

16,343 SF ALL BRICK RETAIL/COMMERCIAL BLDG | SALE OR LEASE

218 E. Chestnut St. | Coatesville, PA 19320 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



SALE OR LEASE | Coatesville PA | Chester County

PROPERTY INFORMATION

- Large, 3 Story, All Brick Building for Lease or Sale
- Zoned Commercial C-1 • Neighborhood Commercial
- Steps from the newly renovated (underway) train station, new parking garage and proposed 266 unit apartment complex
- Situated in the densely populated area of Coatesville with over 39,000 residents within a three mile radius
- Combined traffic counts over 21,795 VPD
- Ideal for convenience store, pharmacy, urgent care, medical/dental* retail store, hair/nail salon, restaurant, pizzeria/deli, coffee shop

*** owner will renovate for medical uses**

16,343 SF
Ground Floor

IMMEDIATE
Availability

.11 ACRE
Parcel Size

SALE/RENT
Upon Request

Demographics	.25 Mile	.5 Mile	1 Mile
Population	1,552	5,580	15,274
Average HH Income	\$68,768	\$70,718	\$79,180
Total Businesses	53	107	296
Number of Employees	446	745	1,612
Traffic Counts	• Lincoln Highway: 10,764 VPD • N. 1st Avenue: 11,031 VPD		

*Data Source: Sites USA REGIS™ 2024

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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 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. 100824

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REGIONAL AERIAL



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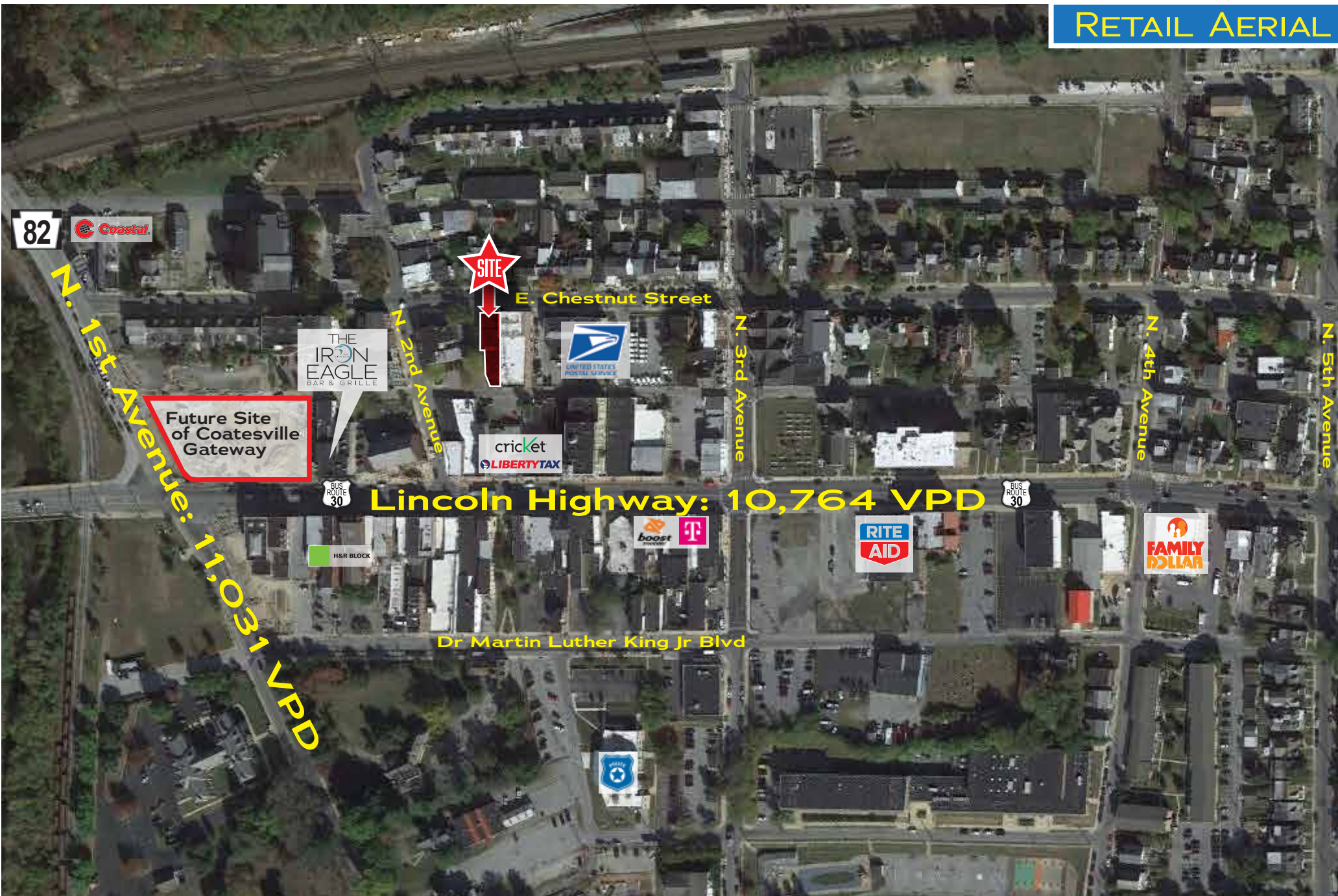
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RETAIL AERIAL



