

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. | Alec Werner

For Sale Information: 484.947.5334 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



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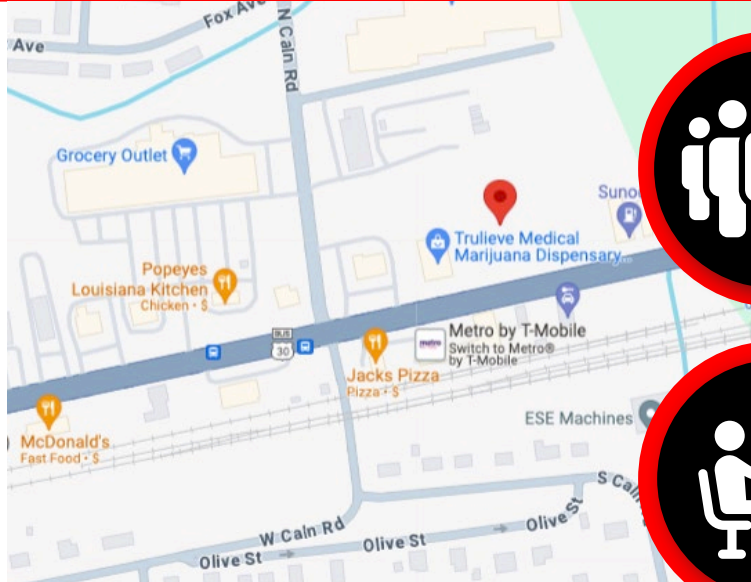
## PROPERTY OVERVIEW

**Acre(s): 2.37**

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

**Price: \$1,200,000.00**

- Parcel 2: \$759,600.00
- Parcel 3: \$440,400.00



**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

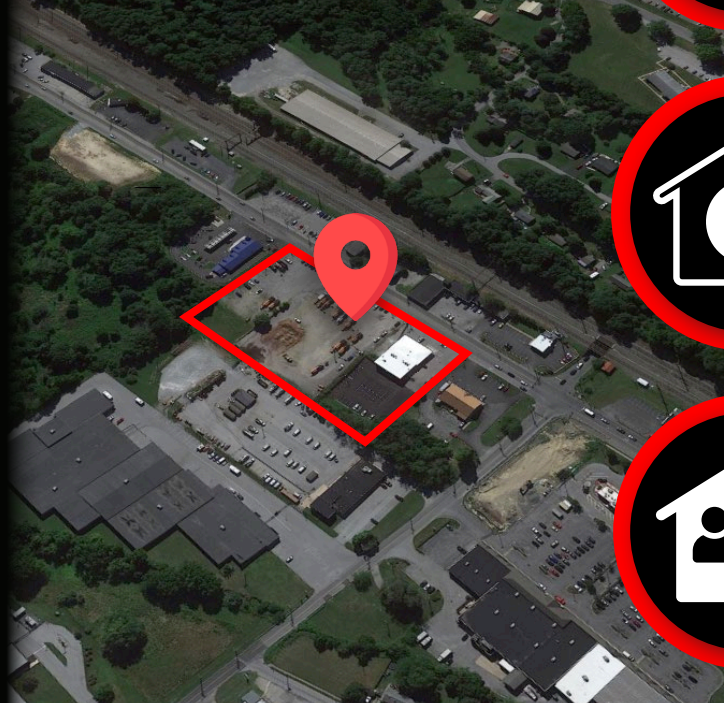
**TOWNSHIP:** Caln Township

**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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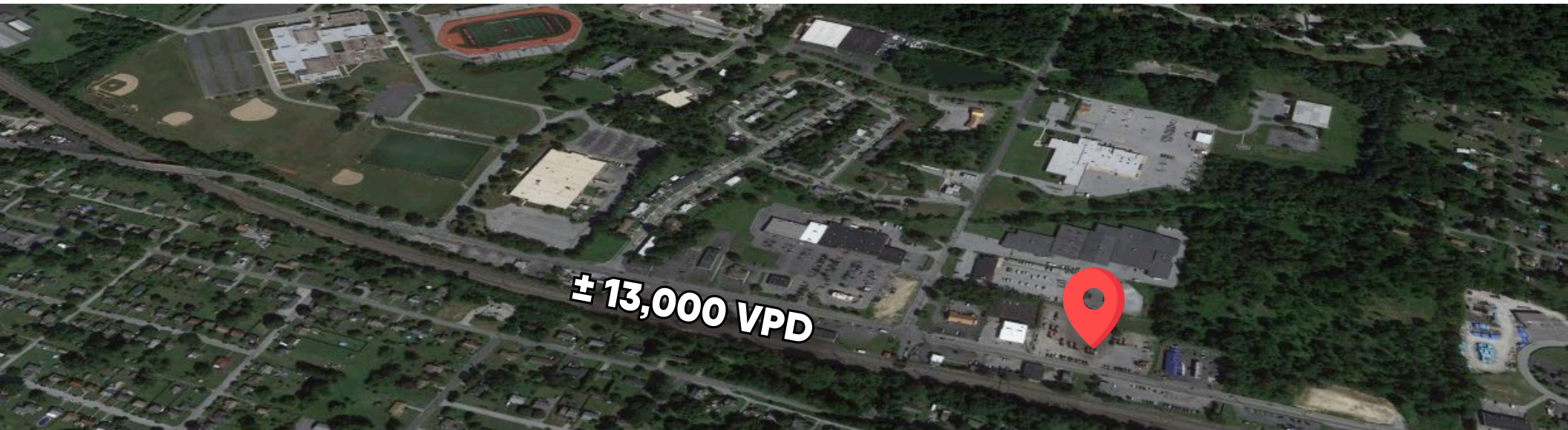
## ZONING: C1 HIGHWAY COMMERCIAL

### 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



**KOHL'S GIANT**  
**GNC** **PET SUPPLIES PLUS**  
**DOLLAR TREE**  
**WELLS FARGO** **goodwill**  
**at&t** **Applebee's** **WAYBACK BURGERS!** **MAVIS DISCOUNT TIRE**  
**Great Clips** **T-Mobile**

**Wawa**

**Site**

**GROCERY OUTLET** **FAMILY DOLLAR**  
*bargain market*

COATSVILLE AREA HIGH SCHOOL

**EST. 1977**  
**ExtraSpace Storage**

**DOLLAR GENERAL**  
FINE WINE & GOOD SPIRITS  
**REC** **SHERWIN WILLIAMS**

**ALDI**

**Dominos**

**Wendy's**

**Pizza Hut**

**DQ**

**DUNKIN'**

**McDonald's**

**LOUISIANA KITCHEN**  
**POPEYES**



# 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Tommy Ciccarone Jr.

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### Alec Werner

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## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

