

235 E LINCOLN HIGHWAY

COATESVILLE, PA • 19320

±2,900 SF RETAIL SPACE AVAILABLE • FOR LEASE



TOMMY CICCARONE | ALEC WERNER

FOR LEASE INFORMATION: 484.947.5334 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

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
 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.



MARKET OVERVIEW



SITE

GROCERY OUTLET
 Bargain Market
FAMILY DOLLAR
 Habitat for Humanity
DUNKIN'
 S&B Bank
POPEYES

THORDALE PLAZA
GOODWILL
KOHL'S
 Great Clips
GNC
GIANT
 PET SUPPLIES PLUS
 T Mobile
 Hallmark
 Starbucks
 MAVIS DISCOUNT TIRE
 Applebee's
 WAYBACK BURGERS
 WELLS FARGO

ACME
 Fresh Market
OneMain Financial
 The UPS Store

- STEEL CITY BREWING
- SPLITTING EDGE AX THROWING
- THE NATIONAL IRON & STEEL HERITAGE MUSEUM

COATESVILLE TRAIN STATION

COATESVILLE HIGH SCHOOL

- RITE AID
- GORDON EARLY LITERACY CENTER
- COATESVILLE AREA PUBLIC LIBRARY

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

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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.

