

FOR LEASE

# Airport Village

3,500-8,468 SF

104 AIRPORT RD | COATESVILLE, PA | 19320



## OVERVIEW

Airport Village is a 70,531 square foot, grocery anchored shopping center located in Coatesville, PA. The project is anchored by Aldi and Dollar Tree alongside many others including Burger King, U.S. Renal Care, and Verizon to name a few. Airport Village offers three points of access, two of which offer direct access onto Route 30. The surrounding area has seen immense growth in the last few years with multiple new residential, retail, and industrial projects in the market.



**Blake Shaffer | Abe Khan | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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AVAILABLE



261.5K  
ANNUAL VISITS



97.8K  
ANNUAL VISITS



56.9K  
ANNUAL VISITS

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	29,721	58,093	151,209
TOTAL EMPLOYEES	4,951	15,711	38,944
AVERAGE HHI	\$88,572	\$95,032	\$117,319
TOTAL HOUSEHOLDS	11,066	21,545	54,386

TRAFFIC COUNTS: Airport Road - ±4,200 VPD |  
Lincoln Hwy - ±8,023 VPD



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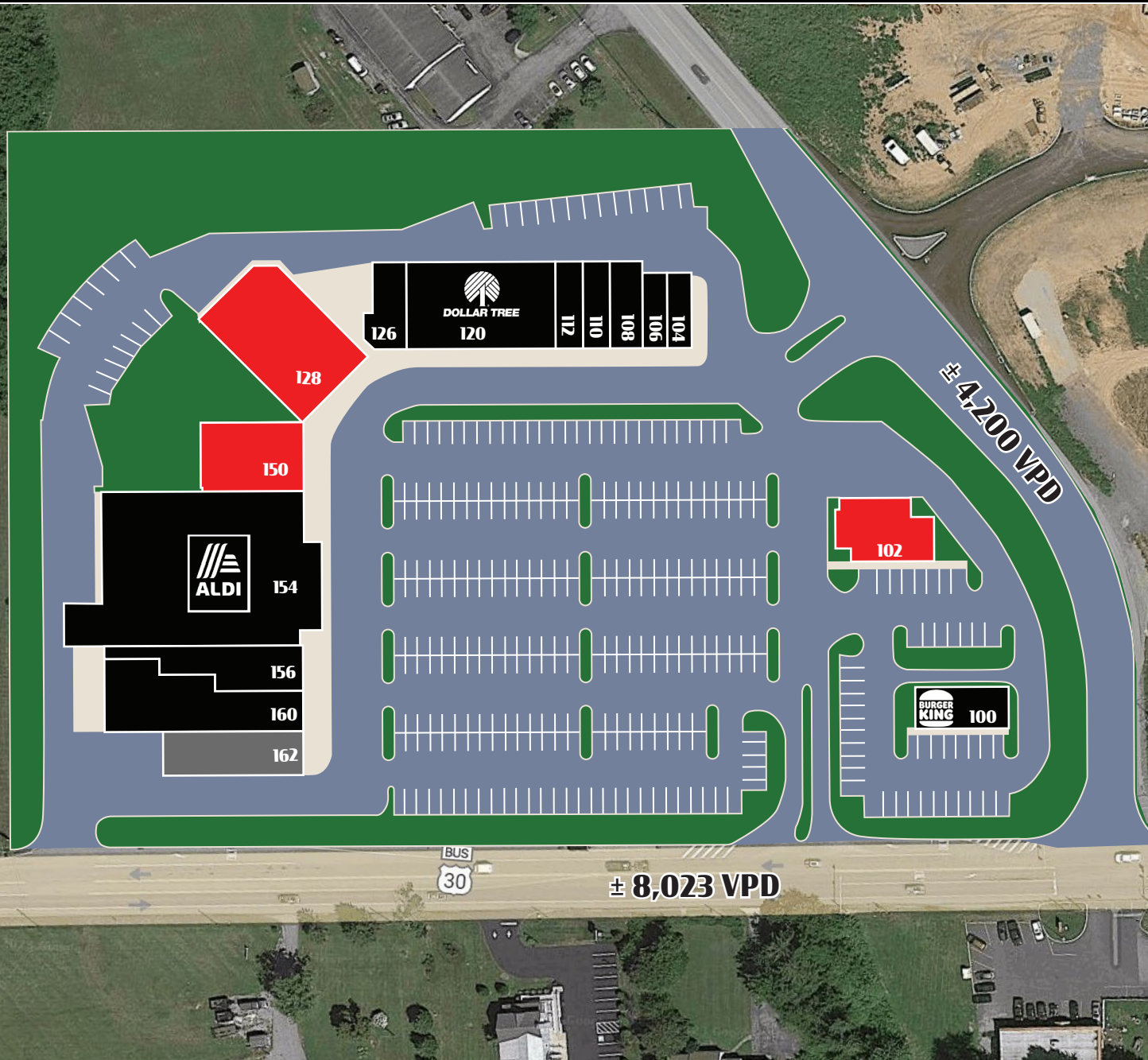
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SUITE	TENANT	SF
100	Burger King	3,000
102	AVAILABLE	3,500
104	Limited Nails	1,200
106	Candy's Styling Salon	1,200
108	Milton's Pizza	1,750
110	Mister Wok	1,540
112	Mail N More	1,540
120	Dollar Tree	8,183
126	Amkore Karate School	1,750
128	AVAILABLE	8,468
150	AVAILABLE	4,336
154	Aldi	23,692
156	Verizon	2,763
160	U.S. Renal Care	5,737
162	Future Development	3,300



