

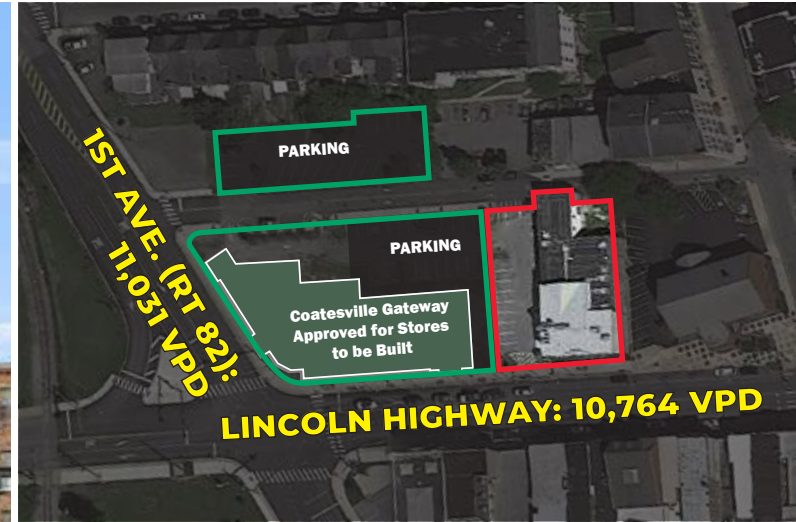
# 3 STORY BUILDING WITH RESTAURANT | FOR SALE OR LEASE

143 E. Lincoln Highway | Coatesville, PA 19320 | Chester County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



- 2,000 SF Restaurant with Economic Liquor License
- Dining Room and Bar Recently Refurbished
- Fully Equipped Kitchen • Outside Seating Patio
- Expandable Bar and Dining Space for large events.
- 150 Seat Theatre with 40 Seat Mezzanine available for redevelopment, lighting room and catwalks
- Additional commercial space for expansion available

## BECOME A PART OF THE GROWTH OF WESTERN CHESTER COUNTY!

6,000 SF  
Ground Floor

15,000 SF  
Three Floor Total

65 SPACES  
Parking\*

IMMEDIATE  
Availability

SALE/LEASE  
Upon Request

### PROPERTY INFORMATION

- Located at the heavily traveled signalized intersection of routes 30 & 82 with Combined Traffic Counts over 21,795 VPD
- Situated in the densely populated area of Coatesville with over 39,000 residents within a three mile radius
- Restaurant is part of the Coatesville Gateway project, 22,000 SF of prime retail, restaurant & professional space (Coming Soon)
- \* On site parking spaces with cross easement for parking to be shared with future commercial users
- Ideal for entertainment. Retail, office or residential capabilities

### Join the restaurants, stores and attractions opening in Coatesville

- Close to the newly renovated train station (Currently Under Construction) with Amtrak R5 & 350 access and parking deck
- 200,000 SF National Sports & Events Center (Opening 2027)

FOR MORE INFORMATION  
PLEASE CONTACT:

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SCAN FOR  
WEB SITE  
LPRE.COM

