

COATESVILLE GATEWAY RESTAURANT RETAIL • OFFICE AVAILABLE FOR LEASE

107 E Lincoln Highway | Coatesville, PA 19320 | Chester County

PROPERTY HIGHLIGHTS

- New mixed-use development at unbelievable location at primary intersection in the city of Coatesville.
- Located at the signalized intersection of Routes 30 & 82 Phase 1 Includes 12,000 SF of Retail and 11,000 SF of 2nd floor space
- Close to new proposed train station.
- Situated in the densely populated area of Coatesville with over 39,000 residents within a three mile radius
- Combined traffic counts over 31,500 VPD
- Ideal for deli, convenience store, pharmacy, urgent care, wireless store, restaurant, pizzeria, coffee shop, hair/nail salon, medical or dental office
- **3 Story building total 15,000sf with fully built-out kitchen**

JOIN THE REVITALIZATION OF COATESVILLE



Demographics	1 Mile	3 Miles	5 Miles
Population	14,294	39,119	67,815
Average HH Income	\$59,790	\$91,251	\$111,632
Total Businesses	279	873	1,561
Number of Employees	1,924	9,585	15,316

Traffic Counts **Intersection of Routes 30 & 82: 31,580 VPD**
 *Data Source: Sites USA - REGIS™ 2022



EXCLUSIVE AGENTS:



JAMES DePETRIS
 610.941.4034 x108
 610.304.4478 cell
 jdepetris@lpre.com



MICHAEL DePETRIS
 610.941.4034 x135
 610.247.7459 cell
 mdepetris@lpre.com

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

610-941-4034
LPRE.COM
 1000 FAYETTE STREET
 CONSHOHOCKEN, PENNSYLVANIA 19428





THE FLATS
National Sports &
Events Center
Opening in 2025

- 18,789 VPD traffic count
- Within walking distance to extremely dense population
- Minutes from proposed new train station
- Surrounded by many new residential developments
- \$2,000,000 in Street-scape construction being completed on frontage roads
- Minutes from New Train Station and Steel Museum



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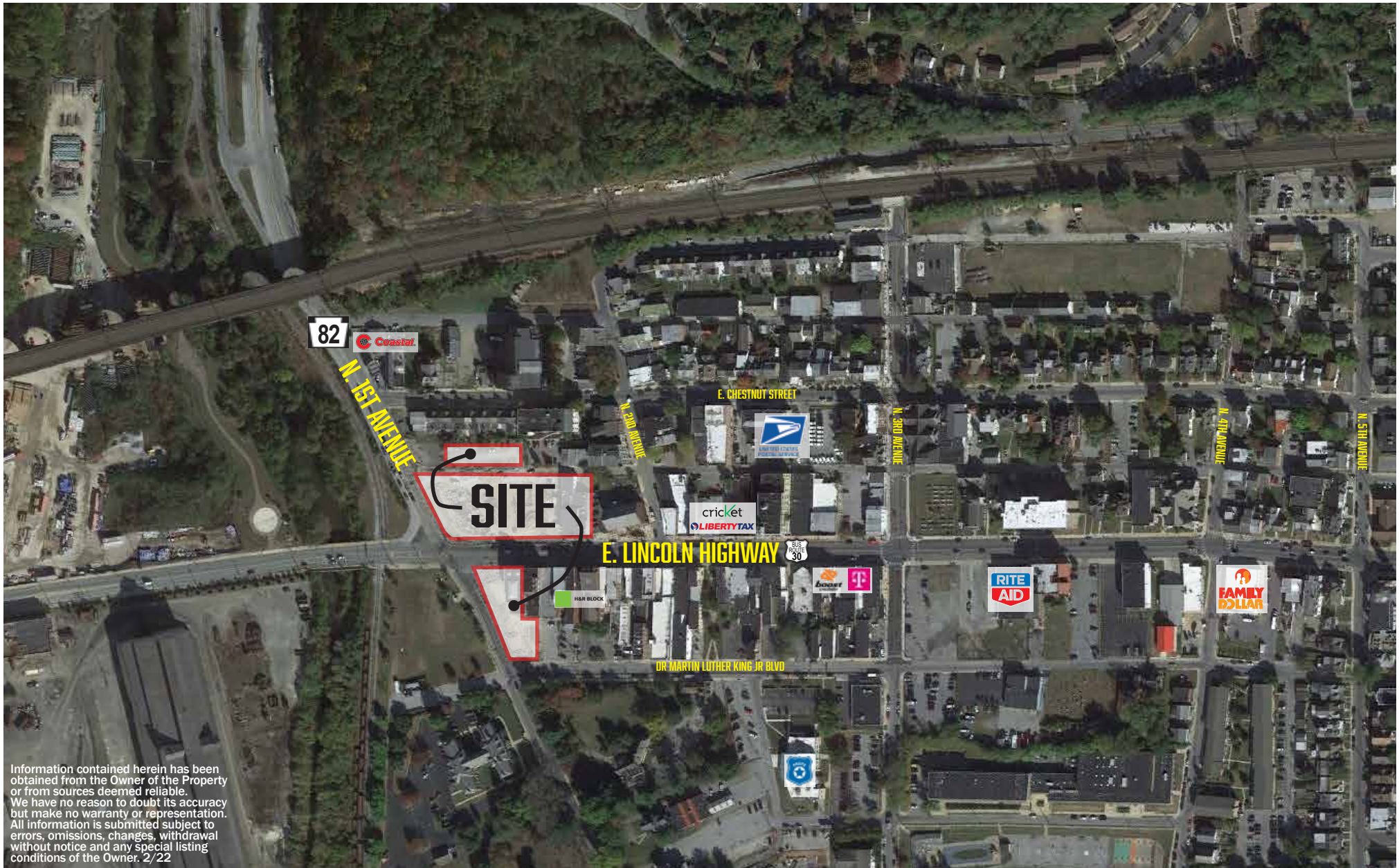
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LOCAL COMPETITION



