



THE IRON EAGLE  BAR & GRILLE

TRUCK
Marshall
Thompson
Road
DETOUR
←

FIRST
FRIDAY
10AM - 6PM

**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**FORMER IRON EAGLE BAR & GRILLE
RETAIL PROPERTY FOR SALE**

143 E LINCOLN HIGHWAY COATESVILLE, PA 19320

610.429.0200
swopelees.com



FORMER IRON EAGLE BAR & GRILLE
143 E Lincoln Highway
Coatesville, PA 19320

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PROPERTY DESCRIPTION

In partnership with Legend Properties, Swope Lees is excited to present this three-story, 15,000 SF building offering a rare blend of fully equipped restaurant space, event venue potential, and future expansion opportunity — equipped with 65 on-site parking spaces. The 2,000 SF restaurant features a refurbished bar and dining area, economic liquor license, commercial kitchen, and outdoor patio. In addition, a 150-seat theater with 40-seat mezzanine, lighting room, and catwalks awaits creative reuse or redevelopment. Additional commercial space on site provides flexibility for retail, hospitality, or residential conversion. This property sits adjacent Coatesville Gateway Project, a 22,000 SF mixed-use development bringing new retail, restaurant, and professional space to Western Chester County. In addition to new development, this building sits in a Qualified Opportunity Zone; offering tax breaks and benefits for aspiring developers and entrepreneurs. Steps from the new Amtrak R5 train station and the upcoming 200,000 SF National Sports and Events Center (2027), this property offers unmatched visibility and access in one of the region's fastest-growing corridors.

LOCATION DESCRIPTION

Located at the signalized intersection of Routes 30 and 82, this property sits at the heart of Coatesville's downtown corridor and on the corner of the busiest intersection in the region. The site benefits from exceptional visibility and convenient access to the surrounding Chester County area. Surrounding this corridor are hundreds of active and completed residential developments and communities.

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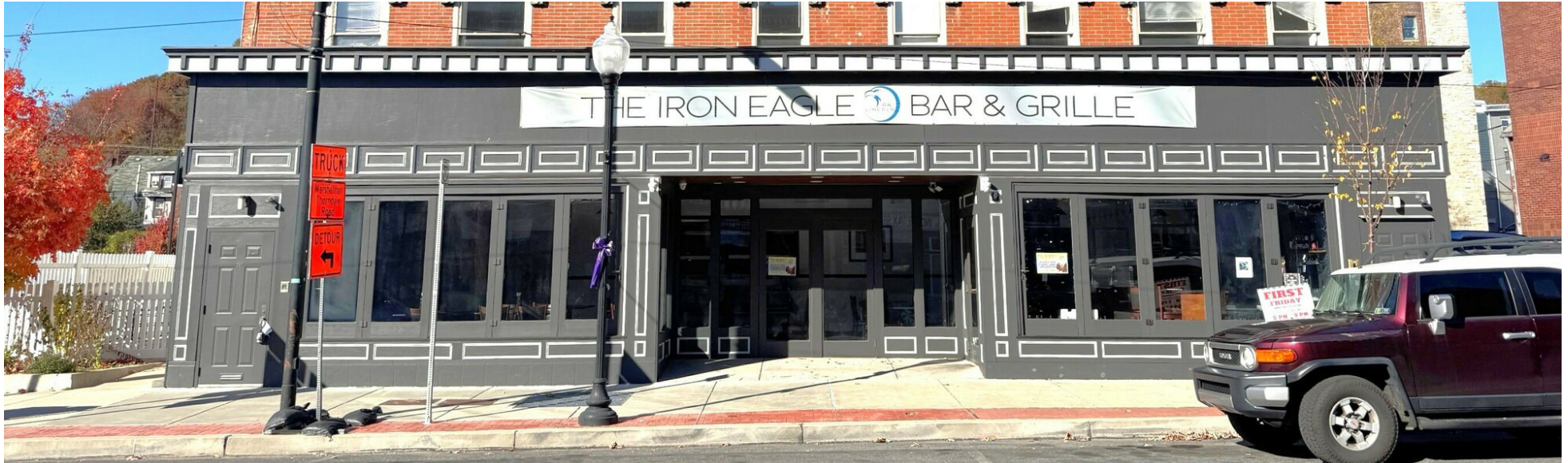
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PROPERTY HIGHLIGHTS

