

1961 & 2011

E LINCOLN HIGHWAY

COATESVILLE, PA | 19320

PARCEL 2
1.50 ACRES

PARCEL 3
.87 ACRES

LEASED
TRULIEVE

± 13,000 VPD

±2.38 ACRES AVAILABLE
FOR SALE



Tommy Ciccarone Jr. | Anthony Curcio

For Sale Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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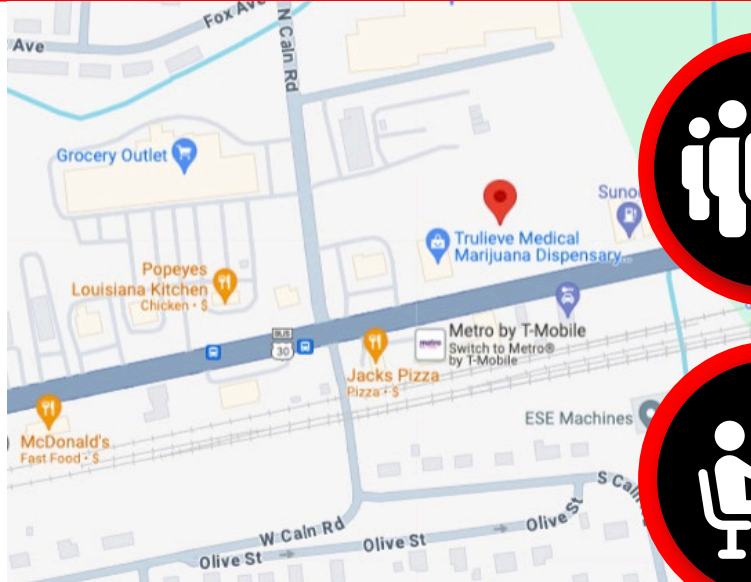
±2.38 ACRES
FOR SALE

PROPERTY OVERVIEW

Price: \$2,000,000.00

Acre(s): 2.37

- 1961 Lincoln HWY E: 1.50 Acre(s)
- 2011 Lincoln HWY E: .87 Acre(s)



POPULATION
3 MILE- 44,328
5 MILE- 81,664
7 MILE- 118,953



EMPLOYEES
3 MILE- 8,838
5 MILE- 17,995
7 MILE- 27,272

PROPERTY DETAILS

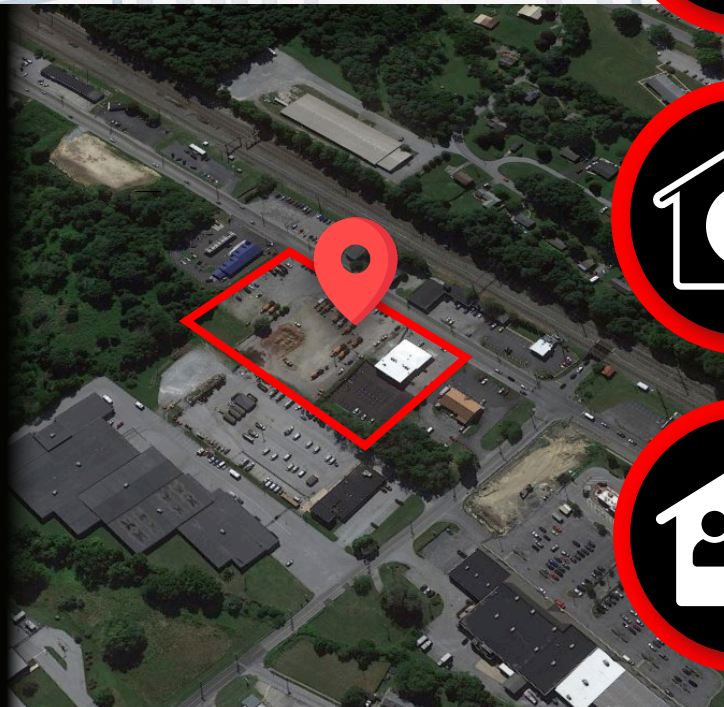
TOWNSHIP: Caln Township

ZONING: C1 Highway Commercial

FRONTAGE: ±330 ft

DEPTH: ±290 ft

LAND SF: ±95,700



AVERAGE HHI
3 MILE- \$124,860
5 MILE- \$141,589
7 MILE- \$150,158



HOUSEHOLDS
3 MILE- 16,621
5 MILE- 30,677
7 MILE- 44,780



E LINCOLN HGWY: ±13,000 VPD
ROUTE 30: ±92,000 VPD

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LEASE INFORMATION

Outdoor Storage Lease: \$10,000 Per Month

Lease Start: 2022

Lease Term: Renewing Every 6 Months

Property Taxes:

