

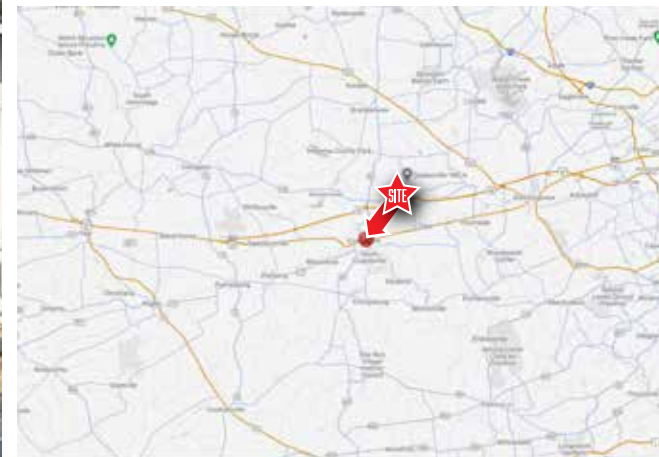
3,220sf PRIME RETAIL SPACE | FOR SALE

213 E Lincoln Hwy. | Coatesville, PA 19320 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



SALE | 213 E Lincoln Hwy. | Coatesville, PA 19320

**3,220sf
Ground Floor**

**9,133 VPD
Traffic**

**IMMEDIATE
Availability**

**SALE/RENT
Upon Request**

PROPERTY INFORMATION

- 3,220sf Retail/Commercial Space in Prime Downtown Location w/Basement
- Solid one story masonry building with excellent frontage and visibility, 32 feet of storefront, accessibility, useable basement.
- Owner will "Build Out" for Medical Uses
- Close to new restaurants, including The Iron Eagle on Lincoln, and food market
- Located close to newly designed train station for septa riders, under construction
- Steps to the proposed indoor sports center, velodrome and conference center
- Ideal for Retail, Boutique, Restaurant, Commercial, Medical/Dental, Day Care

Demographics	1 Mile	3 Miles	5 Miles
Population	14,540	38,919	70,344
Average HH Income	\$76,133	\$106,565	\$128,445
Total Businesses	284	866	1,558
Number of Employees	1,929	8,289	13,950
Traffic Counts	Lincoln Highway.: 9,133 VPD First Ave. (Rt 82): 11,185 VPD		

*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION
PLEASE CONTACT:

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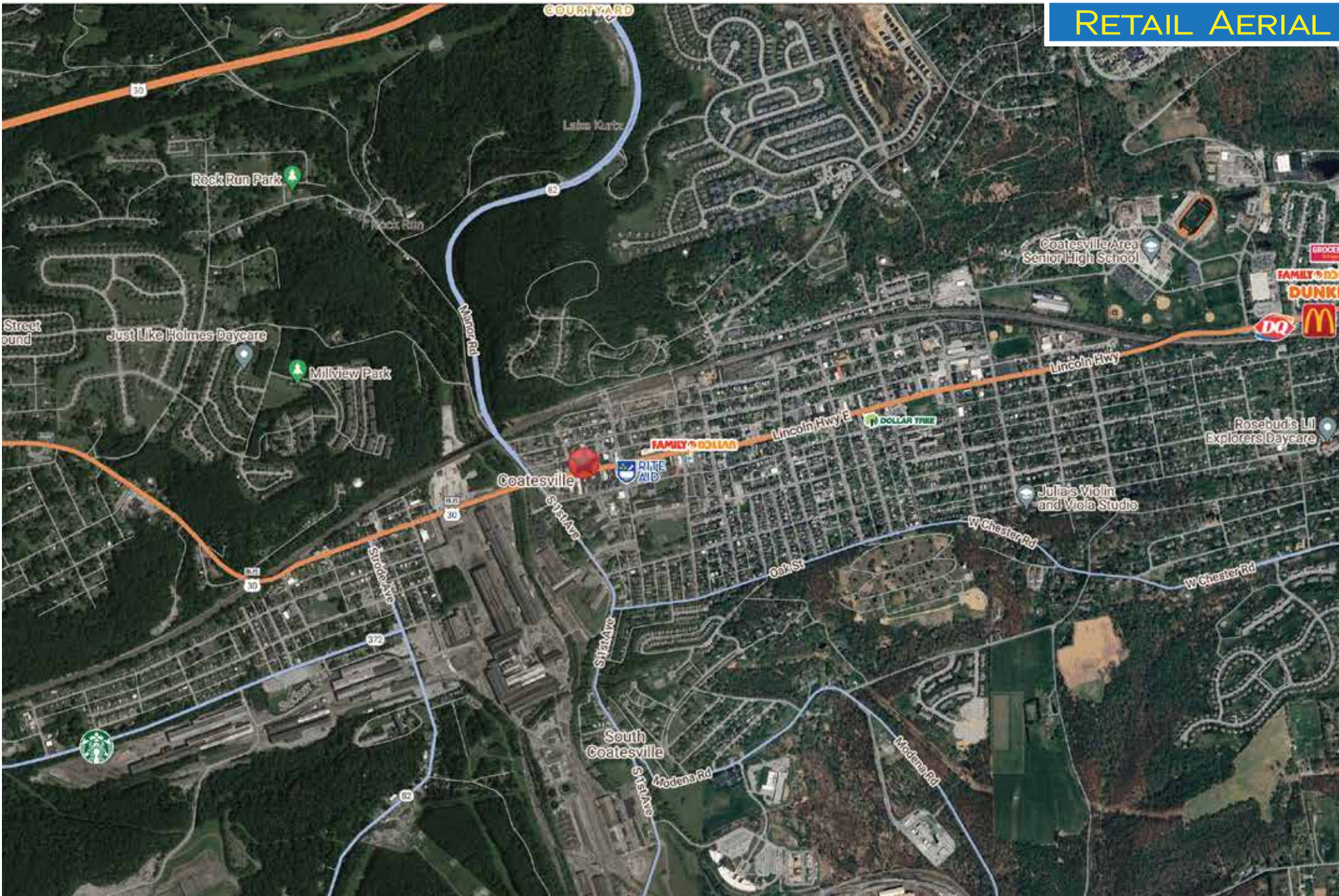
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RETAIL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its 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.

