

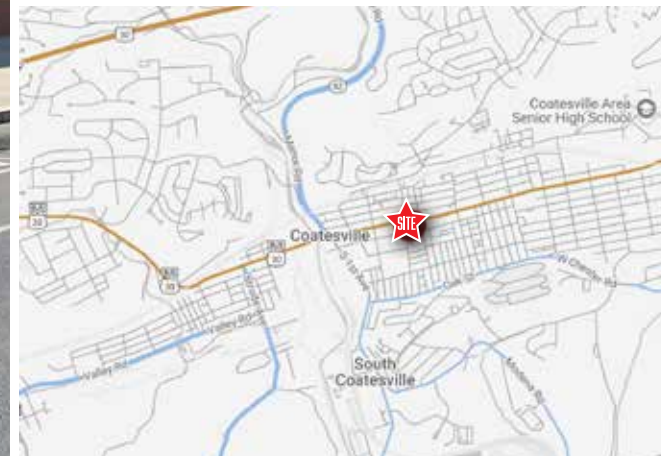
# 8,320 SF FREE-STANDING CORNER RETAIL BLDG | FOR LEASE

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

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**FOR LEASE** | 400 E Lincoln Hwy. | Coatesville, PA 19320

## PROPERTY INFORMATION

- Corner property at signalized intersection E Lincoln Hwy & S 4th Ave
- Excellent visibility and access with Great Traffic Counts
- Approx 23 off street parking space available
- Located in an Opportunity zone · Excellent retail in trade area along Lincoln Hwy · Zoned C-2
- Ideal location for Retail, Automotive, Medical/Dental Uses, Daycare, Education, Food Market and More

Demographics	1 Mile	3 Miles	5 Miles
Population	15,476	41,581	72,186
Average HH Income	\$85,152	\$117,478	\$134,663
Total Businesses	279	918	1,592
Number of Employees	1,949	8,693	14,237
Traffic Counts	E. Lincoln Hwy.: 10,010 VPD 1st Ave.: 11,031 VPD		

\*Data Source: Sites USA REGIS™ 2024

**8,320 SF**  
Ground Floor

**.83 ACRE**  
Parcel Size

**IMMEDIATE**  
Availability

**LEASE/SF**  
Upon Request

FOR MORE INFORMATION  
PLEASE CONTACT:

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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. 120424

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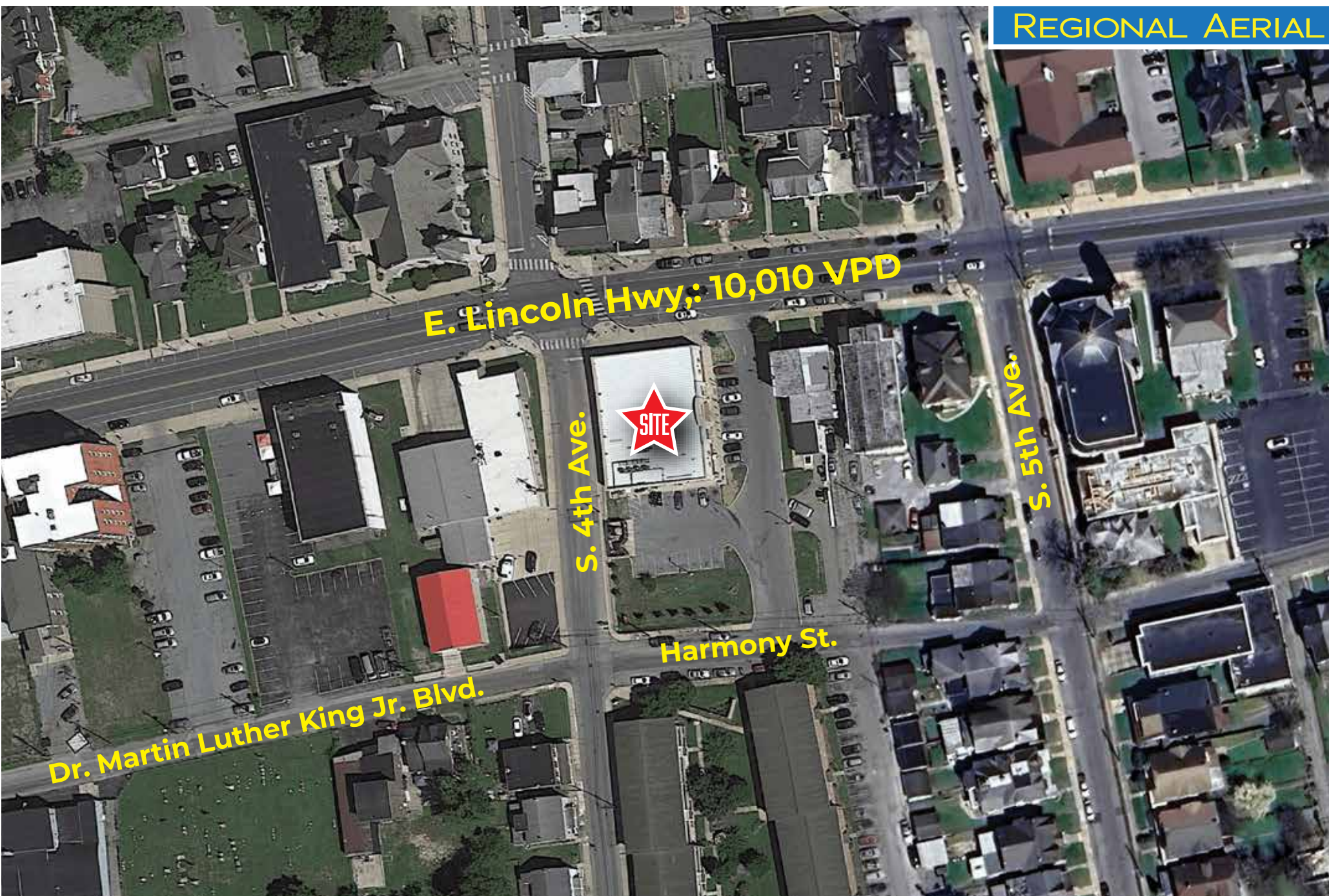
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## REGIONAL AERIAL