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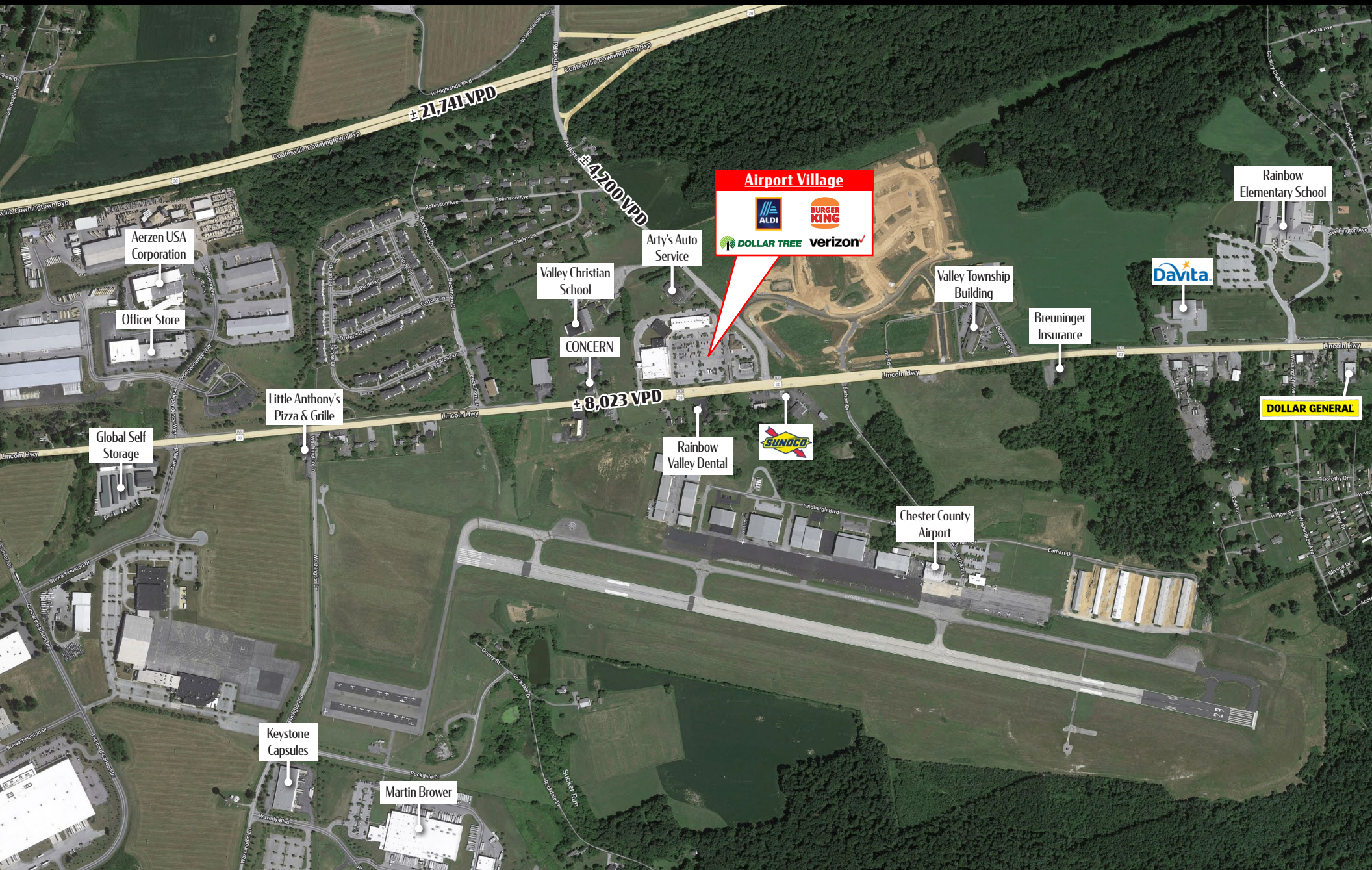
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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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### CONTACT US

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