3,220SF PRIME RETAIL SPACE | FOR SALE

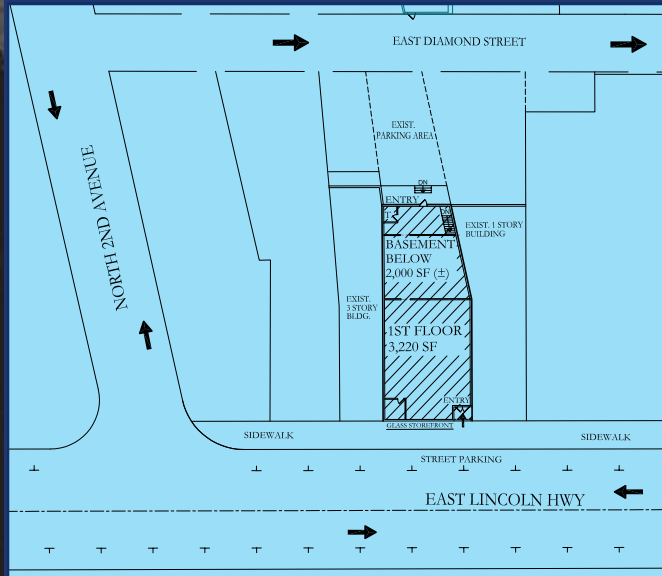
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COMMERCIAL REAL ESTATE

SITE AERIAL



E Diamond Street

Presence Bank

Cricket

213 E Lincoln Hwy
Coatesville, PA 19320

Coming Soon
Coatesville Gateway

THE IRON EAGLE
BAR & GRILLE

Lincoln Highway: 9,133 VPD

First Ave. (Rt 822):
11,185 VPD

3,220sf PRIME RETAIL SPACE | FOR SALE

213 E Lincoln Hwy. | Coatesville, PA 19320 | Chester County

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COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	14,540	38,919	70,344
Projected Population (2028)	14,219	38,034	70,463
Projected Annual Growth (2023 to 2028)	-0.4%	-0.5%	-0.6%

Daytime Population

Total Businesses (2023)	284	866	1,558
Number of Employees (2023)	1,929	8,289	13,950

Income

Average HH Income (Est. 2023)	\$76,133	\$106,565	\$128,445
Median HH Income (2023)	\$65,827	\$90,611	\$109,100