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. 021325



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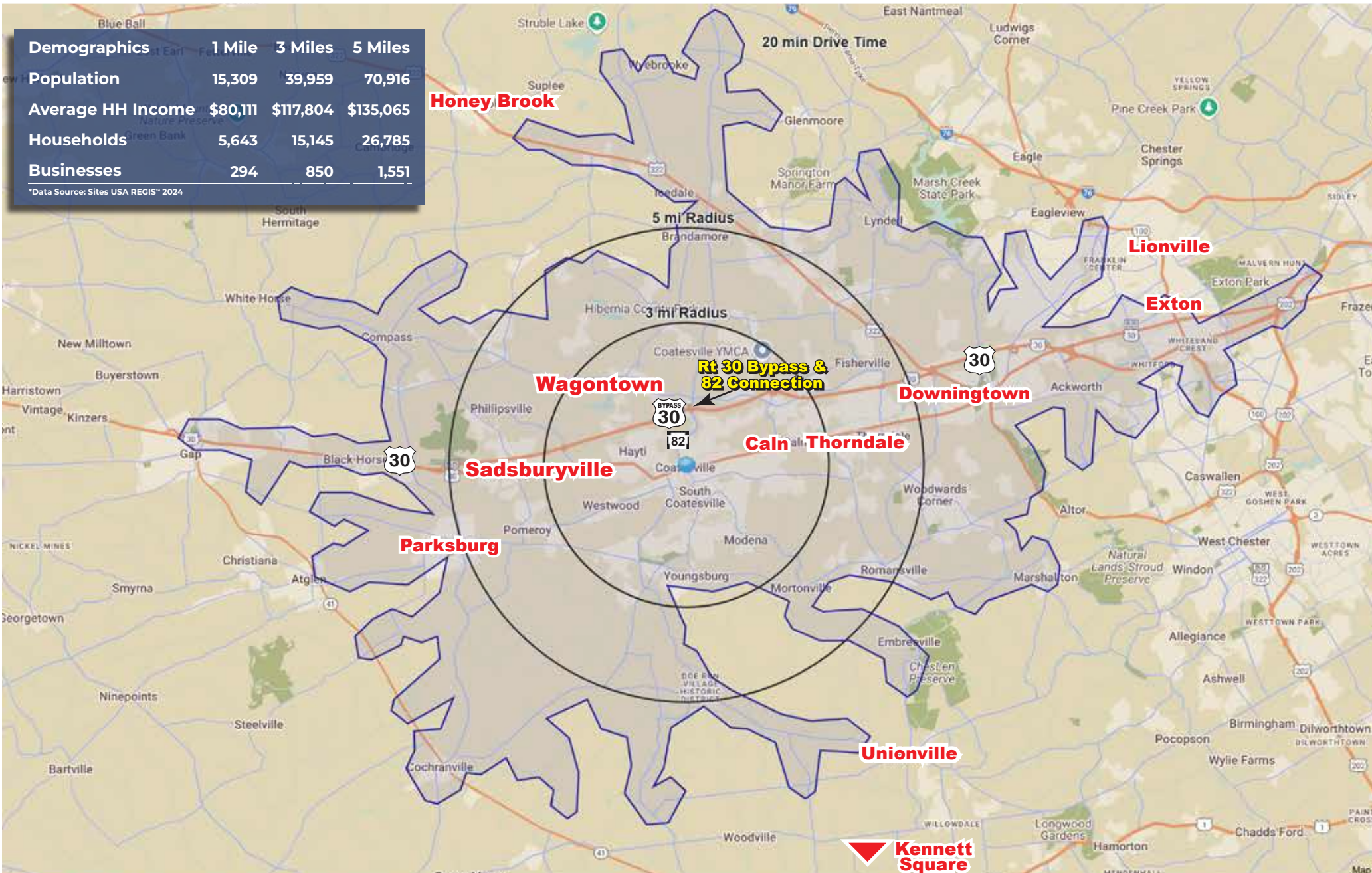
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COMMERCIAL REAL ESTATE

## REGIONAL AERIAL

Demographics	1 Mile	3 Miles	5 Miles
Population	15,309	39,959	70,916
Average HH Income	\$80,111	\$117,804	\$135,065
Households	5,643	15,145	26,785
Businesses	294	850	1,551