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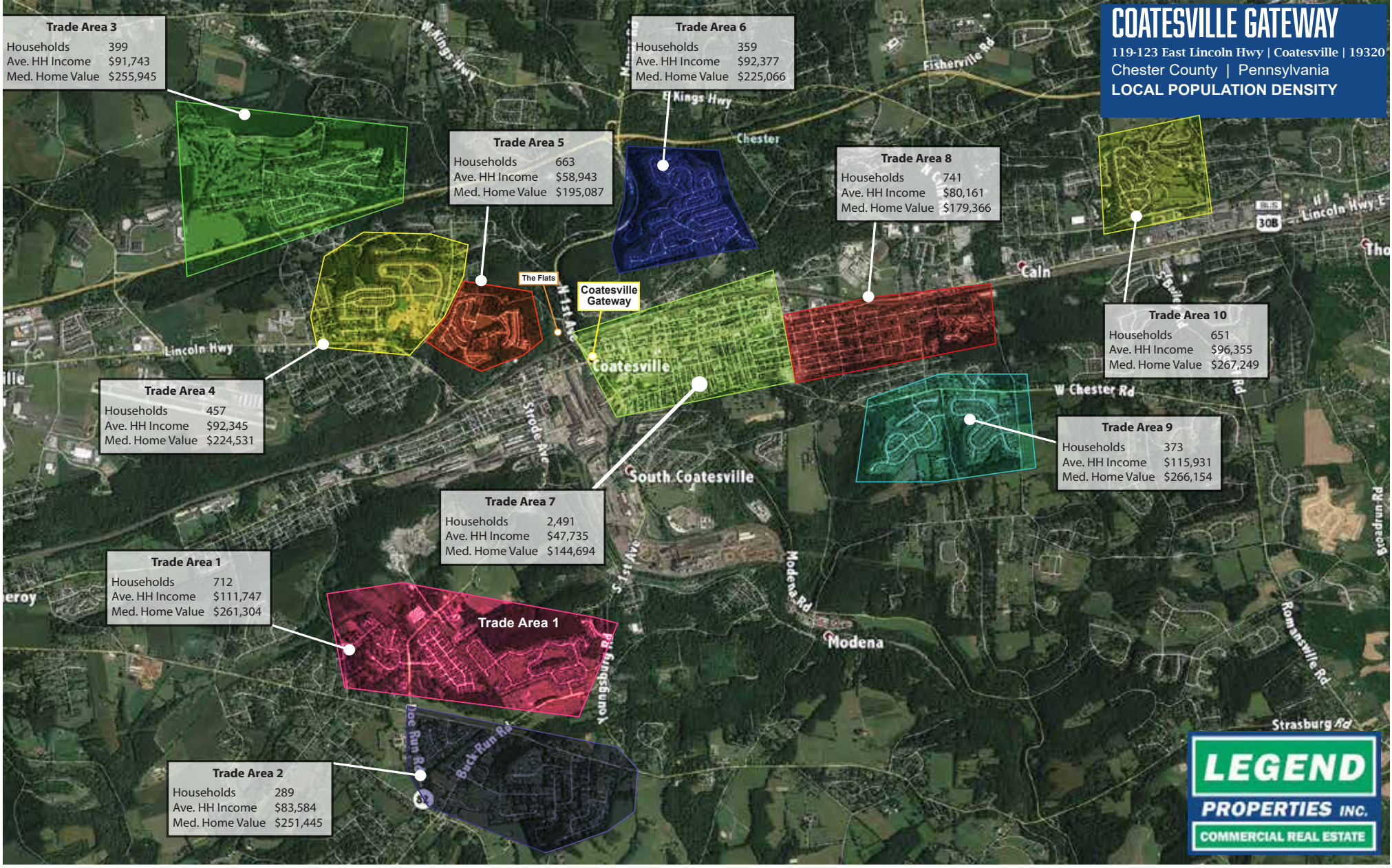
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COATESVILLE GATEWAY

RESTAURANT
RETAIL • OFFICE

AVAILABLE FOR LEASE

LOCAL POPULATION DENSITY



COATESVILLE GATEWAY
119-123 East Lincoln Hwy | Coatesville | 19320
Chester County | Pennsylvania
LOCAL POPULATION DENSITY



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