- 15,000 SF across three stories
- 6,000 SF restaurant with economic liquor license features: refurbished bar & dining area, fully equipped kitchen, and outdoor patio
- Theater space: 150 seats + 40-seat mezzanine, lighting room, and catwalks
- Additional commercial space for expansion or mixed-use redevelopment
- 65 on-site parking spaces with cross-easement for future Gateway Project tenants
- Signalized intersection of Routes 30 & 82 (21,795 VPD) with excellent visibility
- 39,000 residents within 3 miles in a densely populated trade area
- Near major developments: Amtrak R5 station renovation and National Sports & Events Center (2027)
- Sits in a Qualified Opportunity Zone

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	0.22 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,214	14,747	26,039
Total Population	14,386	39,879	70,753
Average HH Income	\$73,677	\$99,991	\$125,454



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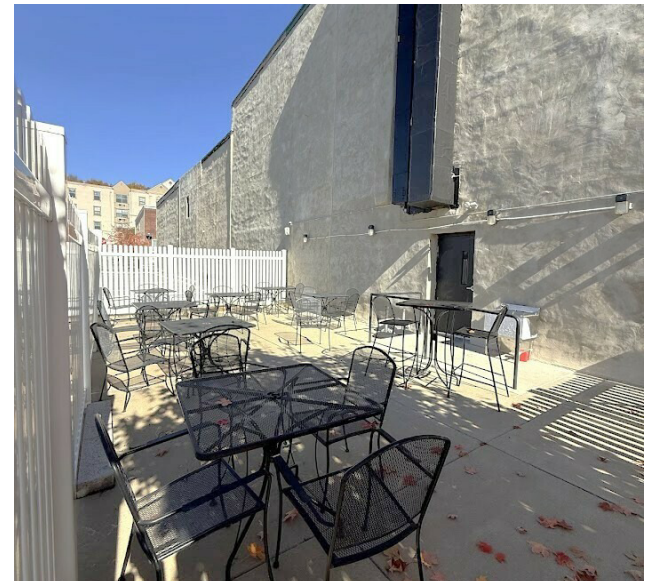
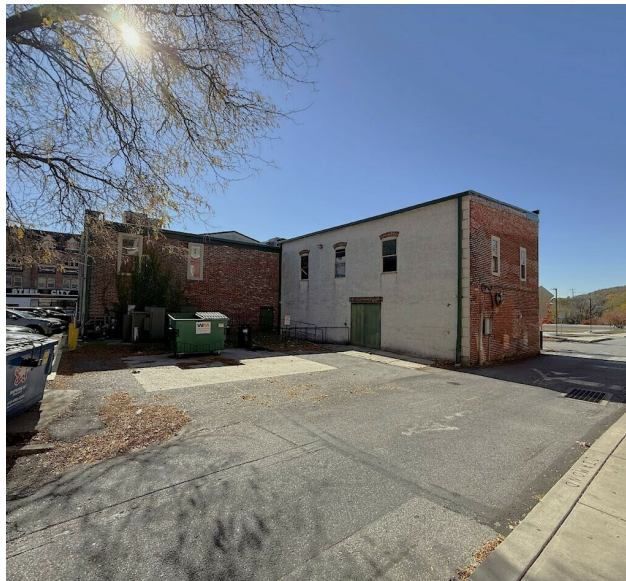
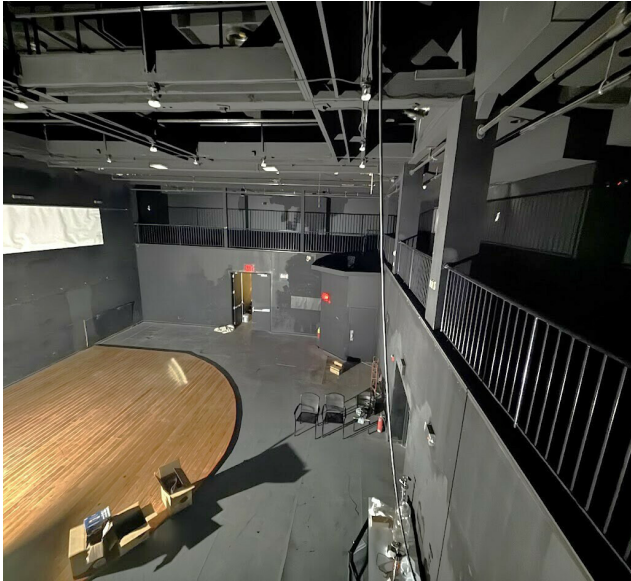


