





PROPERTY HIGHLIGHTS

• Rentable Area: 2,900 SF (1 Floor)

Township: City of Coatesville

Zoning: C-2, Central Business District

Parking: Street / Public Parking Lots

• Base Rent: \$15.00/SF

· Lease: NNN

Located within historic City Clock building of Coatesville

Located below apartment units

Potential Uses:

Retail

Restaurant

· Convenience Store

Day Care Center

Financial Institution

Personal Service (Barber Shop, Esthetician, Nail Salon, etc.)

Office

Medical Clinic

Life-Care Facility

DEMOGRAPHICS		5 MILE	7 MILE	10 MILE
† † † † †	POPULATION	71,717	109,717	177,463
† † † † †	TOTAL EMPLOYEES	13,974	23,244	50,538
र्डी कि	AVERAGE HHI	\$133,447	\$138,946	\$154,196
**	TOTAL HOUSEHOLDS	26,999	41,391	66,044





ABOUT THE AREA

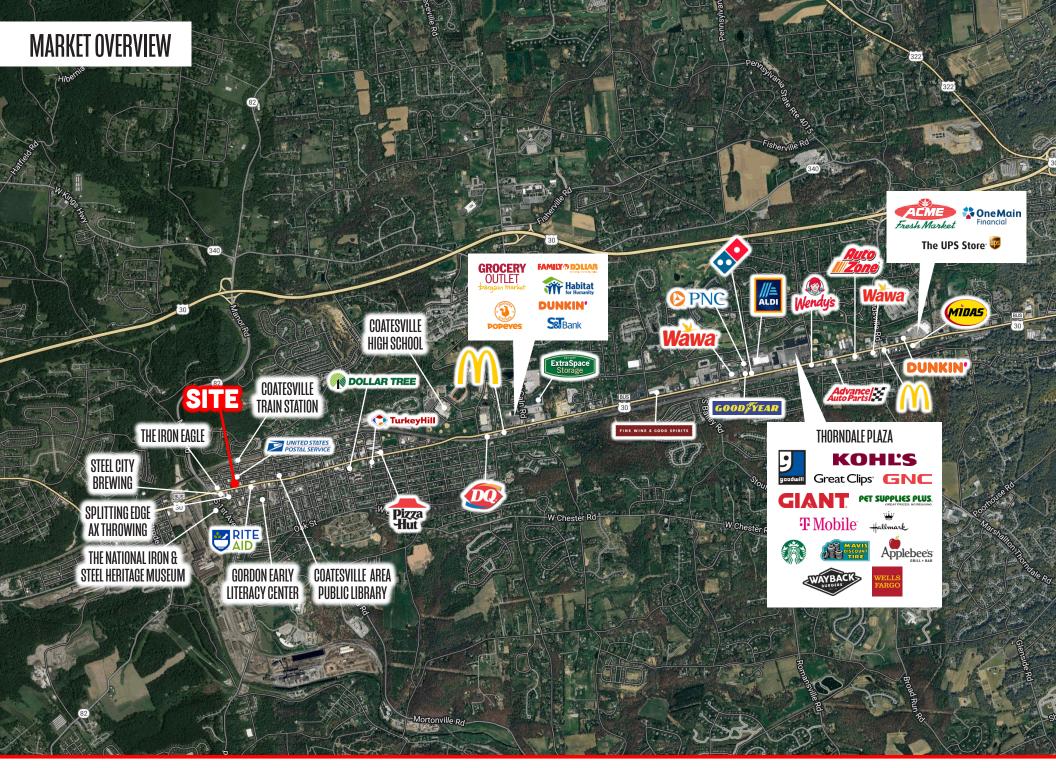
- Downtown Revitalization Bob & Jennifer McNeil, and Knox Equipment Rentals have pledged six years of funding from our downtown revitalization strategy, enabling us to enhance Coatesville's commercial district through various initiatives.
- National Sports and Event Center with Velodrome

 Located at the northwest corner of First Avenue
 and Lincoln Highway, developers are in agreement to
 construct a 26.3 acre National Sports and Event Center
 with Velodrome (indoor cycling track).
- Coatesville Train Station The new Coatesville
 train station is being developed with amenities and
 accessibility features along Fleetwood Street between
 3rd and 4th Avenues.
- Train Station Parking Garage The Coatesville
 Train Station will support transit services and nearby development sites, synchronized with the timeline of the new train station construction.













Q 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

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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.



