1202 & 1206 W LINCOLN HWY

COATESVILLE, PA 19320



±1.1–3.7 ACRES AVAILABLE

FOR LEASE/SALE

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ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

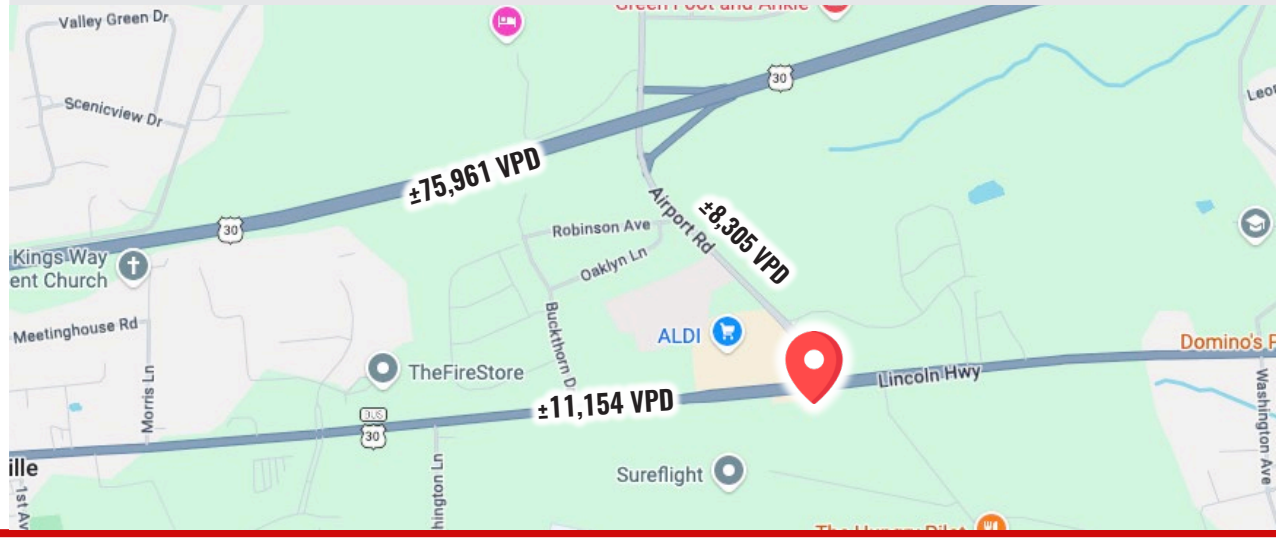
PROPERTY OVERVIEW

- Township: Valley
- County: Chester
- Land Area: 3.71 AC
  - Parcel A- 2.60 AC (Tax ID- 3802 016301A0)
  - Parcel B- 1.11 AC (TAX ID- 3802 01620000)
- Land SF: 113,256
- Traffic Counts:
  - 75,961 VPD (Rt. 30)
  - 11,154 VPD (West Lincoln Hwy)
  - 8,305 VPD (Airport Rd)





DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	60,151	95,750	158,141
EMPLOYEES	14,471	21,595	38,843
AVERAGE HHI	$121,329	$135,255	$147,771
HOUSEHOLDS	22,815	35,617	58,275



Parcel A (2.60 Acres) Zoning: PD, Planned Development

2. Permitted Uses. The following principal uses and their accessory uses are permitted by right, provided the use complies with all supplemental development, design, and use regulations in this chapter:

A. Offices.

B. Laboratories for medical, scientific or industrial research and development.

C. Manufacturing, except for of the following:

(1) Any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations.

(2) Outdoor storage unless properly enclosed and screened in accordance with § **27-208**, Subsection **14**, of this chapter.

D. Assemblage of furniture from prefinished parts and materials.

E. The stamping or extrusion of small metal or plastic products.

F. The packaging of small products.

G. Bookbinding, photocopying, printing and publishing operations.

H. Beverage bottling or distributing.

I. Hospitals, medical or dental clinics (not including group care facilities), and further provided that no overnight accommodations be located within the 60 and greater decibel noise contour zone(s) for the Chester County Airport as identified on the current Chester County Airport Map.

J. Studios and instructional facilities.

K. Retail store/sales.

L. Health and recreation clubs, provided no outdoor activity area shall be within 100 feet of any property line and any accessory uses are not directly accessible without passing through the clubhouse.

M. Hotels and motels.

N. Restaurants and taverns (not including nightclubs).

O. Fast-food restaurants subject to the standards listed in § **27-418**.

P. Private schools.

Q. Airports.

R. Aircraft and aviation support facilities:

(1) Aircraft parts sales and manufacturing.

(2) Aircraft sales and manufacturing.

(3) Aircraft avionics shops.

(4) Aircraft paint shops.

