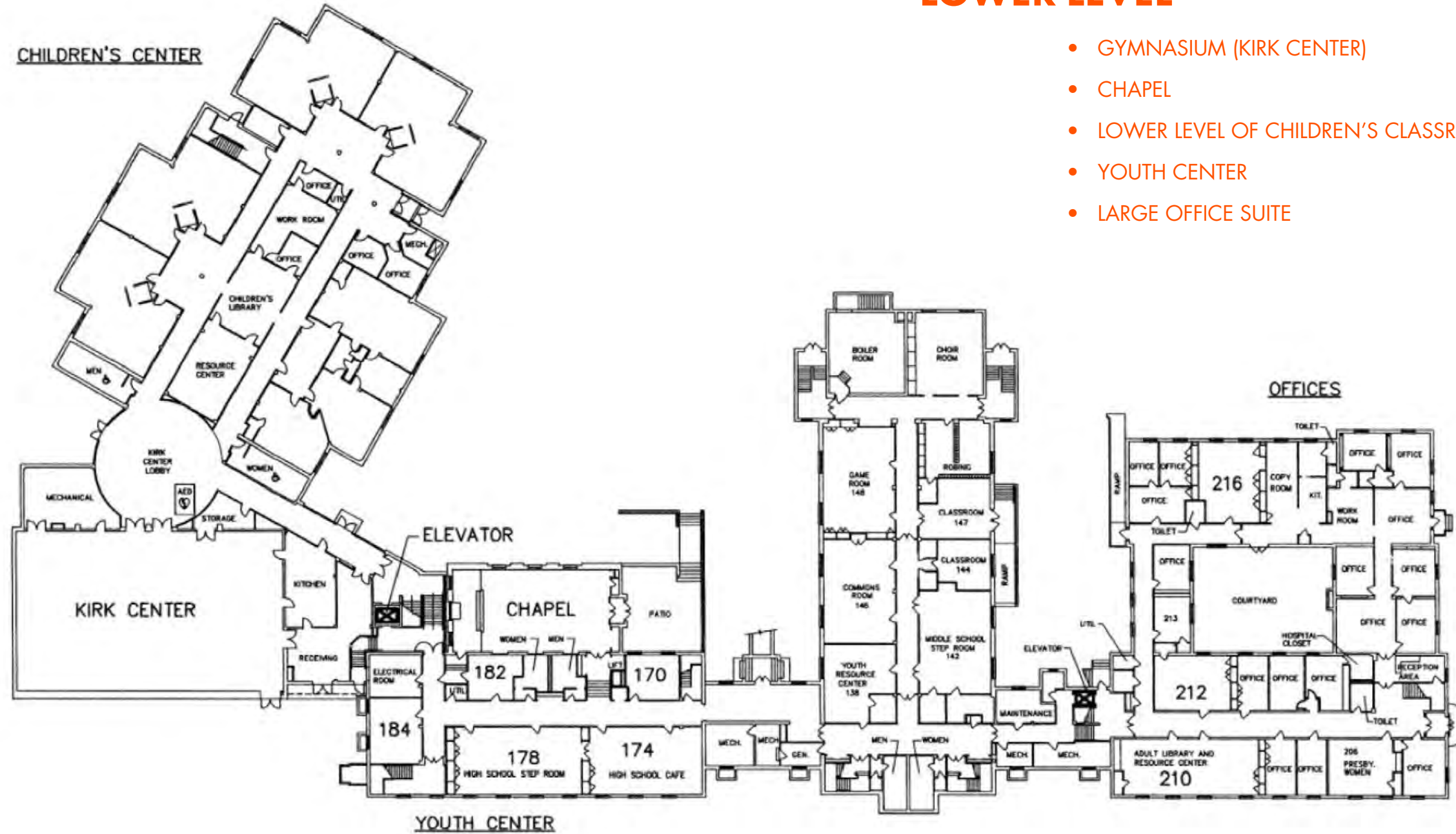
- Educational wing with 19± classrooms and adjacent library and offices
- Youth area with cafe and gameroom
- Large office suite with 19± offices, reception area, work room, library, and kitchen
- Five large additional classrooms near sanctuary area