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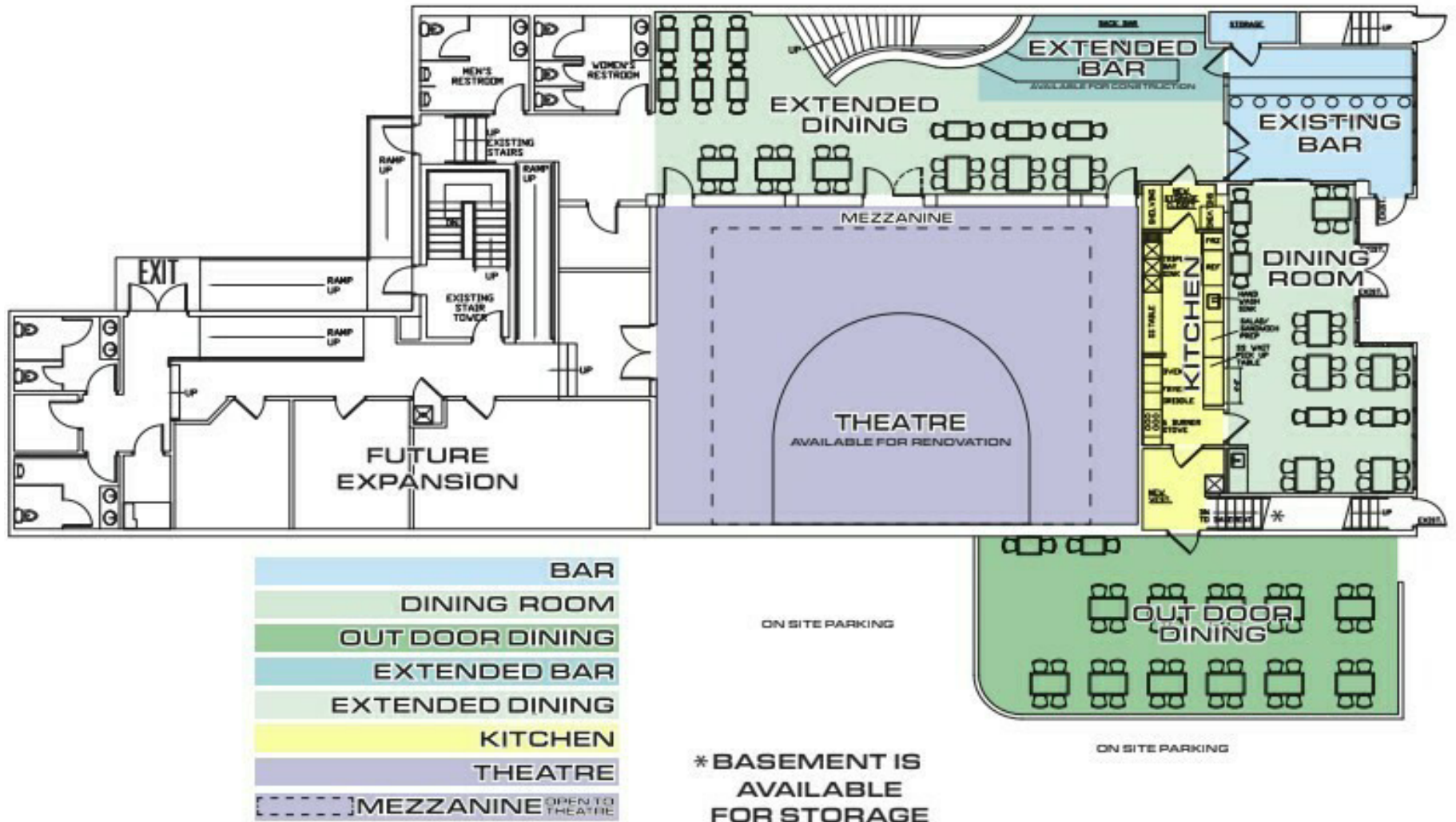
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