Households & Growth

Households	5,322	14,601	26,266
Projected HH (2028)	5,195	14,354	25,554
HH Growth with Children (2023 to 2028)	37.2%	33.2%	33.4%

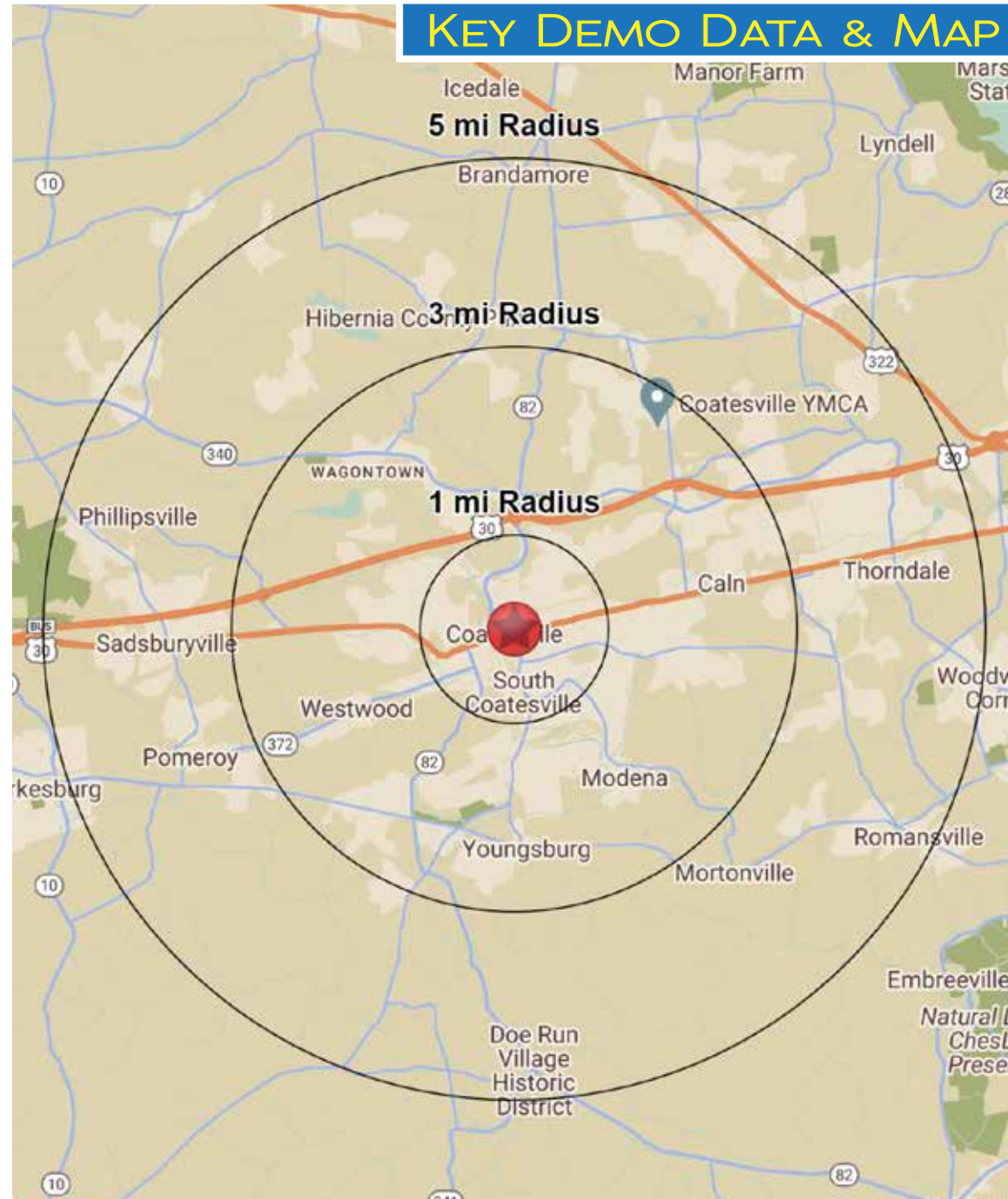
Education

High School Graduate	37.1%	31.0%	27.2%
Some College	17.5%	17.5%	16.0%
Bachelor Degree	14.2%	21.7%	26.7%
Graduate	8.6%	10.7%	14.0%

Traffic Counts: Lincoln Highway: 9,133 VPD · First Ave. (Rt 82): 11,185 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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