2344 CENTER STREET, BETHLEHEM, PA

# floor plans

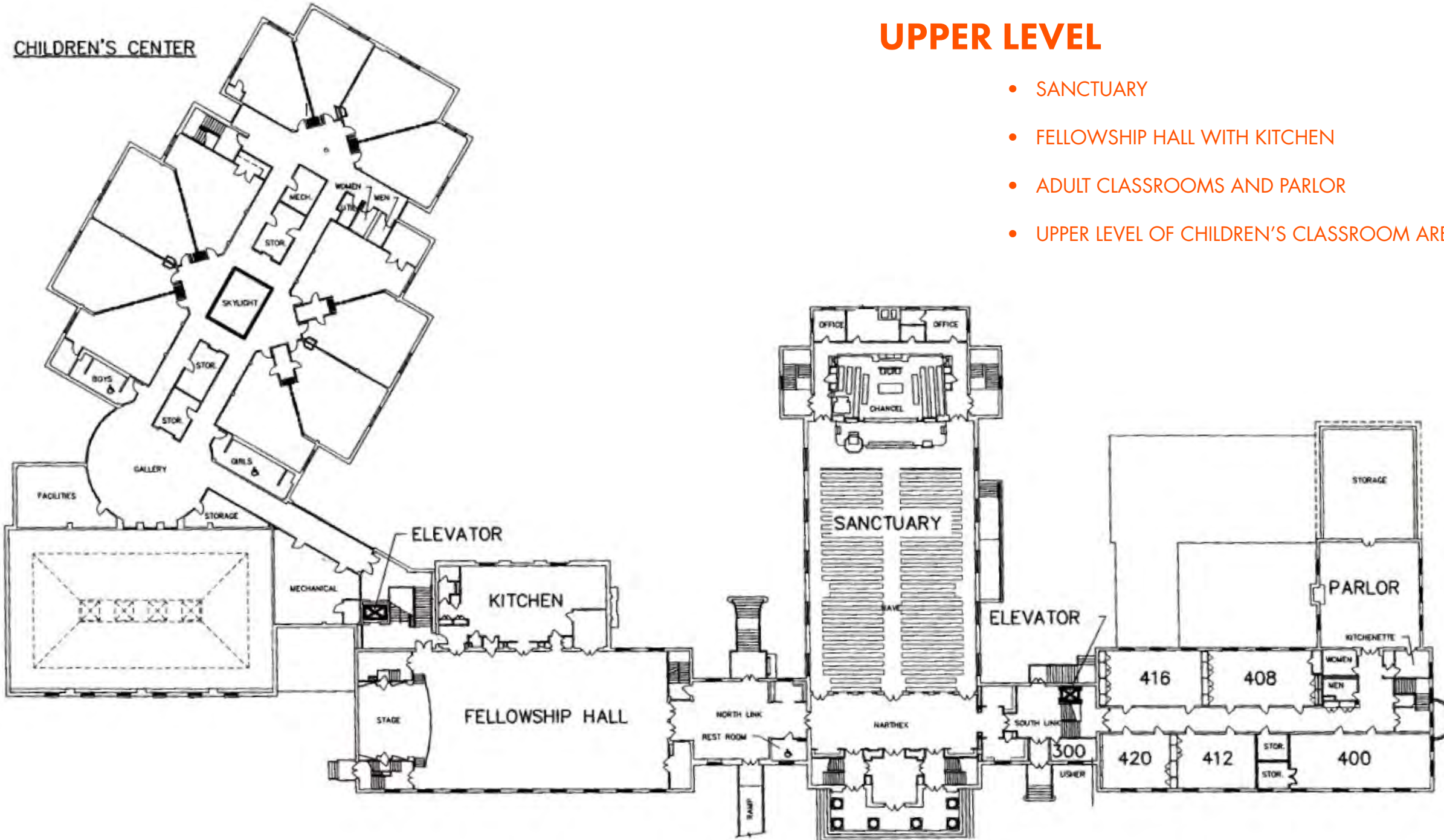
## LOWER LEVEL

- GYMNASIUM (KIRK CENTER)
- CHAPEL
- LOWER LEVEL OF CHILDREN'S CLASSROOM AREA
- YOUTH CENTER
- LARGE OFFICE SUITE



2344 CENTER STREET, BETHLEHEM, PA

# floor plans



## UPPER LEVEL

- SANCTUARY
- FELLOWSHIP HALL WITH KITCHEN
- ADULT CLASSROOMS AND PARLOR
- UPPER LEVEL OF CHILDREN'S CLASSROOM AREA

2344 CENTER STREET, BETHLEHEM, PA

# demographics



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '24	9,333	104,755	167,817
PROJ. POPULATION '29	9,323 (-)	106,700 (+0.4%)	171,181 (+0.4%)
AVG. HOUSEHOLD INCOME	\$148,322	\$106,339	\$110,075
MEDIAN HOME VALUE	\$321,845	\$281,122	\$293,553
MEDIAN AGE	48.1	38.8	39.1
TOTAL EMPLOYEES	1,453	57,575	84,525
EST. HOUSEHOLDS	4,094	42,147	66,023
TOTAL BUSINESSES	201	3,898	6,190

Source: ESRI



# contact

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