82



E. Chestnut Street



THE IRON EAGLE
BAR & GRILLE

Future Site
of Coatesville
Gateway

N. 2nd Avenue

N. 3rd Avenue

N. 4th Avenue

N. 5th Avenue

cricket
LIBERTY TAX



Lincoln Highway: 10,764 VPD



H&R BLOCK



Dr Martin Luther King Jr Blvd

N. 1st Avenue: 11,031 VPD

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DEMOGRAPHICS

Population	.25 Mile	.5 Mile	1 Mile
Population (Est. 2024)	1,552	5,580	15,274
Projected Population (2029)	1,581	5,642	15,378
Projected Annual Growth (2024 to 2029)	0.4%	0.2%	0.1%

Households & Growth

Households	655	2,025	5,639
Projected HH (2029)	674	2,074	5,753
HH Growth with Children (2024 to 2029)	34.9%	45.6%	41.6%

Income

Average HH Income (Est. 2024)	\$68,768	\$70,718	\$79,180
Median HH Income (2024)	\$55,746	\$54,626	\$63,449

Daytime Population

Total Businesses (2024)	53	107	296
Number of Employees (2024)	446	745	1,612

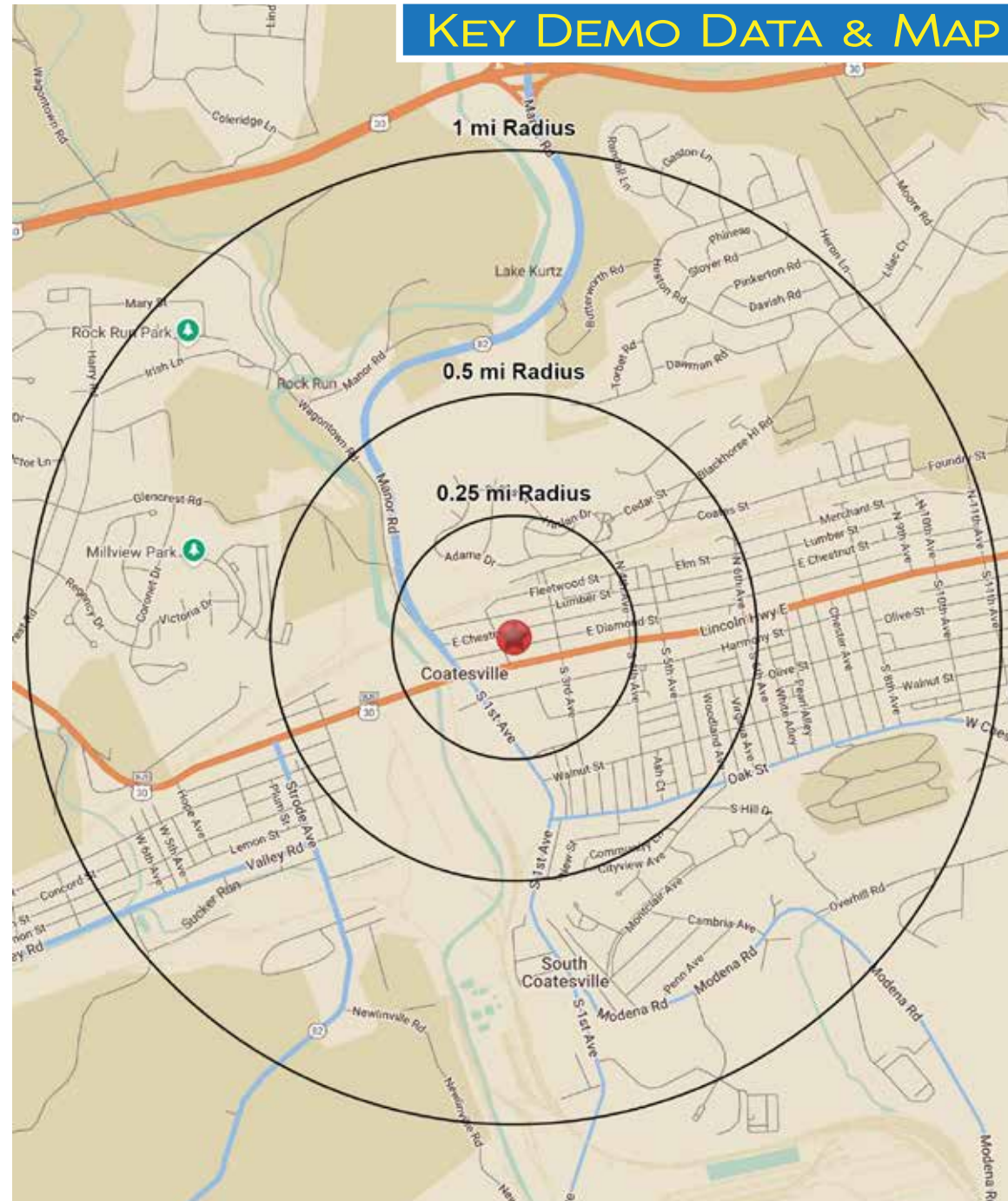
Education

High School Graduate	30.6%	33.8%	36.4%
Some College	28.9%	20.5%	19.0%
Bachelor Degree	10.2%	11.9%	14.7%
Graduate	6.3%	9.0%	8.0%

Traffic Counts: Lincoln Highway: 10,764 VPD · N. 1st Avenue: 11,031 VPD

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KEY DEMO DATA & MAP



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