

For Sale or Lease

204 E Lincoln Hwy

Coatesville, PA 19320



The Record

204 E Lincoln Hwy
Coatesville, Pennsylvania 19320

Property Highlights

- Fully Fit out 3,000 sf restaurant space and 7,150 sf of retail / event space
- Liquor License and FF&E included in sale price or lease of restaurant
- Zoned C-2
- Two walk-in refrigerators
- Large bar and ample seating area
- Includes main dining area, outdoor patio, mezzanine, kitchen, basement, two shared ADA restrooms
- Exterior lighting

Available Spaces

Spaces	Lease Rate	Size (SF)
204 E LINCOLN HWY COATESVILLE, PA	\$8,000 per month	3,000
204 E Lincoln Hwy, Coatesville, PA	\$1,750 per month	1,150
207 Dr. Martin Luther King Drive, Coatesville, PA	\$3,800 per month	3,000
207 Dr. Martin Luther King Drive, Coatesville, PA	\$3,600 per month	3,000

OFFERING SUMMARY

Sale Price	\$2,300,000
Lease Rate	\$1,750.00 - 8,000.00 per month (Gross; MG)
Available SF	1,150 - 10,150 SF
Lot Size	0.07 Acres
Building Size	10,150 SF

For more information

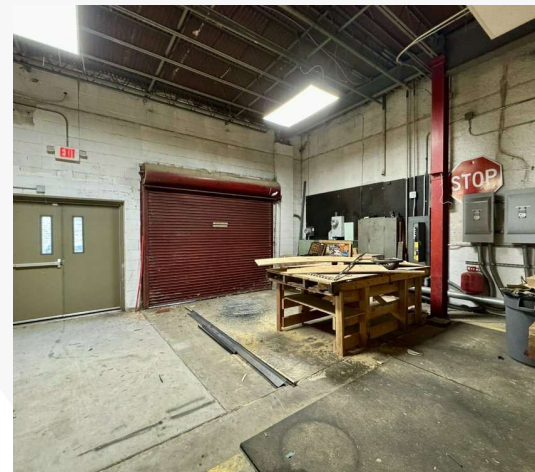
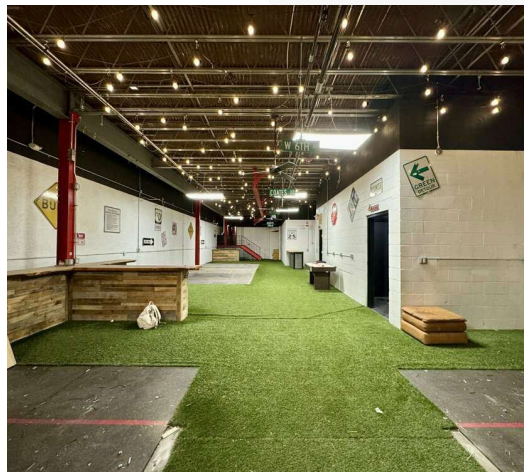
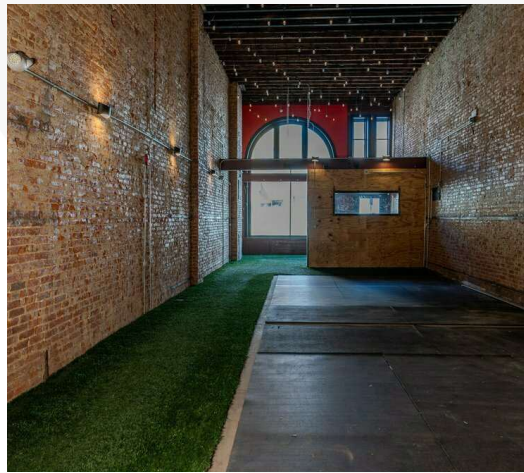
Kevin Wolfe

