

3 STORY BUILDING WITH RESTAURANT | FOR SALE OR LEASE

143 E. Lincoln Highway | Coatesville, PA 19320 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



- 2,000 SF Restaurant with Economic Liquor License
- Dining Room and Bar Recently Refurbished
- Fully Equipped Kitchen • Outside Seating Patio
- Expandable Bar and Dining Space for large events.
- 150 Seat Theatre with 40 Seat Mezzanine available for redevelopment, lighting room and catwalks
- Additional commercial space for expansion available

BECOME A PART OF THE GROWTH OF WESTERN CHESTER COUNTY!

6,000 SF
Ground Floor

15,000 SF
Three Floor Total

65 SPACES
Parking*

IMMEDIATE
Availability

SALE/LEASE
Upon Request

PROPERTY INFORMATION

- Located at the heavily traveled signalized intersection of routes 30 & 82 with Combined Traffic Counts over 21,795 VPD
- Situated in the densely populated area of Coatesville with over 39,000 residents within a three mile radius
- Restaurant is part of the Coatesville Gateway project, 22,000 SF of prime retail, restaurant & professional space (Coming Soon)
- On site parking spaces with cross easement for parking to be shared with future commercial users
- Ideal for entertainment. Retail, office or residential capabilities
- Economic Liquor License Included

Join the restaurants, stores and attractions opening in Coatesville

- Close to the newly renovated train station (Currently Under Construction) with Amtrak R5 & 350 access and parking deck
- 200,000 SF National Sports & Events Center (Opening 2027)

FOR MORE INFORMATION
PLEASE CONTACT:

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SCAN FOR
WEB SITE
LPRE.COM

LEGEND PROPERTIES | 100 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081926

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REGIONAL AERIAL

Demographics	1 Mile	3 Miles	5 Miles
Population	15,309	39,959	70,916
Average HH Income	\$80,111	\$117,804	\$135,065
Households	5,643	15,145	26,785
Businesses	294	850	1,551

*Data Source: Sites USA REGIS™ 2024

Honey Brook

Lionville

Exton

Downingtown

Cain Thorndale

Wagontown

Sadsburyville

Parkrsburg

Unionville

Kennett Square

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SITE PLAN

THE FLATS Mixed-Use Development Coming Soon



82

PRIME RETAIL
RESTAURANT
AND
PROFESSIONAL
SPACE

DRIVE THRU

FUTURE SITE OF
COATESVILLE GATEWAY
22,000sf GLA

PARKING

AVAILABLE
15,000sf
ON 3
FLOORS
FULLY FIXTURED
RESTAURANT
w/ OUTSIDE
SEATING &
ECONOMIC
LIQUOR
LICENSE
INCLUDED



First Floor:
Iron Eagle on Lincoln Bar & Grille
Theatre with open ceiling
Second Floor and Third:
Mezzanine with additional rooms and
opportunities for expansion

LINCOLN HWY



Downtown
Coatesville

6

City Hall &
Police Station

- 18,789 VPD traffic count
- Within walking distance to extremely dense population
- Minutes from proposed new train station
- Surrounded by many new residential developments
- \$2,000,000 in Street-scape construction completed on frontage roads
- Minutes from New Train Station and Steel Museum

UPSCALE
RESTAURANT
COMING
SOON

PARKING
SPACES

PARKING

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LOCAL POPULATION DENSITY

POPULATION AREA 3

Households 399
Ave. HH Income \$91,743
Med. Home Value \$255,945

POPULATION AREA 6

Households 359
Ave. HH Income \$92,377
Med. Home Value \$225,066

POPULATION AREA 5

Households 663
Ave. HH Income \$58,943
Med. Home Value \$195,087

POPULATION AREA 8

Households 741
Ave. HH Income \$80,161
Med. Home Value \$179,366

POPULATION AREA 10

Households 651
Ave. HH Income \$96,355
Med. Home Value \$267,249

POPULATION AREA 4

Households 457
Ave. HH Income \$92,345
Med. Home Value \$224,531

POPULATION AREA 9

Households 373
Ave. HH Income \$115,931
Med. Home Value \$266,154

POPULATION AREA 1

Households 712
Ave. HH Income \$111,747
Med. Home Value \$261,304

POPULATION AREA 7

Households 2,491
Ave. HH Income \$47,735
Med. Home Value \$144,694

POPULATION AREA 2

Households 289
Ave. HH Income \$83,584
Med. Home Value \$251,445

JOIN THE REVITALIZATION OF COATESVILLE

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RESTAURANT AND BAR • DINING • EVENTS • CATERING!

PHOTOS

Theatre with Mezzanine



150 SEAT THEATRE WITH 40 SEAT MEZZANINE FOR
CONCERTS, LECTURES, MOVIES AND MORE!



STAGE



STAGE

Bar • Restaurant • Patio • Lobby/Extended Seating and Bar • Kitchen



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FIRST FLOOR & MEZZANINE FLOOR PLAN