\*Data Source: Sites USA REGIS™ 2024



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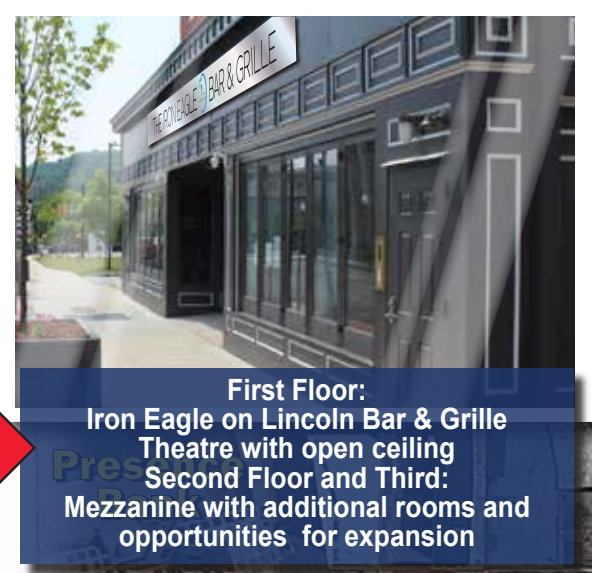
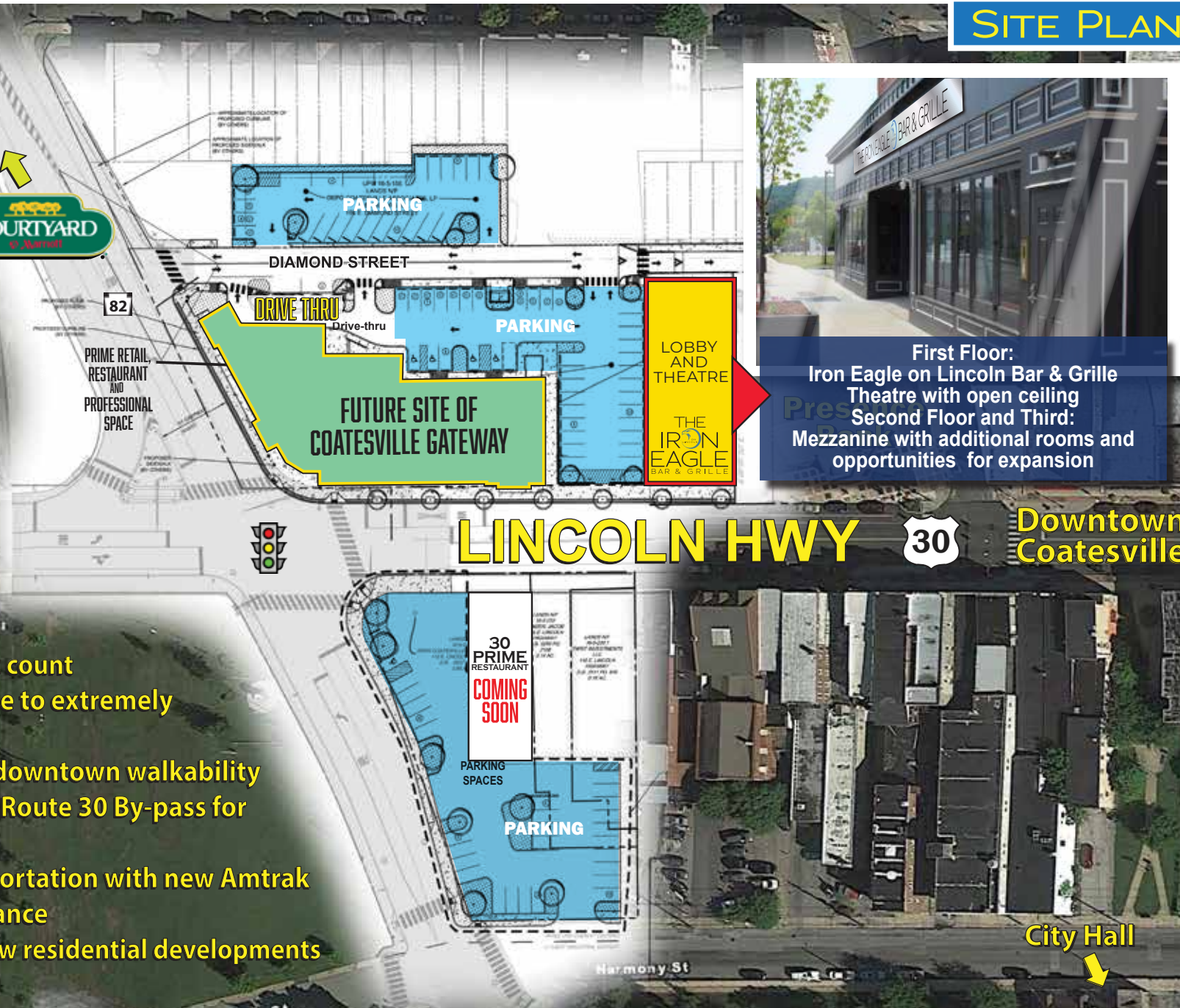
## SITE PLAN