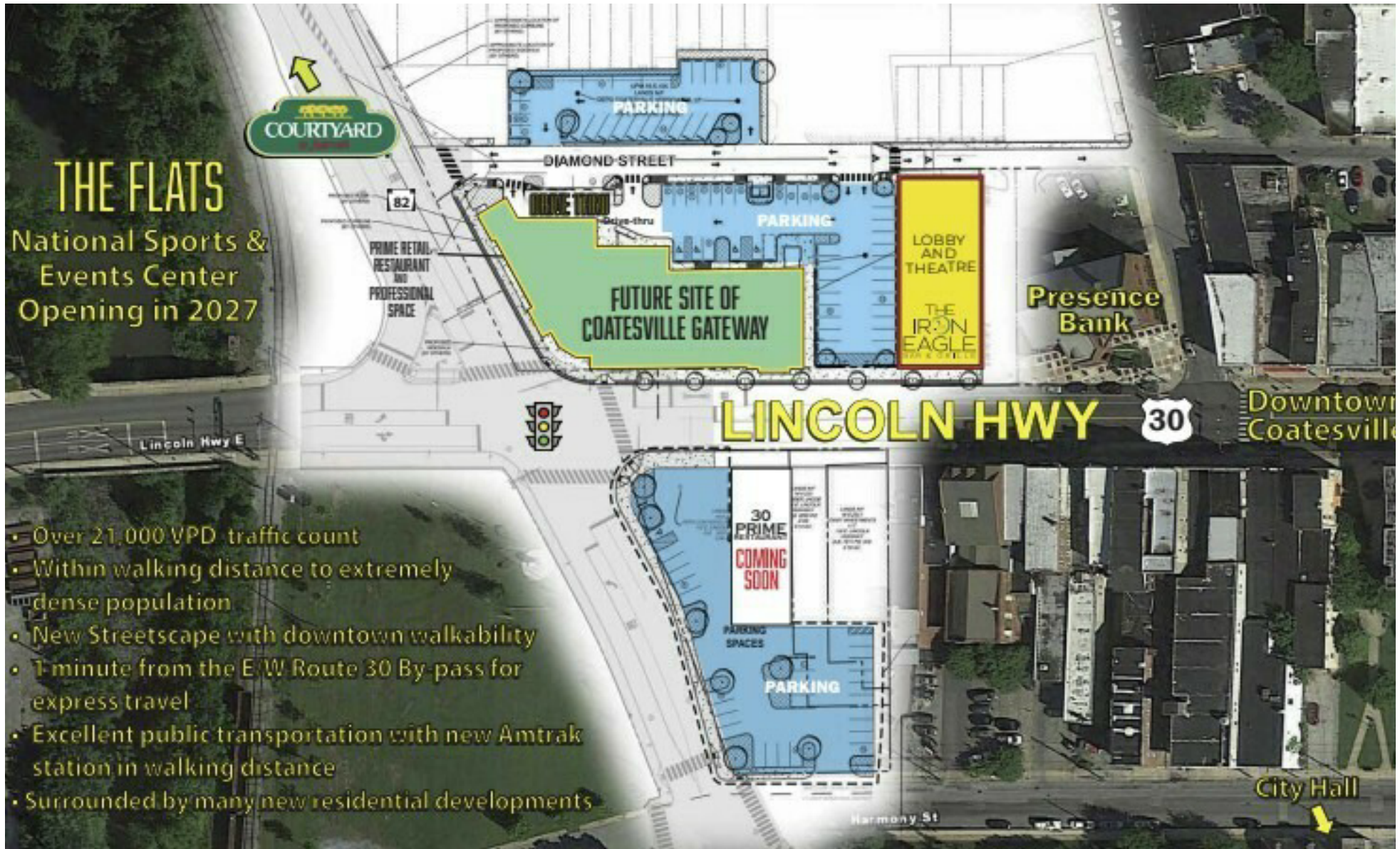
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FIRST FLOOR & MEZZANINE FLOOR PLAN





