

FOR SALE 6.41 ACRES

5320 Allentown Pike
Township of Muhlenberg
Temple, PA 19560



6.41 Acres



Property Highlights

- 6.41 Acres
- Prime Location for commercial, retail, store front, and/or office use
- The lot is located on the highly trafficked corner of Allentown Pike and Leesport Avenue, providing optimal vehicular exposure and easy access from Leesport Avenue
- Zoned C-2 Shopping Center Commercial District with a special overlay (Adaptive Reuse and Redevelopment Overlay District)
- Tax ID: 66-5309-08-89-7142
- Public Water & Sewer

Demographics

	2 Miles	5 Miles	10 Miles
Population	16,368	100,199	295,691
Households	6,169	35,281	110,475
Median Age	40	37	39
Average HH Income	\$84,024.00	\$79,175.00	\$87,858.00
Daytime Employees	10,403	42,913	131,819

Traffic 2025

Collection Street	Cross Street	2025	Distance
Allentown Pike	Kutztown Rd SW	17,337	0.20 mi
Kutztown Road	Hartman Ave N	6,993	0.16 mi
Leesport Avenue	Tuckerton Rd SE	4,331	0.18 mi
Leesport Ave	Tuckerton Ave NW	4,223	0.22 mi
Tuckerton Avenue	Lamont Ave SW	1,583	0.32 mi
Tuckerton Ave	7th Ave SW	1,570	0.37 mi
US Hwy 222	Leesport Ave SW	20,590	0.38 mi
Leesport Ave	W Huller Ln NW	7,039	0.38 mi

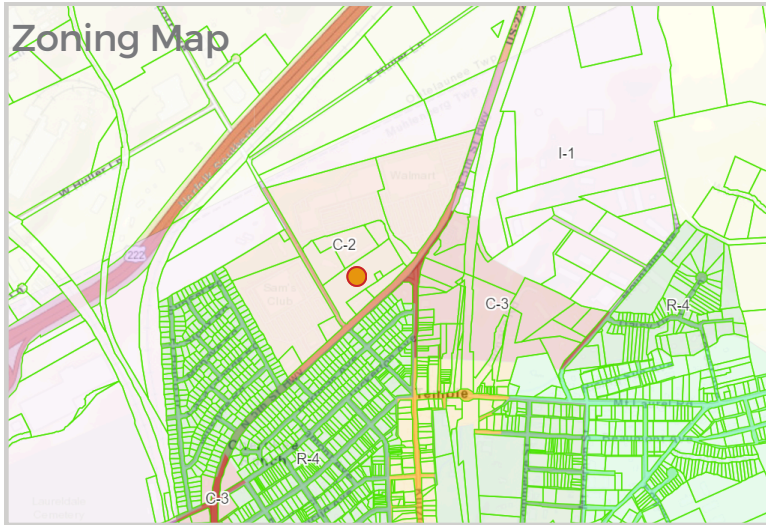
APPLIED KNOWLEDGE IN REAL ESTATE

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Zoning District: C-2 Shopping Center Commercial District



Adaptive Reuse and Redevelopment Overlay District

The Adaptive Reuse and Redevelopment Overlay District allows more leeway with regard to permitted, conditional and special exception uses within the C-2 District. Also, applications are subject to the Board of Commissioners and not the Zoning Hearing Board. See zoning code or township for more detailed explanation.



Permitted Use	Procedural Requirement
Single-family detached units	By right
Public utilities	By right
Category 1 and 2 home occupation	By right
Retail business establishment	By right
Restaurant	By right
Taverns/taprooms	By right
Club or lodge	By right
Theater or family entertainment complex	By right
Personal service establishments	By right
Banks and financial institutions	By right
Municipal or governmental uses	By right
Business and professional offices	By right
Certain wireless communications facilities	By right
Convenience store or mini market	Conditional use
Mini malls	Conditional use
Shopping centers	Conditional use
Commercial drive-through establishments	Conditional use
Hotels or motels	Conditional use
Recreational Uses	Conditional use
Telecommunications facilities	Conditional use
Medical marijuana dispensary	Conditional use
Child day care	Special exception
Adult day care	Special exception
Educational use	Special exception
Hospital or medical center	Special exception
Veterinary hospital	Special exception
Religious uses	Special exception

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