



ATLAS
REALTY ADVISORS

FOR SALE / LEASE



770 W. LINCOLN HIGHWAY | COATESVILLE, PA 19320

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



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PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- 5 Separate parcels totaling 4.27 +/- Acres
- Main warehouse is approximately 11,500 +/- SF
- Rear warehouse/garage is approximately 4,200 +/- SF
- Existing rented duplex, ready for renovation
- Ideal for automotive or showroom uses
- Ample outdoor parking and storage

LOCATION HIGHLIGHTS

- Situated directly on Lancaster Ave with excellent visibility and signage opportunity
- Close proximity to RT. 322, RT. 1, and RT. 41

PRICING & AVAILABILITY:

Price:	\$1,999,000.00
Rent/SF/Yr:	\$8.95

PROPERTY NAME:

Property Address:	770 W Lincoln Hwy Coatesville, PA 19320
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SITE INFORMATION:

Land Area:	4.27 +/- Acres
Utilities:	Public water Public Sewer Natural Gas
Zoning:	NCO - Neighborhood / Commercial / Office
Annual taxes:	\$24,174 / Year

PRIMARY BUILDING:

	11,500 +/- RSF
	4 Drive-In Doors
	Large mezzanine office
	18' Clear Height

REAR BUILDING:

	3 Bays
	High ceilings
	18" Clear Height at Peak
	Ample fenced parking / storage area

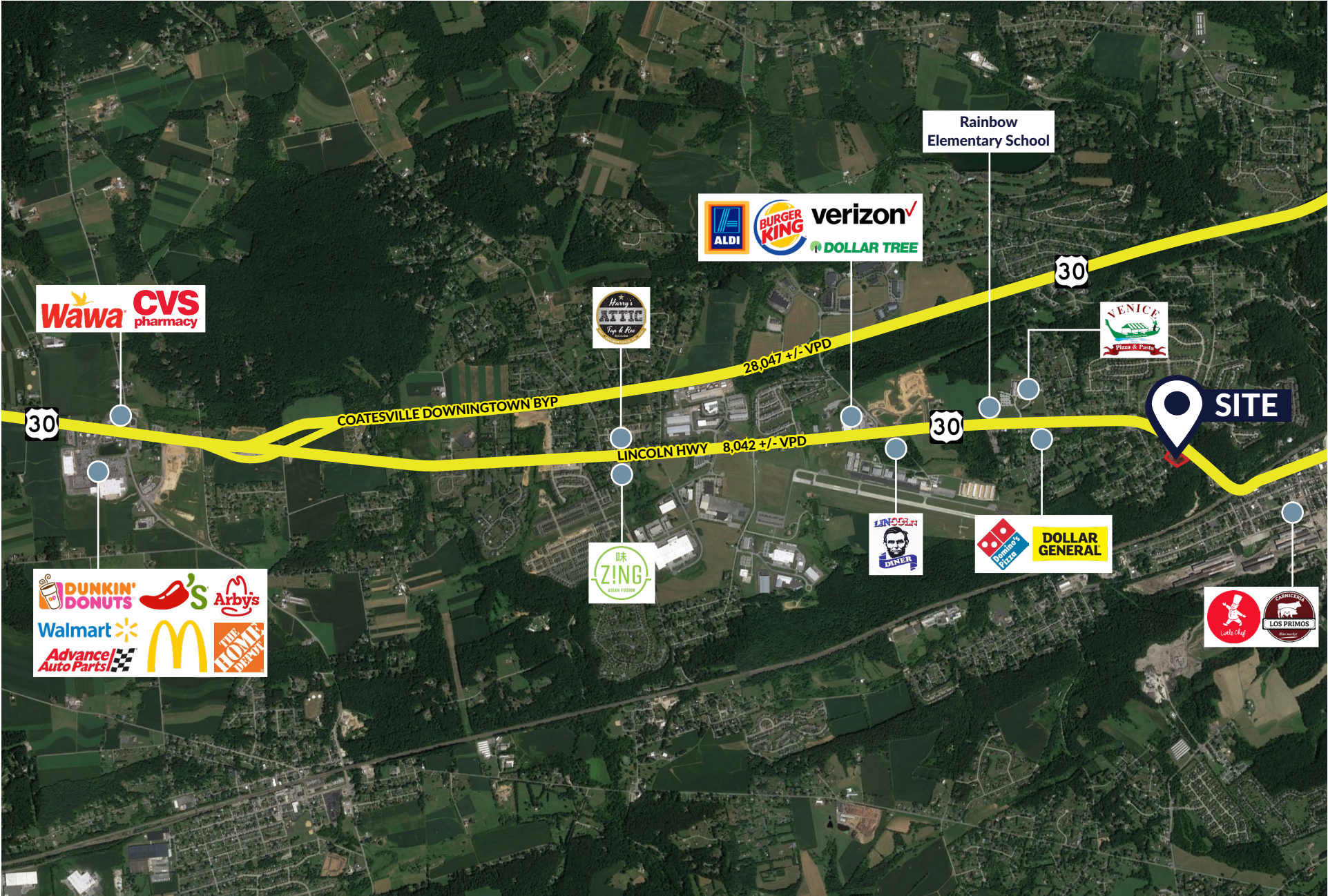
PARCEL MAP



SURVEY MAP



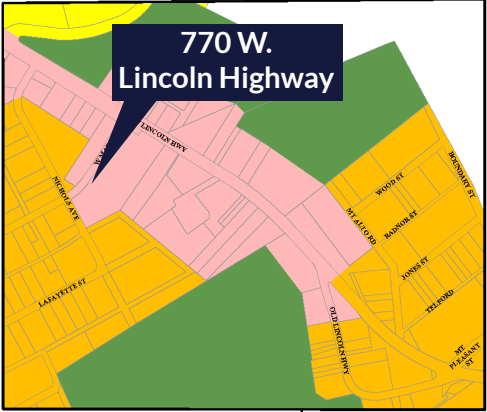
AMENITY MAP



ZONING MAP

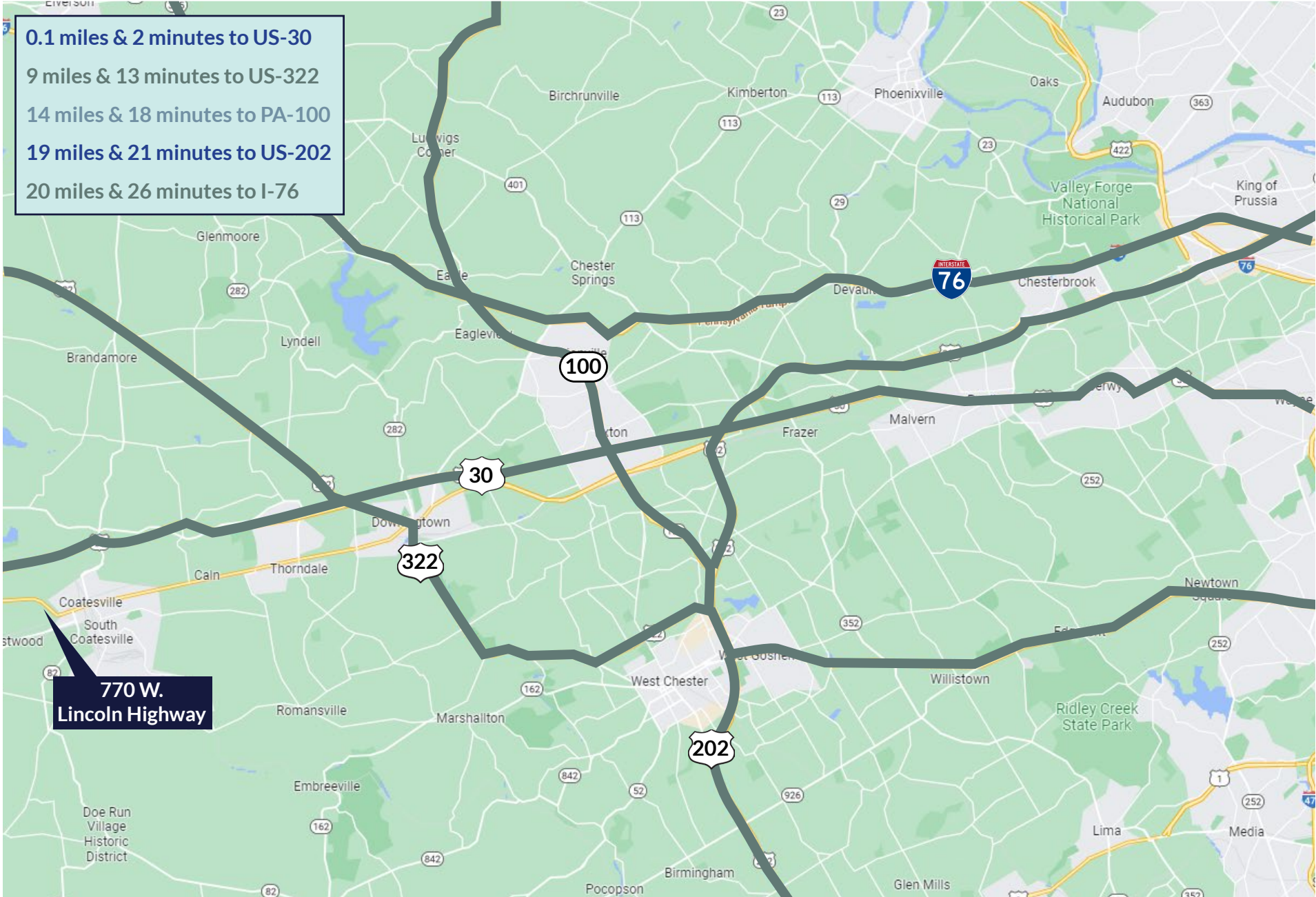
ZONING INDEX

- (C) CONSERVATION
- (R-1) RESIDENTIAL
- (R-2) RESIDENTIAL
- (NCO) NEIGHBORHOOD COMMERCIAL OFFICE
- (HC) HIGHWAY COMMERCIAL
- (RC) REGIONAL COMMERCIAL
- (I) INDUSTRIAL
- (PD) PLANNED DEVELOPMENT
- (MFR) MULTIPLE FAMILY RESIDENTIAL OVERLAY OPTION