(5) Aircraft hangars for storage of aircraft.

S. Aircraft and aviation training facilities.

T. Rental car businesses not including rental of moving trucks, box trucks, or trailers.

U. Limousine and chauffeur dispatch facilities.

V. Emergency medevac facilities.

W. Firefighting, emergency medical technician (EMT), and ambulance facilities.

X. Passive recreation and parks.

Y. Convenience store.

Z. Forestry uses, subject to the standards listed in § **27-317**.

AA. Warehousing and wholesale trade establishments, subject to the standards listed in § **27-445**.

BB. Indoor recreation facilities, except for riding academies or stables, subject to the standards listed in § **27-415**.

CC. Community center, subject to the standards listed in § **27-452**.

DD. Conference center, subject to the standards listed in § **27-453**.

EE. Grocery store.

4. Conditional Uses. The following principal uses and their accessory uses are permitted by conditional use, provided that a conditional use is approved by the Board of Supervisors in accordance with the procedures listed in § **27-705** of this chapter, and the use complies with all supplemental development, design, and use regulations in this chapter:

A. Any other use, not the same as, but which is nevertheless similar in character and impact as those permitted uses listed above.

B. Convenience commercial centers that are designed and located to primarily serve those persons employed within the PD Zone. (See § **27-417**.)

C. Heliports.

D. Billboards within 75 lineal feet of the Route 30 bypass right-of-way. (See § **27-315**, Subsection **6**.)

E. Active recreation. (See § **27-415**.)

F. Wireless communications facilities. (See § **27-416**.)

G. Controlled-environment agriculture. (See § **27-451**.)

H. Casinos. (See § **27-455**.)

I. Medical marijuana dispensary. (See § **27-456**.)

J. Multiple-family residential development (PD Zone). (See § **27-458**.)

Parcel B (1.11 Acres) Zoning: NCO, Neighborhood Commercial Office

2. Permitted Uses. The following principal uses and their accessory uses are permitted by right, provided the use complies with all supplemental development, design, and use regulations in this chapter:

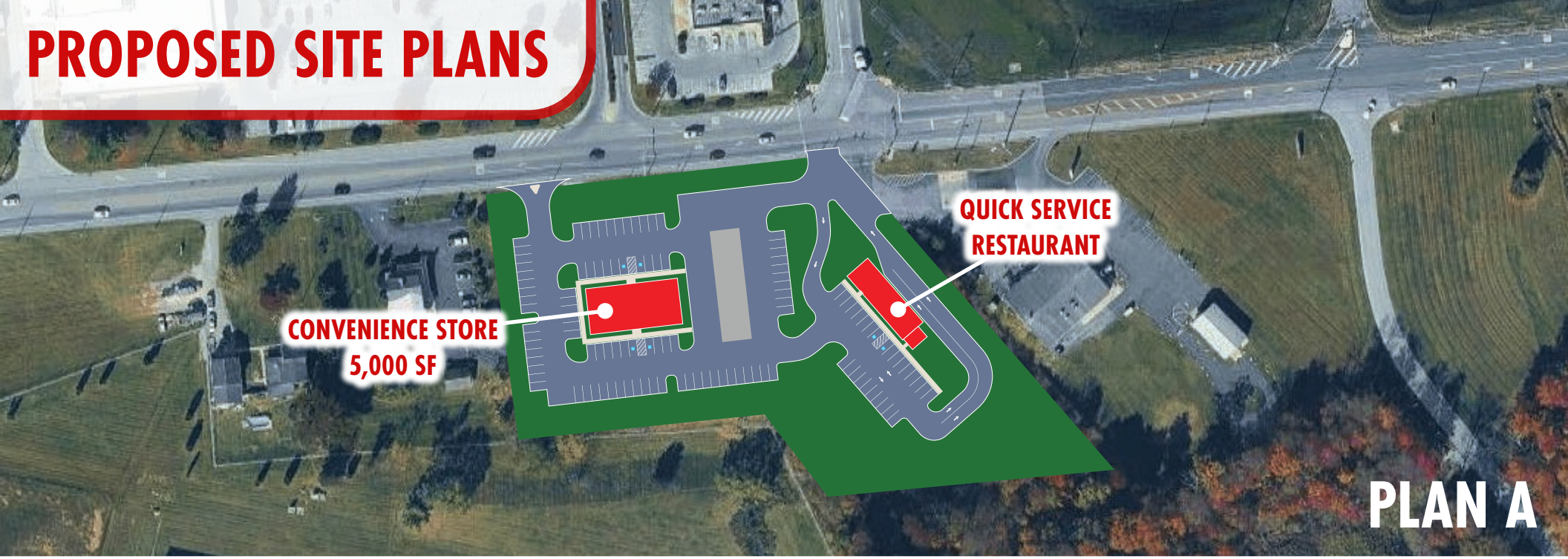
- **A.** Offices.
- **B.** Medical and dental clinics.
- **C.** Restaurants (not including fast-food restaurants or nightclubs), bakeries, coffee shops, and similar uses provided the gross floor area is less 3,600 square feet.
- **D.** Retail store/sales and rental of goods, provided the gross floor area is less than 3,600 square feet.
- **E.** Personal service establishments.
- **F.** Public uses and public utilities.
- **G.** Studios and instructional facilities.
- **H.** Mixed use consisting of more than one category of permitted principal use within the principal structure in one of the following configurations provided that all parking requirements and other standards and requirements of this chapter shall be met for each use, as though it were on an individual lot:
  - **(1)** Any permitted commercial use(s) on the ground level with a dwelling unit(s) above.
  - **(2)** Any permitted commercial uses(s) on the ground level with offices or studios above.
- **I.** Forestry uses, subject to the standards listed in § **27-317** of this chapter.

