

FOR LEASE

# Airport Village

3,500 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, Dollar Tree, and Rite-Aid 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  
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3,500 SF  
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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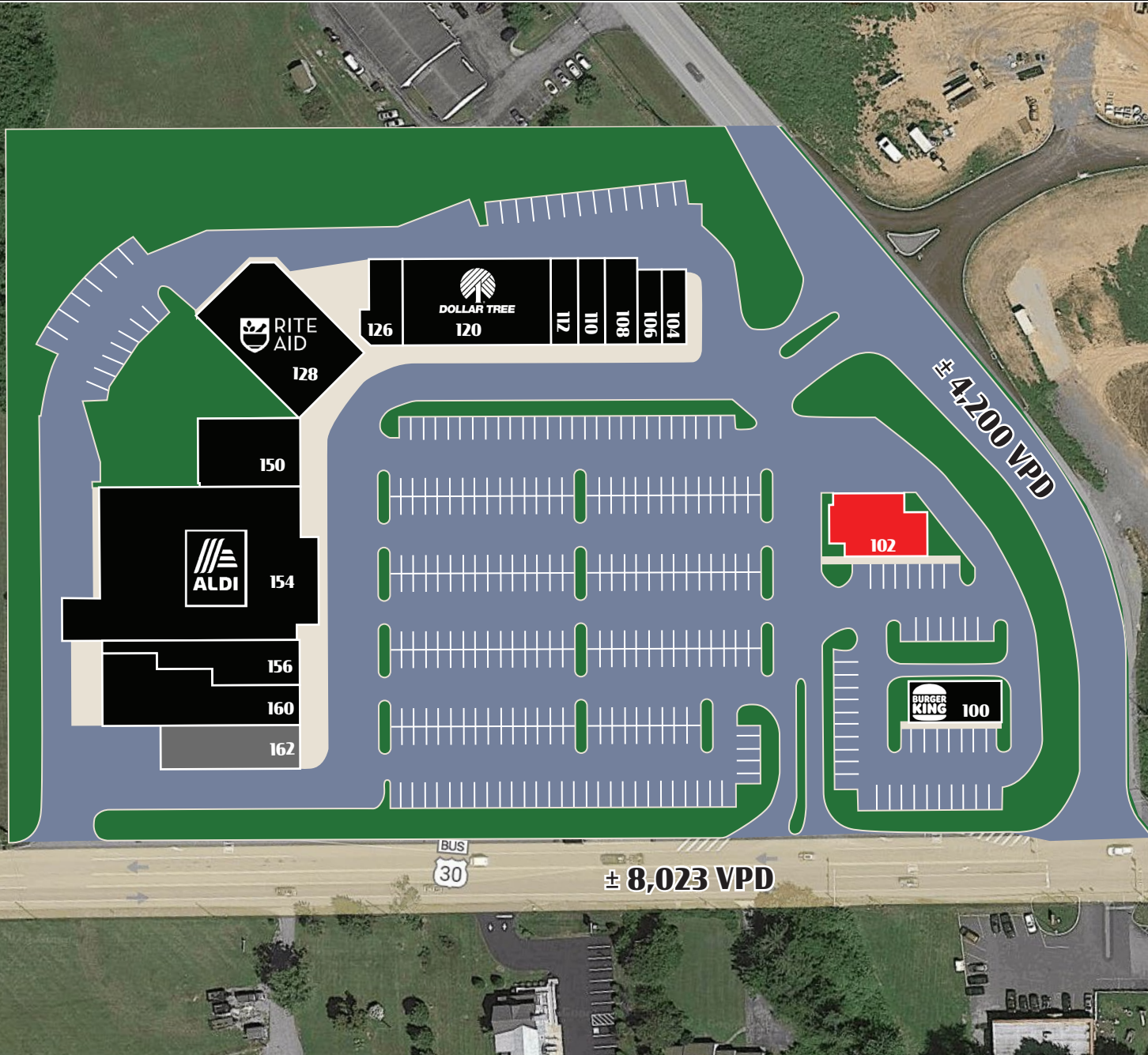
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SUITE	TENANT	SF
100	Burger King	3,000
<b>102</b>	<b>AVAILABLE</b>	<b>3,500</b>
104	Limited Nails	1,200
106	Candy's Styling Salon	1,200
108	Milton's Pizza	1,750
110	Mister Wok	1,540
112	Mail N More	1,540
120	Dollar Tree	8,183
126	Amkore Karate School	1,750
128	Rite-Aid	8,468
150	Lease-Out	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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# 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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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