E. Lincoln Hwy; 10,010 VPD

SITE

S. 4th Ave.

S. 5th Ave.

Harmony St.

Dr. Martin Luther King Jr. Blvd.

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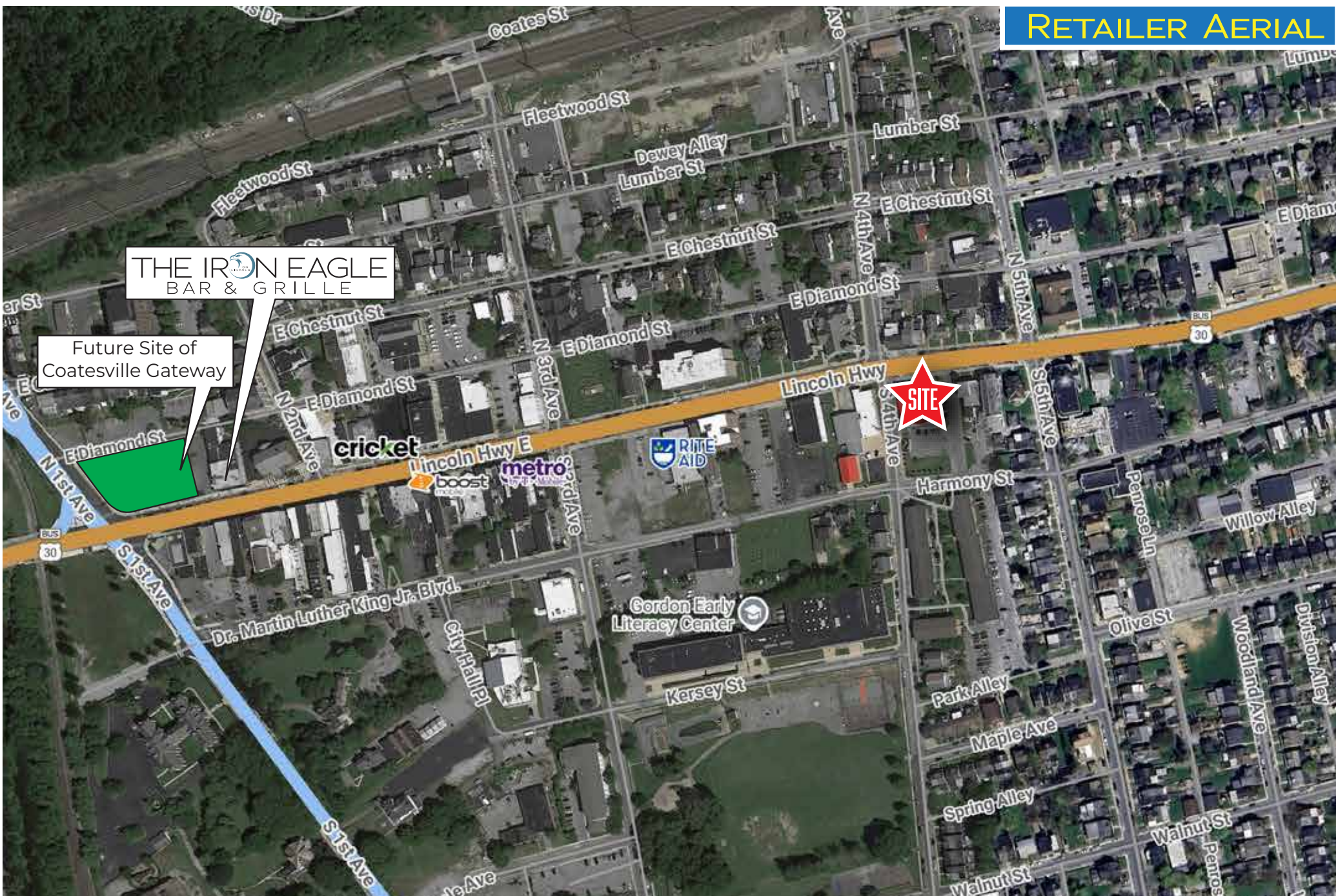
COMMERCIAL REAL ESTATE

