

1961 & 2011

E LINCOLN HIGHWAY

THORNDALE, PA | 19355

PARCEL 2
1.50 ACRES

PARCEL 3
.87 ACRES

LEASED
TRULIEVE

RETAIL
±6,000 SF

OSB
±2,400 SF

± 14,347 VPD

±2.38 ACRES AVAILABLE
FOR SALE OR LEASE



Tommy Ciccarone Jr. | Anthony Curcio

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



COMMERCIAL BROKERAGE. *Redefined.*

1961 & 2011 E LINCOLN HIGHWAY

COATSVILLE, PA | 19320

±2.38 ACRES
FOR SALE OR LEASE

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)

PROPERTY DETAILS

TOWNSHIP: Caln Township

ZONING: C1 Highway Commercial

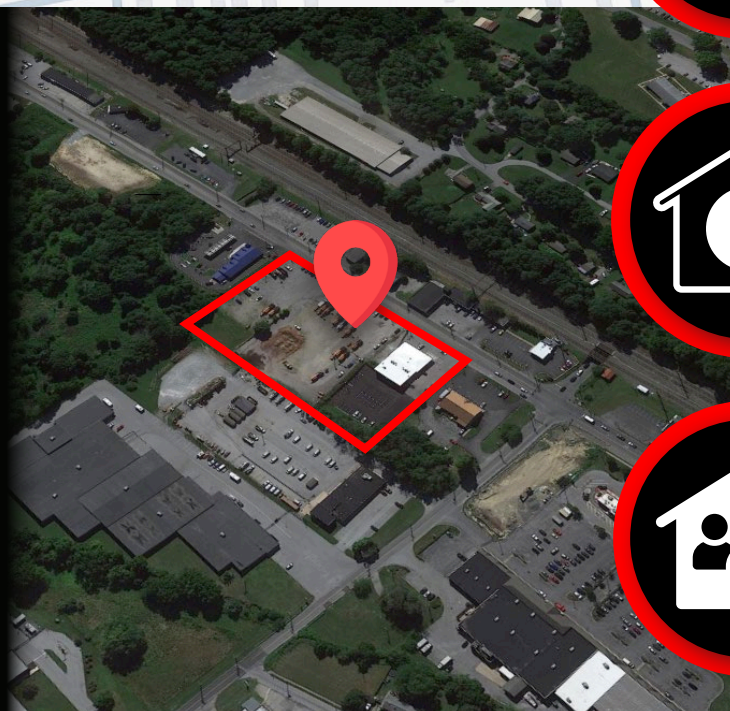
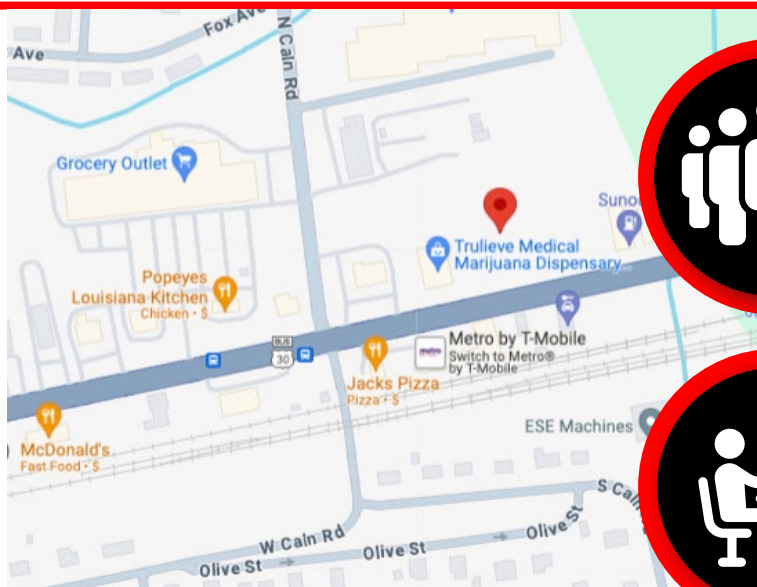
FRONTAGE: ±330 ft

DEPTH: ±290 ft

LAND SF: ±95,700



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



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



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



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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.



± 14,347 VPD

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MARKET OVERVIEW



KOHL'S GIANT

GNC

PET SUPPLIES PLUS

DOLLAR TREE



at&t

Applebee's
GRILL + BAR

WAYBACK
BURGERS

WELLS
FARGO

goodwill

MAV'S
DISCOUNT
TIRE

Great Clips

T-Mobile

Wawa

ALDI



Wendy's

**GROCERY
OUTLET**
bargain market

FAMILY DOLLAR

COATSVILLE AREA
HIGH SCHOOL

EST. 1977
**ExtraSpace
Storage**

Site



DUNKIN'

LOUISIANA
KITCHEN
POPEYES



**Pizza
Hut**

DOLLAR GENERAL

FINE WINE & GOOD SPIRITS



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 Blvd, 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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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

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.