### THE FLATS

National Sports & Events Center Opening in 2027



- 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



First Floor:  
Iron Eagle on Lincoln Bar & Grille  
Theatre with open ceiling  
Second Floor and Third:  
Mezzanine with additional rooms and opportunities for expansion



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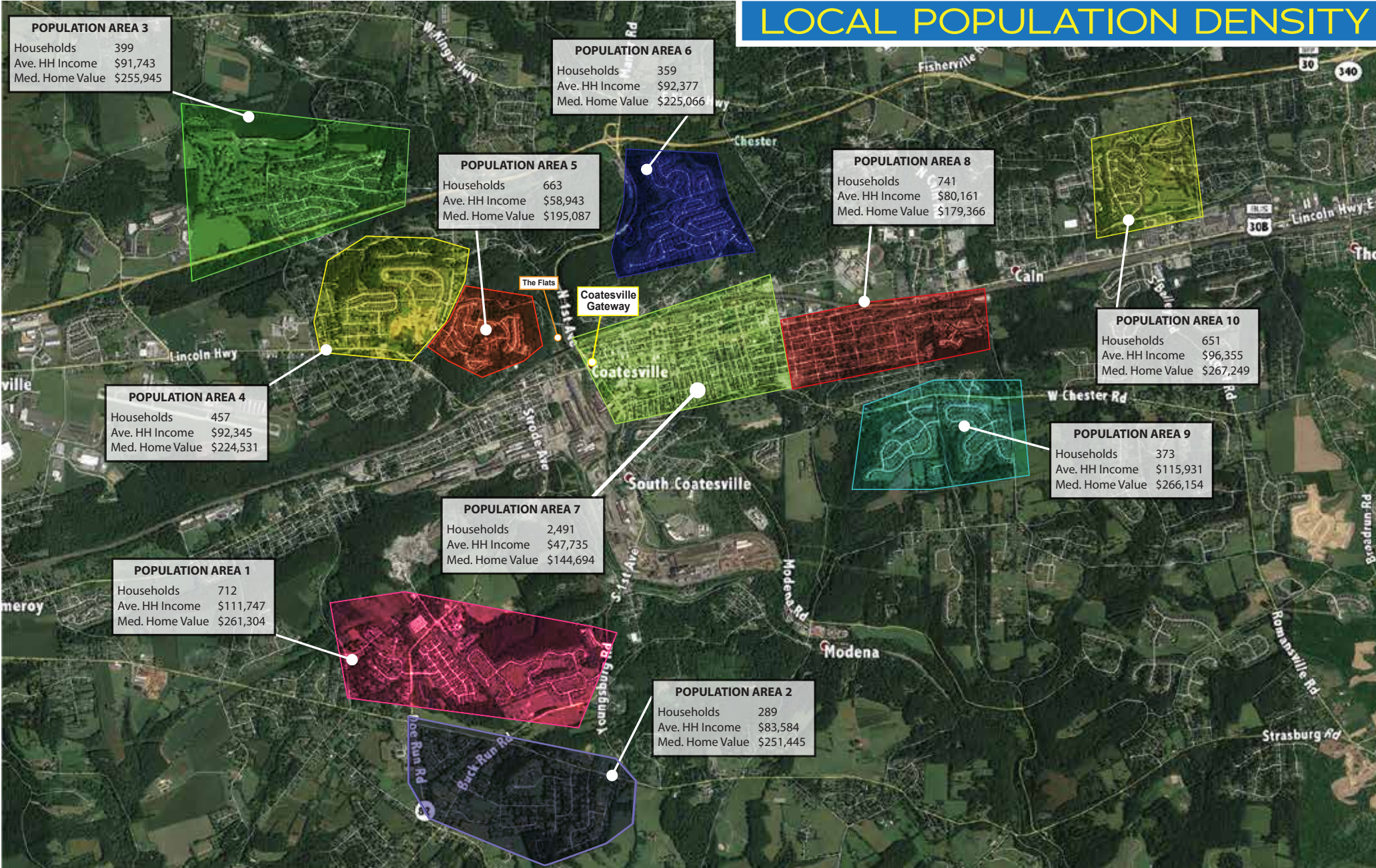
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## LOCAL POPULATION DENSITY



## JOIN THE REVITALIZATION OF COATESVILLE

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## RESTAURANT AND BAR • DINING • EVENTS • CATERING!