REGIONAL MAP

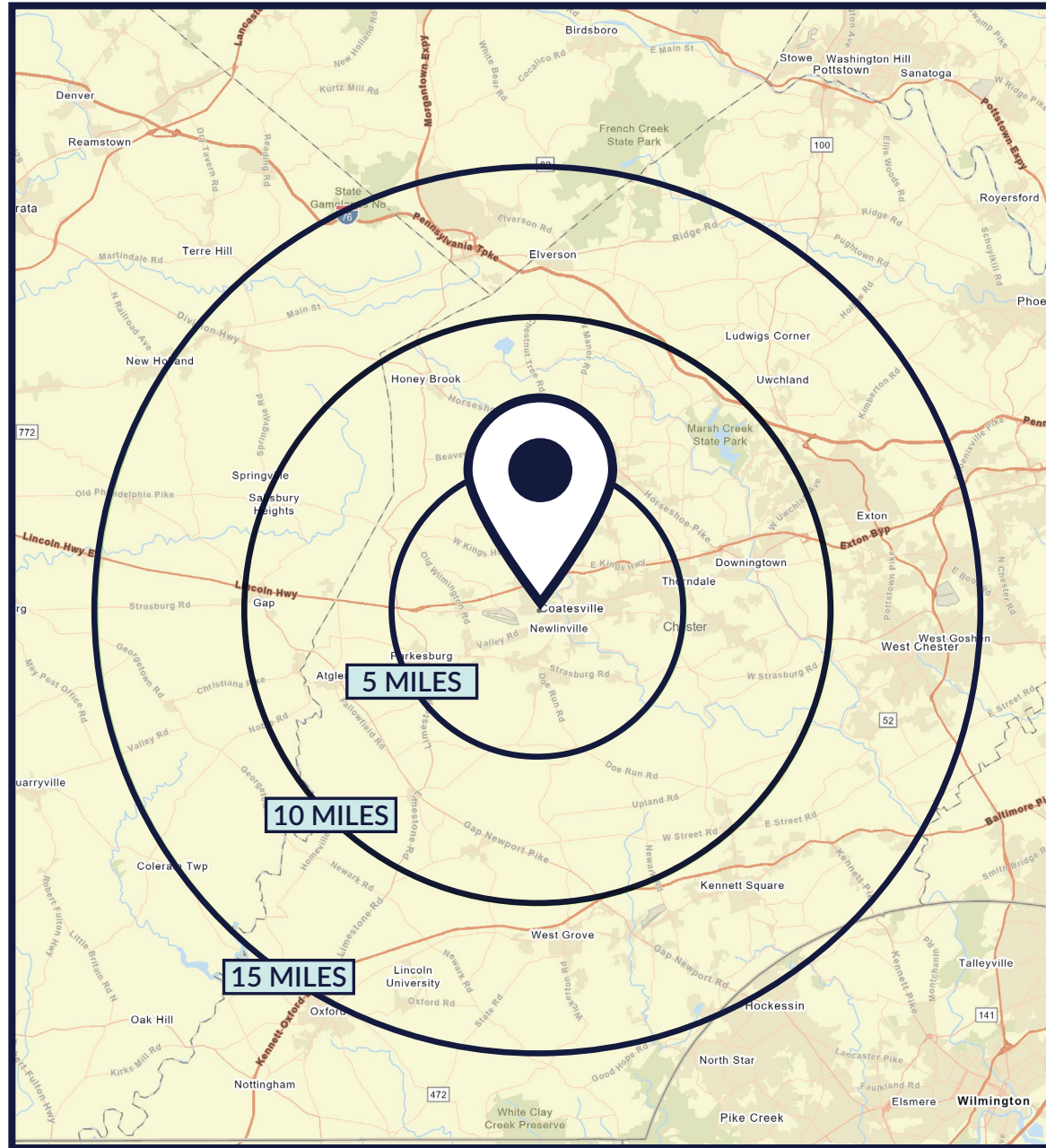
0.1 miles & 2 minutes to US-30
9 miles & 13 minutes to US-322
14 miles & 18 minutes to PA-100
19 miles & 21 minutes to US-202
20 miles & 26 minutes to I-76



DEMOGRAPHICS

2023 Summary

	1 Mile	3 Mile	5 Mile
Population	8,041	37,559	65,211
Households	2,942	13,558	23,785
Average Household Size	2.70	2.70	2.70
Owner Occupied Housing Units	1,712	9,130	17,559
Renter Occupied Housing Units	1,230	4,428	6,226
Median Age	35.8	39.3	40.4
Median Household Income	\$81,462	\$84,966	\$95,625
Average Household Income	\$67,907	\$69,591	\$76,990





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