1961 E Lincoln Highway = \$10,460

2011 E Lincoln Highway = \$6,494



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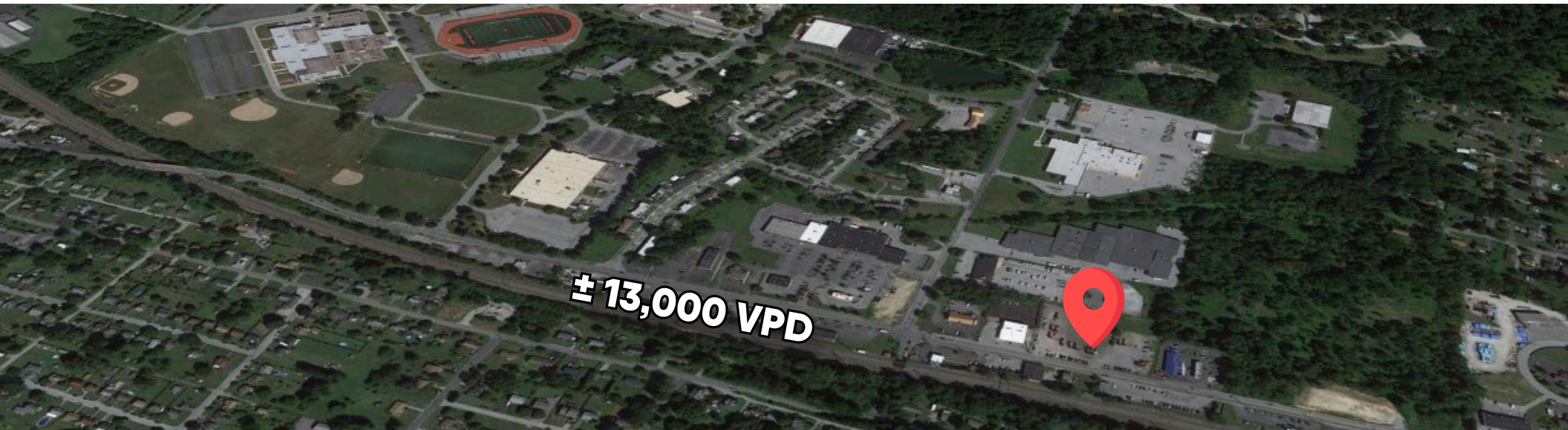
ZONING: C1 HIGHWAY COMMERCIAL

USES BY RIGHT

- Retail business establishments with 7,500 square feet or less of gross floor area.
- Business and professional offices with 7,500 square feet or less of gross floor area.
- Medical or dental clinic with 7,500 square feet or less of gross floor area.
- Restaurants with 7,500 square feet or less of gross floor area and without drive-through service lanes.
- Taverns and taprooms with 7,500 square feet or less of gross floor area.
- Club or lodge with 7,500 square feet or less of gross floor area.
- Personal service establishments with 7,500 square feet or less of gross floor area.
-) Banks and financial establishments with 7,500 square feet or less of gross floor area.
- Forestry, subject to § 155-37 of the Code.
- | Automobile leasing with 7,500 square feet or less of gross floor area.
[Added 6-8-2017 by Ord. No. 2017-01]
- | Medical marijuana dispensary with 7,500 square feet or less of gross floor area.
[Added 6-8-2017 by Ord. No. 2017-01]

CONDITIONAL USES

- Convenience store or mini market, subject to § 155-69 of the Code.
- Child day-care center, subject to § 155-70 of the Code.
- Mini malls, subject to § 155-72 of the Code.
- Shopping centers and shopping malls, subject to § 155-72 of the Code.
- Automobile sales, subject to § 155-73 of the Code.
- Commercial drive-through establishments, subject to § 155-79 of the Code.
- Veterinary hospital or animal clinic, subject to § 155-82 of the Code.
-) Recreational uses, subject to § 155-90 of the Code.
- Educational uses, subject to § 155-91 of the Code.
- | Hospitals or medical centers, subject to § 155-91 of the Code.
- | Convalescent homes and nursing homes, subject to § 155-91 of the Code.
- Rental business, subject to § 155-95 of the Code.
- Retail business establishments with more than 7,500 square feet of gross floor area.
- Business and professional offices with more than 7,500 square feet of gross floor area.
- Medical or dental clinic with more than 7,500 square feet of gross floor area.
- Restaurants with more than 7,500 square feet of gross floor area.
- | Taverns and taprooms with more than 7,500 square feet of gross floor area.
- Club or lodge with more than 7,500 square feet of gross floor area.
- Personal service establishments with more than 7,500 square feet of gross floor area.
- Banks and financial establishments with more than 7,500 square feet of gross floor area.
- Theater or family entertainment complex.
- Hotel or motel.
- Commercial greenhouse or nursery.



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MARKET OVERVIEW



GROCERY OUTLET
bargain Market

FAMILY DOLLAR

COATSVILLE AREA
HIGH SCHOOL

EST. 1977
ExtraSpace
Storage

Wawa

ALDI

DOLLAR GENERAL

FINE WINE & GOOD SPIRITS

RFC
REPAIR • CLEAN • REFINISH • RESTORE

SHERWIN WILLIAMS

DUNKIN'

LOUISIANA
KITCHEN
POPEYES

McDonald's

Pizza Hut

DQ

KOHL'S GIANT

GNC **PET SUPPLIES PLUS**

DOLLAR TREE

WELLS FARGO **goodwill**

at&t **Applebee's**
GRILL + BAR

WAYBACK BURGERS! **MAVIS DISCOUNT TIRE**

Great Clips **T-Mobile**

Dominos

Wendy's

Site

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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PROPERTY
MANAGEMENT



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.