## PHOTOS

Theatre with Mezzanine



150 SEAT THEATRE WITH 40 SEAT MEZZANINE FOR CONCERTS, LECTURES, MOVIES AND MORE!



Bar • Restaurant • Patio • Lobby/Extended Seating and Bar • Kitchen



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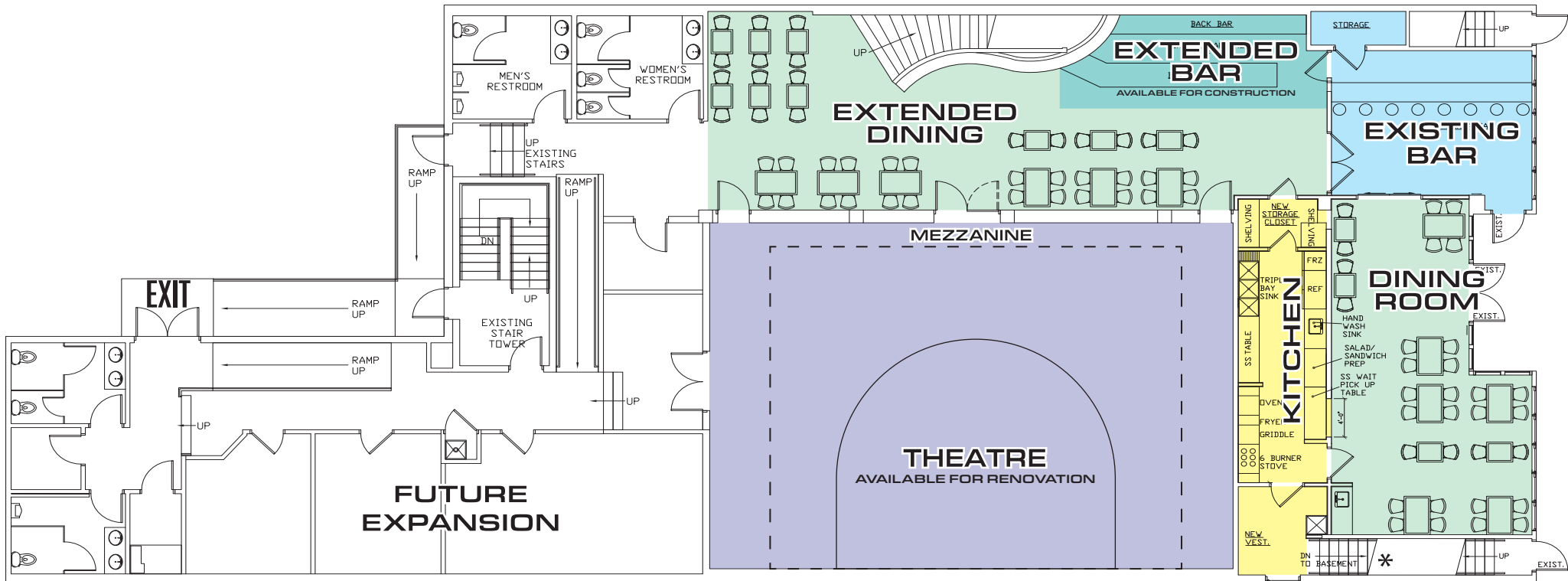
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## FIRST FLOOR & MEZZANINE FLOOR PLAN



- BAR
- DINING ROOM
- OUT DOOR DINING
- EXTENDED BAR
- EXTENDED DINING
- KITCHEN
- THEATRE
- MEZZANINE OPEN TO THEATRE

ON SITE PARKING

**\* BASEMENT IS AVAILABLE FOR STORAGE**

ON SITE PARKING