- Over 21,000 VPD traffic count
- Within walking distance to extremely dense population
- New Streetscape with downtown walkability
- 1-minute from the E/W Route 30 By-pass for express travel
- Excellent public transportation with new Amtrak station in walking distance
- Surrounded by many new residential developments

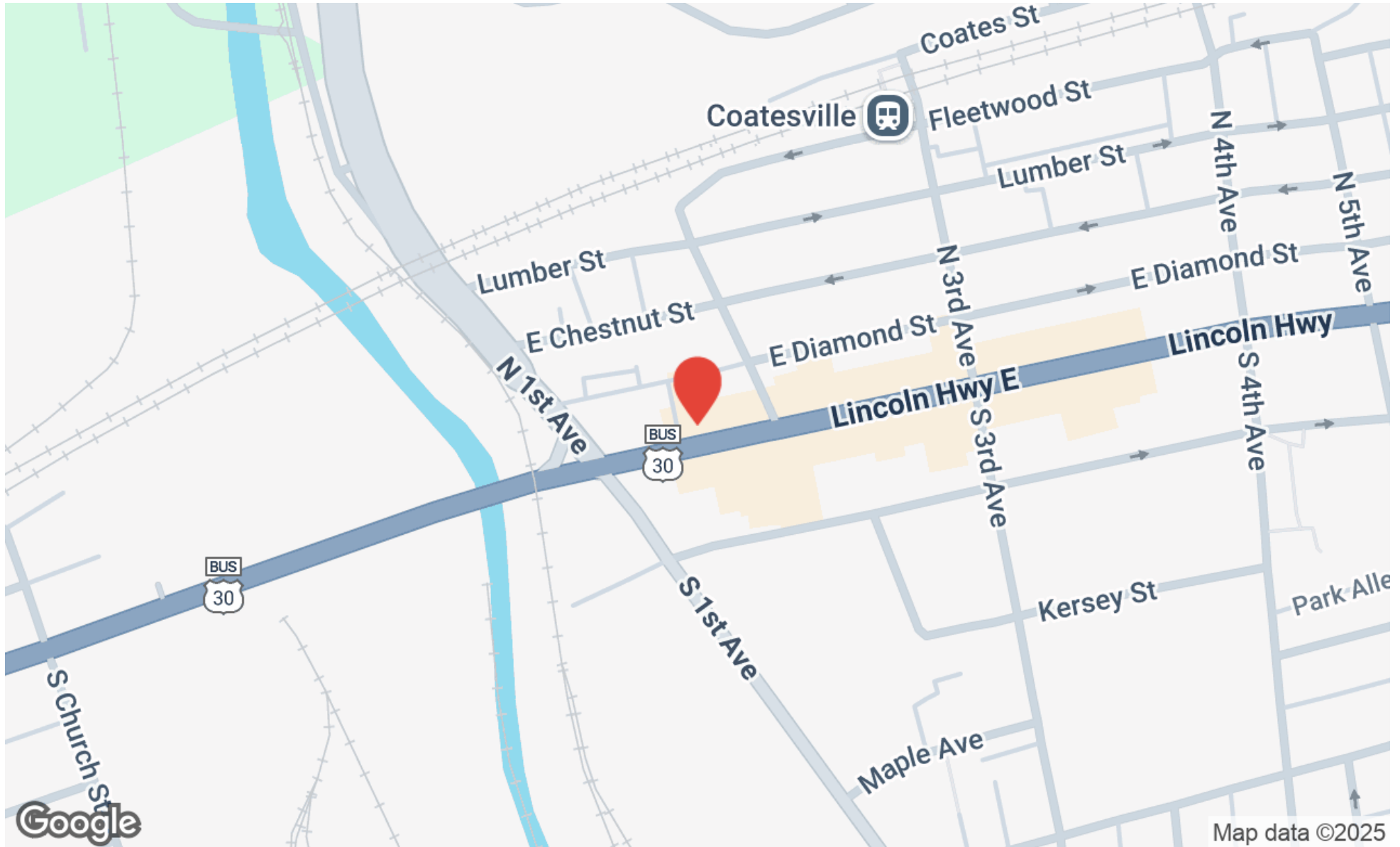


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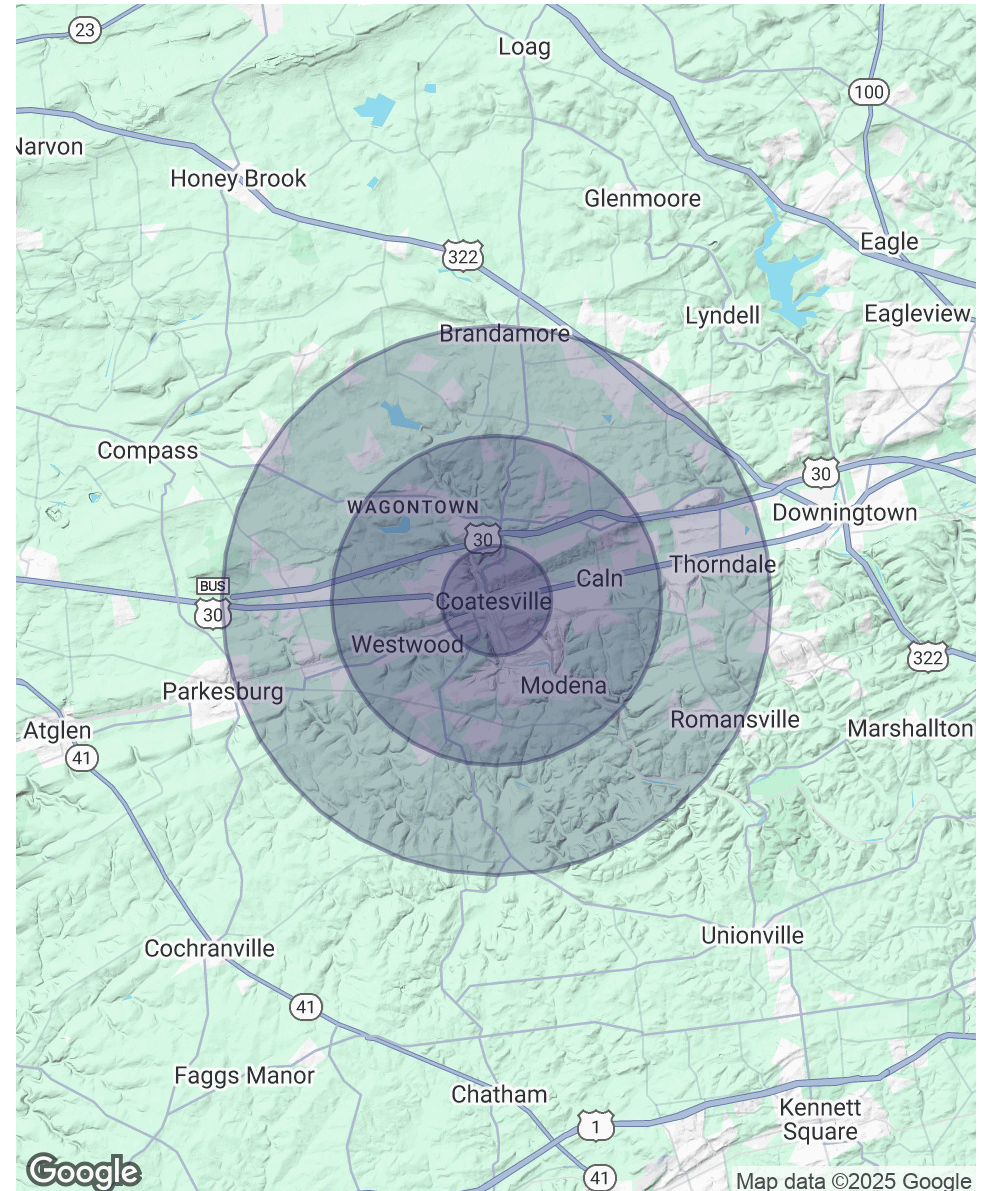
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,386	39,879	70,753
Average Age	36	40	41
Average Age (Male)	35	39	40
Average Age (Female)	37	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,214	14,747	26,039
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$73,677	\$99,991	\$125,454
Average House Value	\$251,749	\$296,130	\$367,775

Demographics data derived from AlphaMap





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