## RETAILER AERIAL

THE IRON EAGLE  
BAR & GRILLE

Future Site of  
Coatesville Gateway

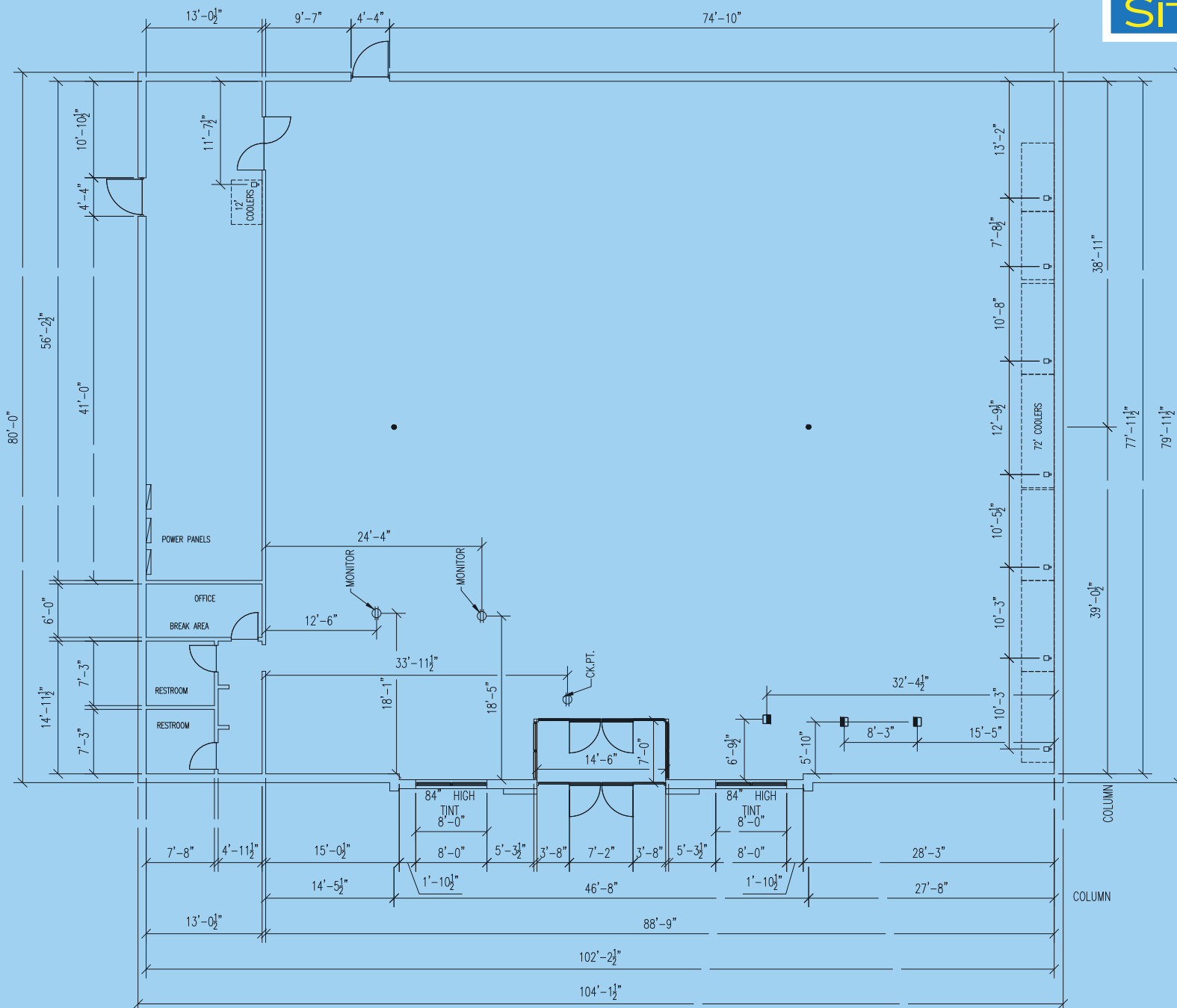
SITE



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## SITE PLAN



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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	15,476	41,581	72,186
Projected Population (2029)	15,586	42,184	73,309
Projected Annual Growth (2024 to 2029)	0.1%	0.3%	0.3%