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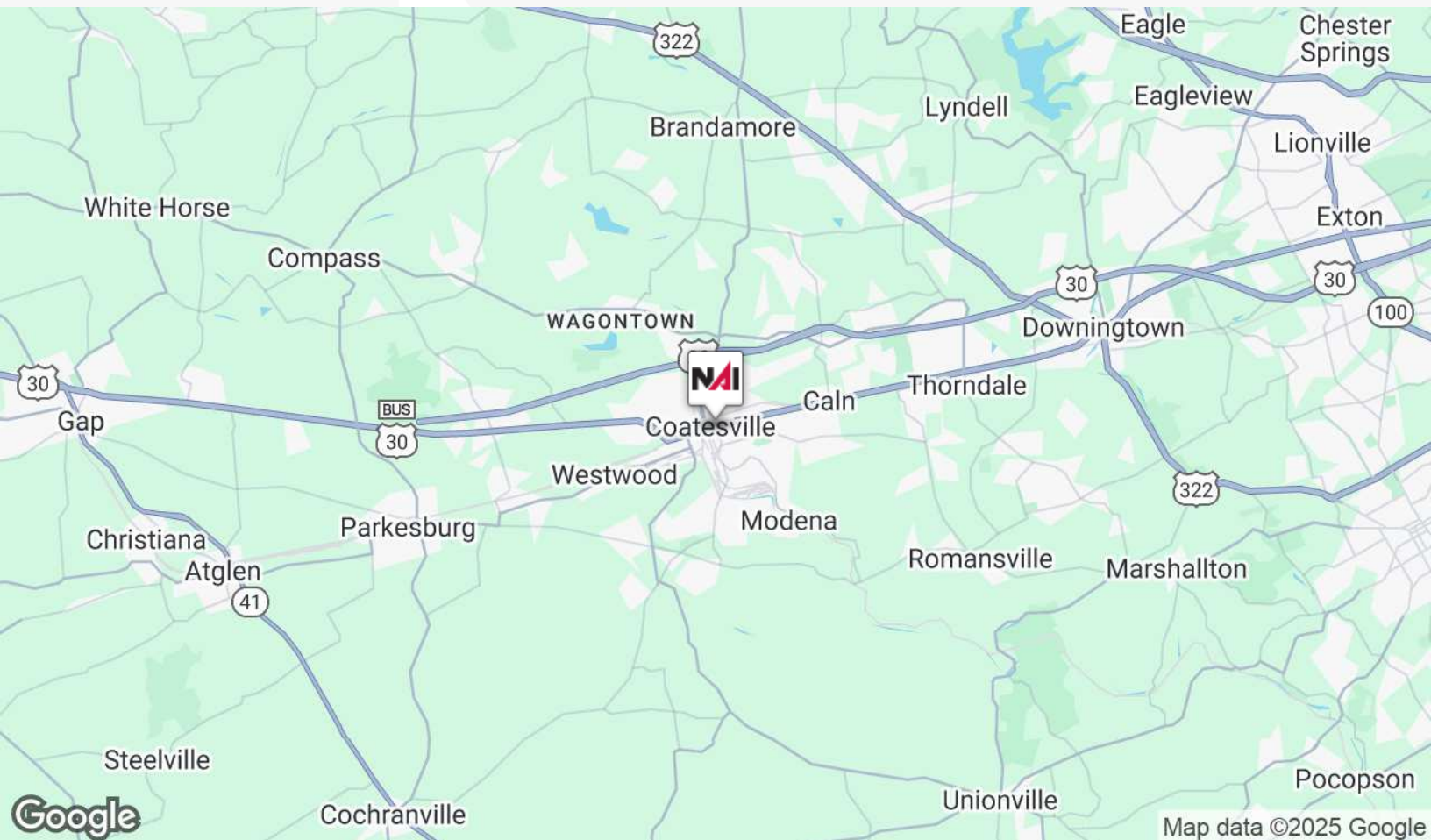
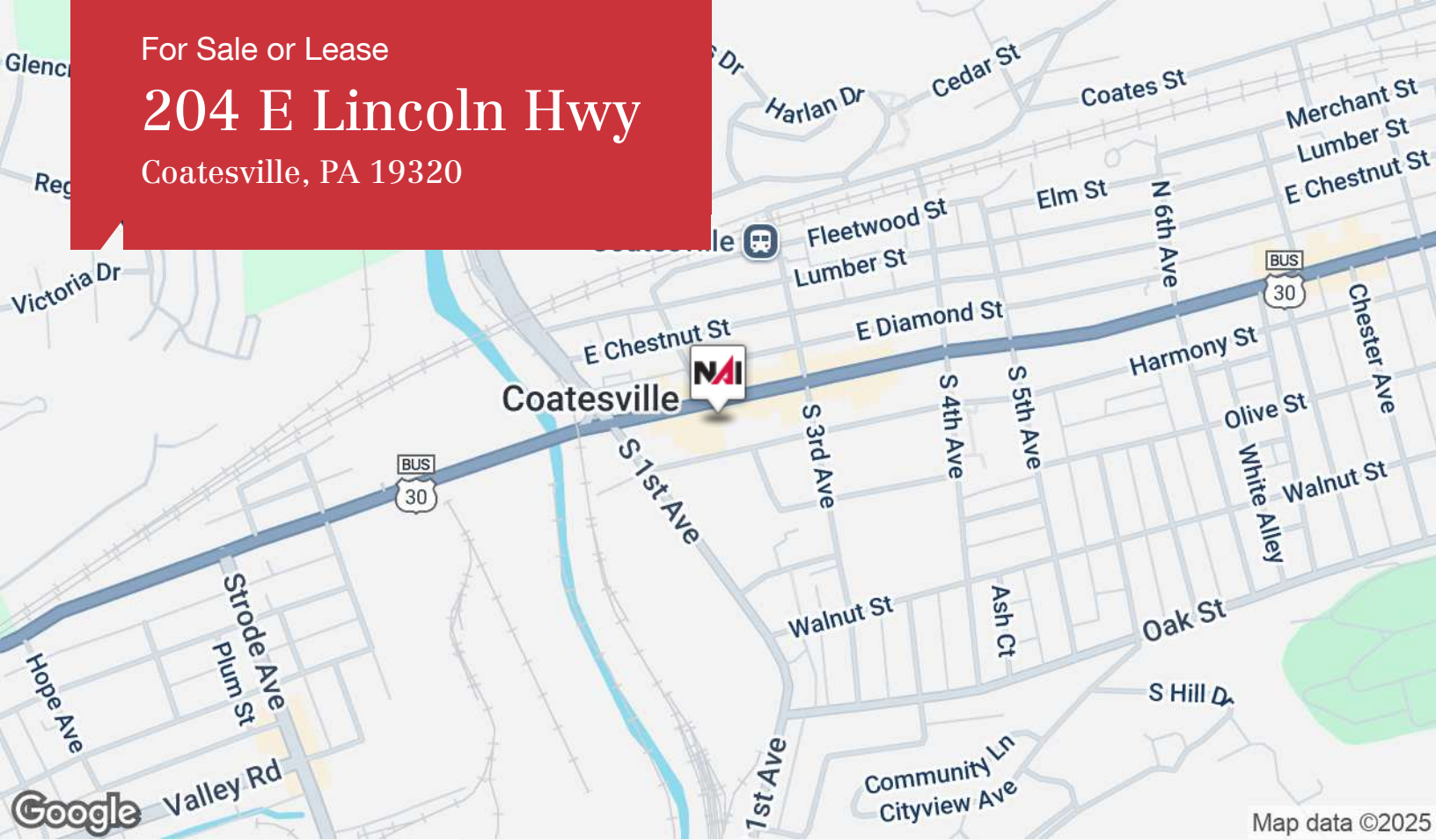
PROPERTY NAME:	The Record
PROPERTY ADDRESS:	204 E Lincoln Hwy Coatesville, PA 19320
PROPERTY TYPE:	Retail
APN:	16-5-244
LOT SIZE:	2,832 SF
GROSS LEASABLE AREA:	10,150 SF
BUILDING CLASS:	B
ZONING:	C-2
YEAR BUILT:	1873
NUMBER OF STORIES:	2



