



2302-2310 South 5th St

Allentown, Pennsylvania 18103

Property Highlights

- Excellent opportunity for daycare owner/operator to assume existing enrollment
- Recent Capital Improvements
- Lease includes adjacent parking lot with 13 spaces

Property Overview

Currently improved with three multi-story buildings, the property has been utilized for a daycare and may appeal to users seeking a similar setup or those exploring alternative permitted uses. Recent capital improvements have been made to the buildings, including new windows, upgraded electrical panels, and kitchen enhancements, among other updates.

Offering Summary

Lease Rate:	Negotiable
Total Building Size:	7,055 SF
Lot Size:	0.34 Acres

For More Information

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Building Information

Building Size	7,055 SF
Year Last Renovated	2025
Condition	Average
Free Standing	Yes
Number of Buildings	3
Kitchens	2
Restrooms	4

Property Information

Property Type	Multi-Building Opportunity
Zoning	N-3 Twinhouse-House Neighborhood 1
Lot Size	0.34 Acres

Parking & Transportation

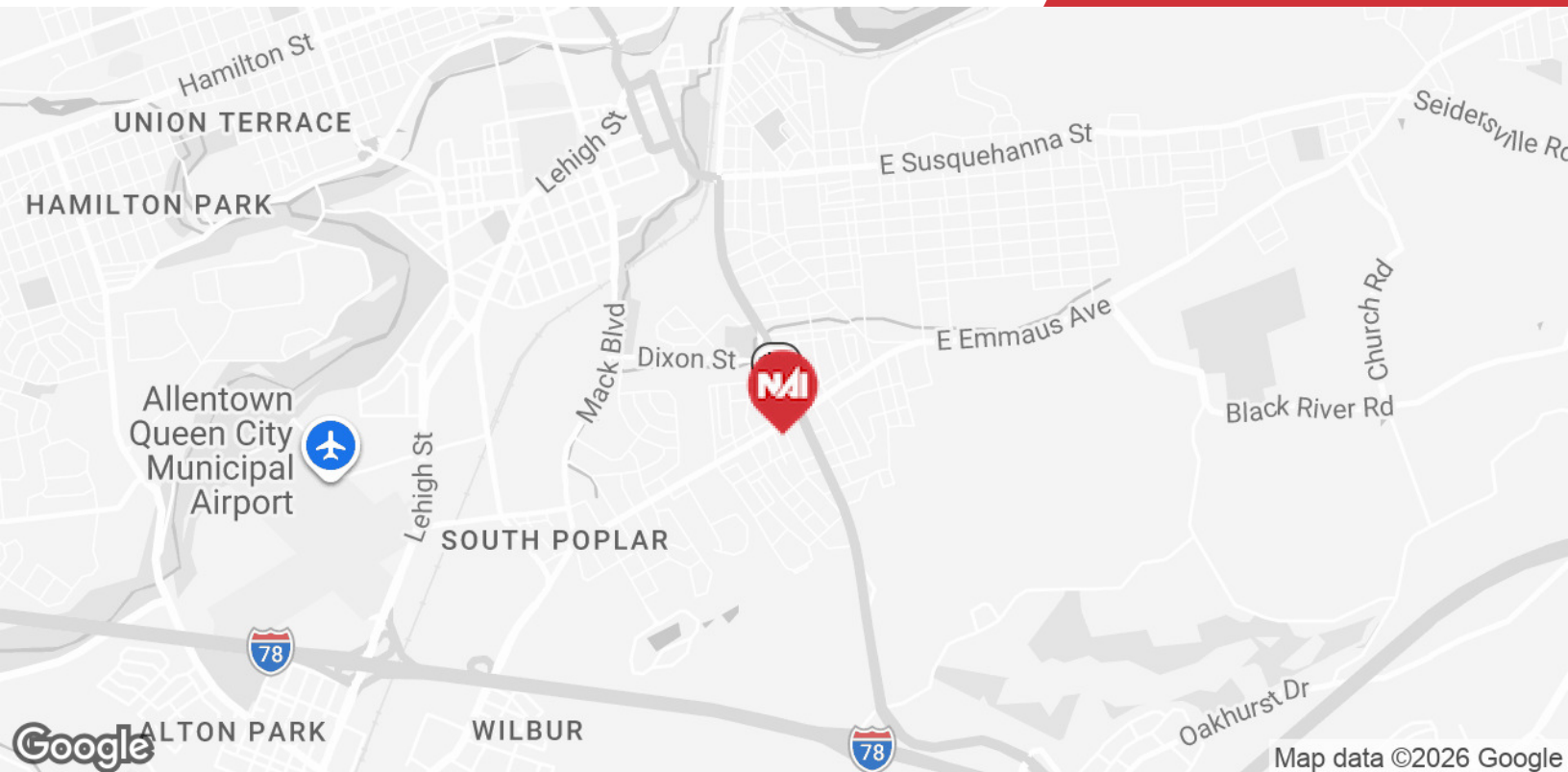
Number of Parking Spaces	13
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Location Advantages

- The Lehigh Valley continues to experience strong and sustained population growth, adding more than 20,000 residents since 2020 and ranking among the fastest growing regions in Pennsylvania.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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