### Households & Growth

Households	5,688	15,797	27,130
Projected HH (2029)	5,806	16,232	27,907
HH Growth with Children (2024 to 2029)	41.5%	33.2%	33.1%

### Income

Average HH Income (Est. 2024)	\$85,152	\$117,478	\$134,663
Median HH Income (2024)	\$63,338	\$93,233	\$110,785

### Daytime Population

Total Businesses (2024)	279	918	1,592
Number of Employees (2024)	1,949	8,693	14,237

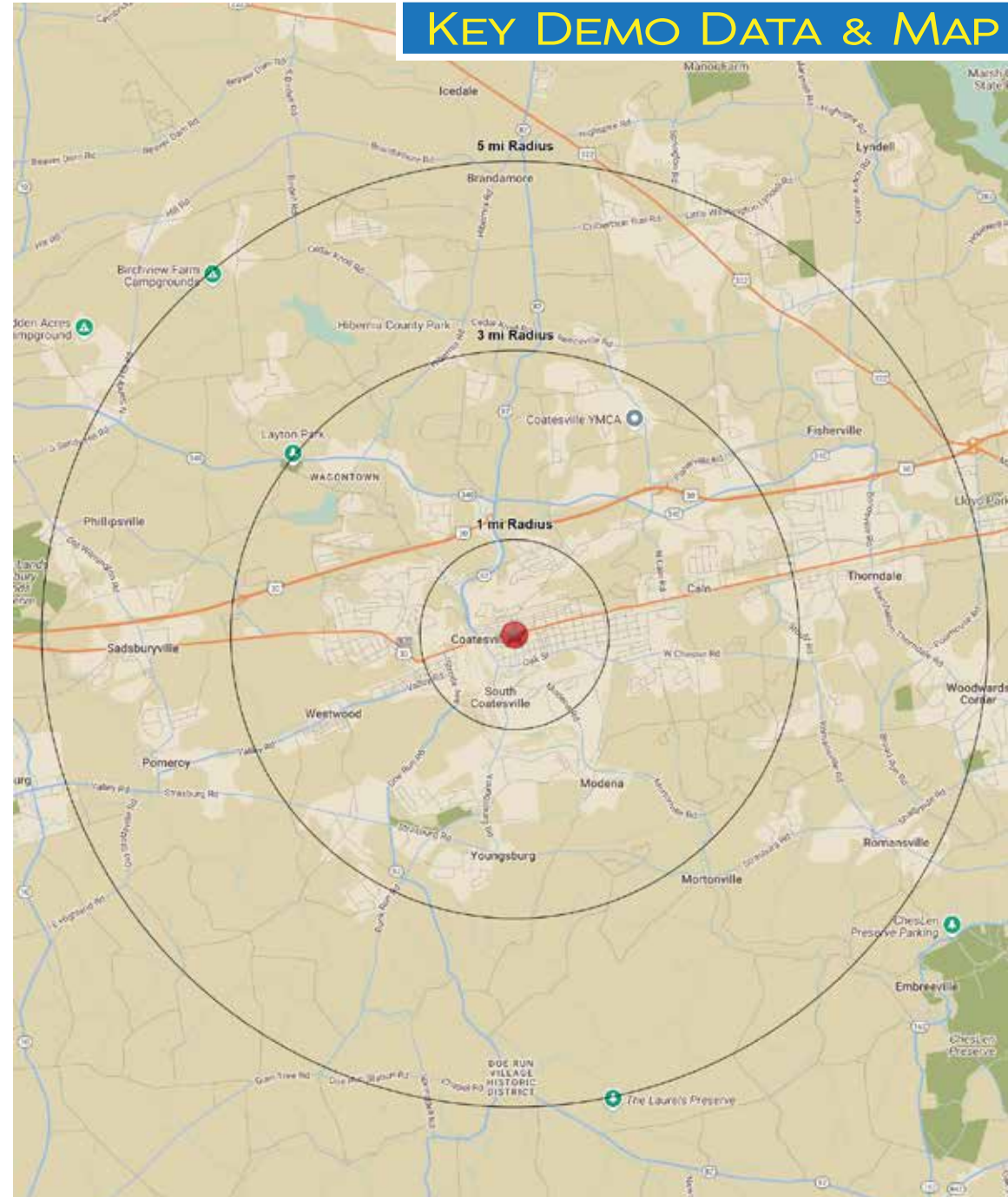
### Education

High School Graduate	37.4%	29.7%	26.1%
Some College	18.7%	17.7%	16.1%
Bachelor Degree	14.2%	22.2%	26.5%
Graduate	7.9%	12.2%	15.4%

Traffic Counts: E. Lincoln Hwy.: 10,010 VPD · 1st Ave.: 11,031 VPD

.Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP



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