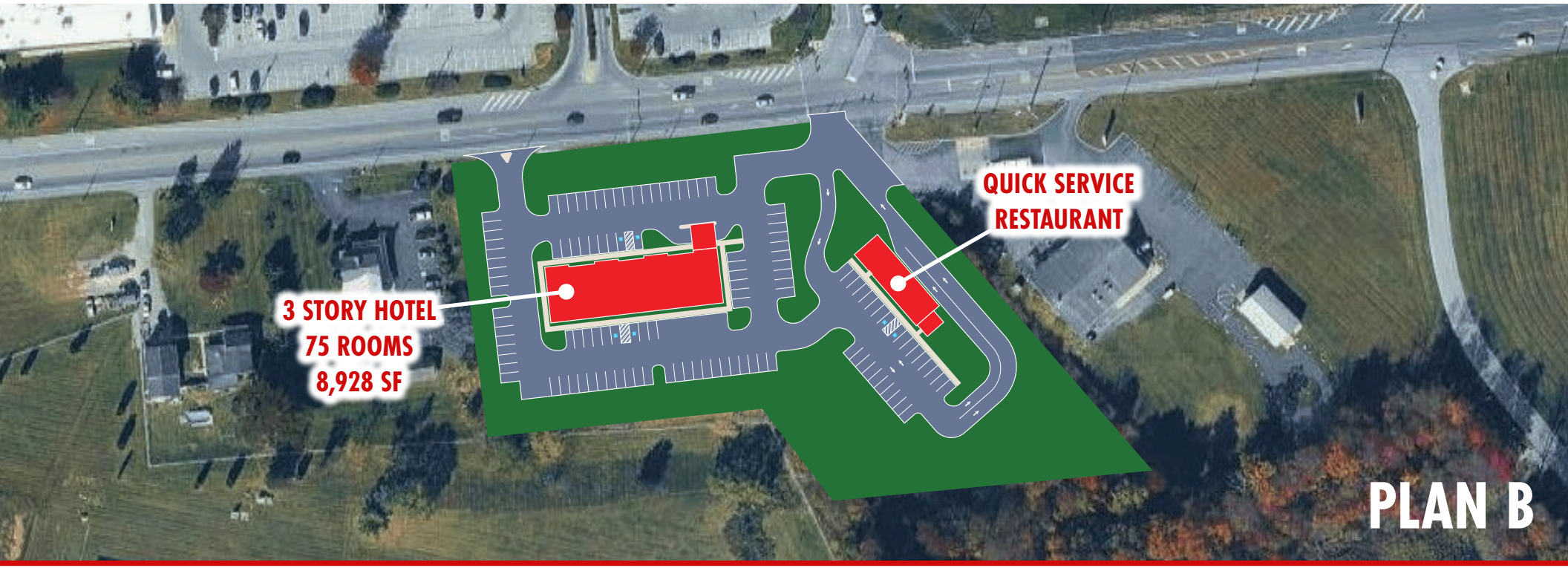
4. Conditional Uses. The following principal uses and their accessory uses are permitted by conditional use, provided that a conditional use is approved by the Board of Supervisors in accordance with the procedures listed in § **27-705** of this chapter, and the use complies with all supplemental development, design, and use regulations in this chapter:

- **A.** Veterinary clinic. (See § **27-449**.)
- **B.** Controlled-environment agriculture. (See § **27-451**.)
- **C.** Community center. (See § **27-452**.)
- **D.** Medical marijuana dispensary. (See § **27-456**.)
  [Added by Ord. No. 2019-06, 9/3/2019]



PROPOSED SITE PLANS





MARKET OVERVIEW



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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

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
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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.

RETAIL BROKERS NETWORK

ICSC