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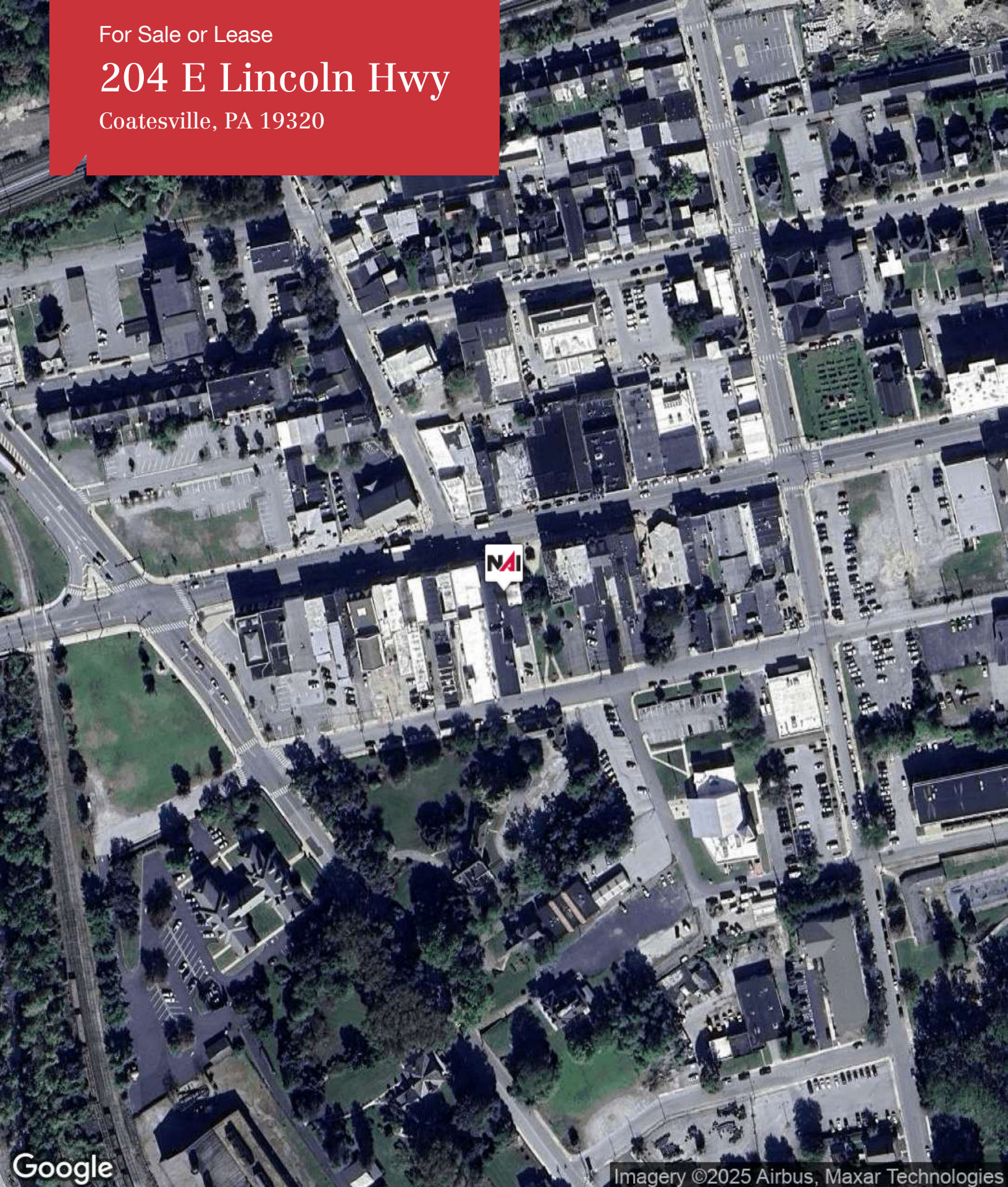
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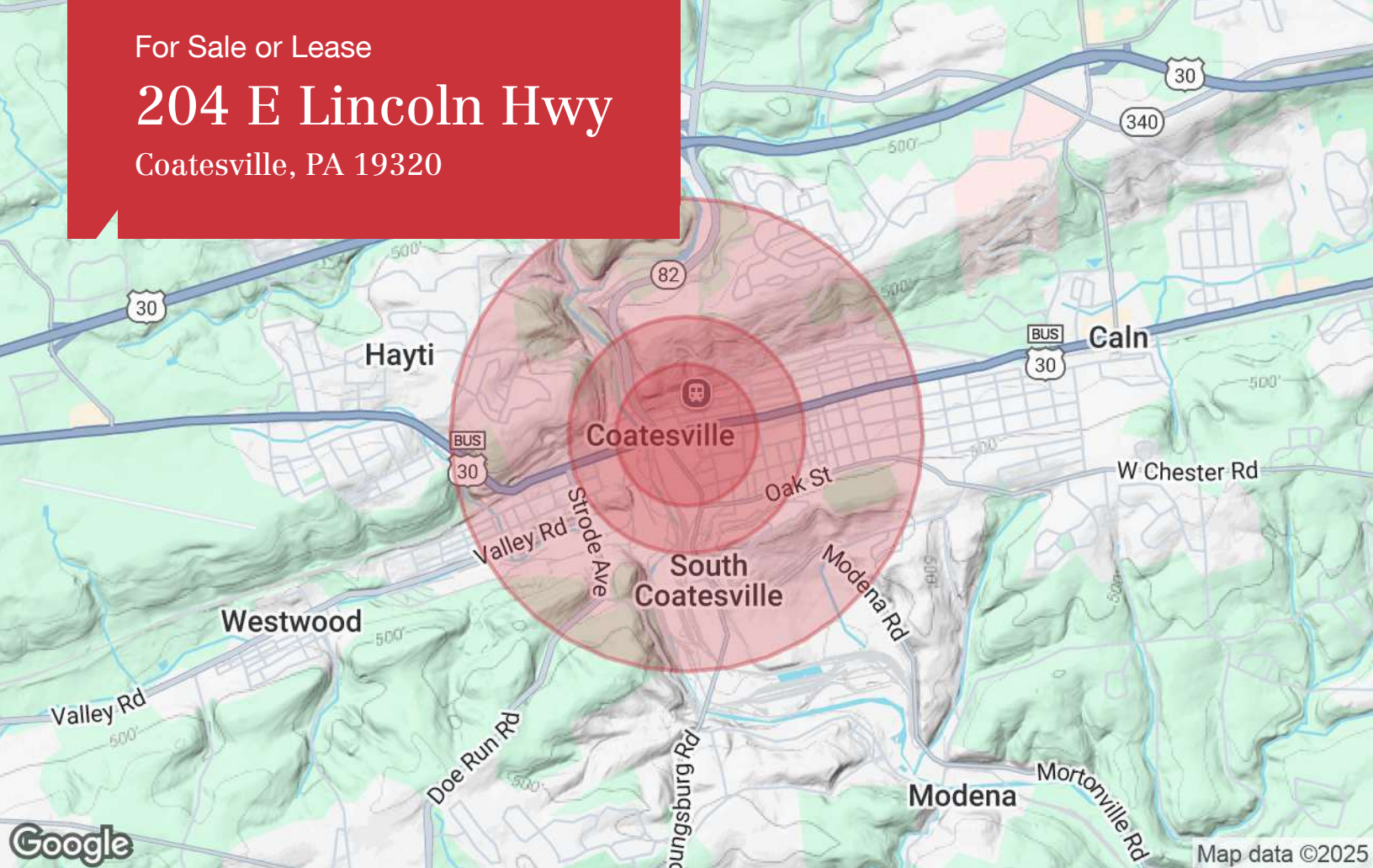
Google

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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	1,903	6,004	14,567
MEDIAN AGE	36	35	36
MEDIAN AGE (MALE)	35	34	35
MEDIAN AGE (FEMALE)	37	36	37

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	749	2,156	5,275
# OF PERSONS PER HH	2.5	2.8	2.8
AVERAGE HH INCOME	\$69,799	\$70,139	\$73,531
AVERAGE HOUSE VALUE	\$342,489	\$286,517	\$250,311

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	20.4%	25.1%	34.3%
% BLACK	63.1%	58.4%	49.7%
% ASIAN	1.1%	1.2%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.5%	1.1%	0.8%
% OTHER	13.9%	14.3%	13.7%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	26.1%	25.8%	24.0%

* Demographic data derived from 2020 ACS - US Census