

MULTI-FAMILY/RETAIL DEVELOPMENT | FOR SALE OR LEASE

Coatesville Gateway | 107 E Lincoln Highway | Coatesville, PA 19320 | Chester County

LEGEND

PROPERTIES INC.

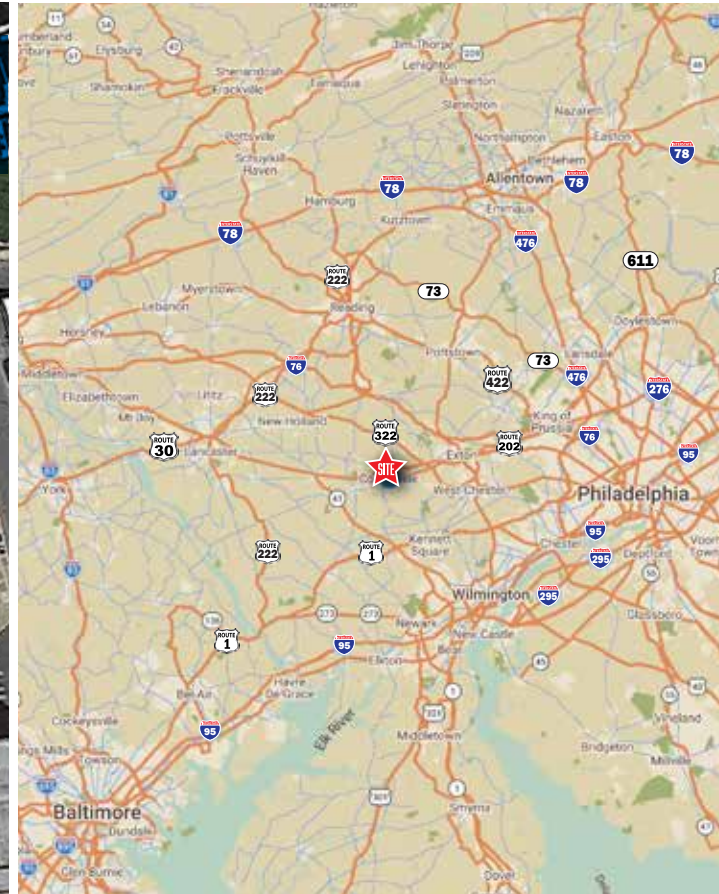
COMMERCIAL REAL ESTATE

JOIN THE REVITALIZATION OF COATESVILLE



RD. (RT 82)
11,031 VPD

LINCOLN HIGHWAY: 10,764 VPD



PROPERTY INFORMATION

- New mixed-use development at unbelievable location at primary intersection in the city of Coatesville.
- Located at the signalized intersection of Routes 30 & 82
- Phase 1 Includes 12,000 SF of Retail and 11,000 SF of 2nd floor space
- Close to new proposed train station
- Situated in the densely populated area of Coatesville with over 39,000 residents within a three mile radius
- Combined traffic counts over 21,795 VPD
- Ideal for convenience store, pharmacy, urgent care, medical/dental retail store, hair/nail salon, restaurant, pizzeria/deli, coffee shop

12,000 SF
Ground Floor

11,000 SF
Second Floor

IMMEDIATE
Availability

RENT SF
Upon Request

Demographics	5 Miles	10 Miles	20 Miles
Population	71,105	180,244	180,244
Average HH Income	\$137,185	\$158,069	\$173,055
Total Businesses	1,738	5,394	31,067
Number of Employees	16,038	54,014	346,009

Traffic Counts Intersection of Routes 30 & 82: 21,795 VPD

*Data Source: Sites USA REGIS™ 2026

FOR MORE INFORMATION
PLEASE CONTACT:

MICHAEL DEPETRIS 610-941-4034 x135
MDEPETRIS@LPRE.COM 610-247-7459 CELL

JACKIE CHRISTMAN 610-941-4034 x118
JCHRISTMAN@LPRE.COM 484-784-7741 CELL



LEGEND PROPERTIES | 1000 Fayette Street | 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. 080526

MULTI-FAMILY/RETAIL DEVELOPMENT | FOR SALE OR LEASE

Coatesville Gateway | 107 E Lincoln Highway | Coatesville, PA 19320 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PLAN

THE FLATS

National Sports & Events Center Opening in 2027

- Over 21,000 VPD traffic count
- Within walking distance to extremely dense population
- New Streetscape with downtown walkability
- 1 minute from the E/W Route 30 By-pass for express travel
- Excellent public transportation with new Amtrak station in walking distance
- Surrounded by many new residential developments



DIAMOND STREET

82

PRIME RETAIL,
RESTAURANT
AND
PROFESSIONAL SPACE

DRIVE THRU

Drive-thru

FUTURE SITE OF
COATESVILLE GATEWAY

PARKING

LOBBY AND
THEATRE

THE
IRON
EAGLE
BAR & GRILLE

The former Coatesville Cultural Society Building, a 3 Story building total 15,000sf featuring The Iron Eagle on Lincoln, The Arts Theatre, community rooms and more!

Presence
Bank

LINCOLN HWY

30

Downtown
Coatesville

30
PRIME
RESTAURANT
COMING
SOON

PARKING
SPACES

PARKING

City Hall

MULTI-FAMILY/RETAIL DEVELOPMENT | FOR SALE OR LEASE

Coatesville Gateway | 107 E Lincoln Highway | Coatesville, PA 19320 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

LOCAL COMPETITION



LEGEND PROPERTIES | 1000 Fayette Street | 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.

MULTI-FAMILY/RETAIL DEVELOPMENT | FOR SALE OR LEASE

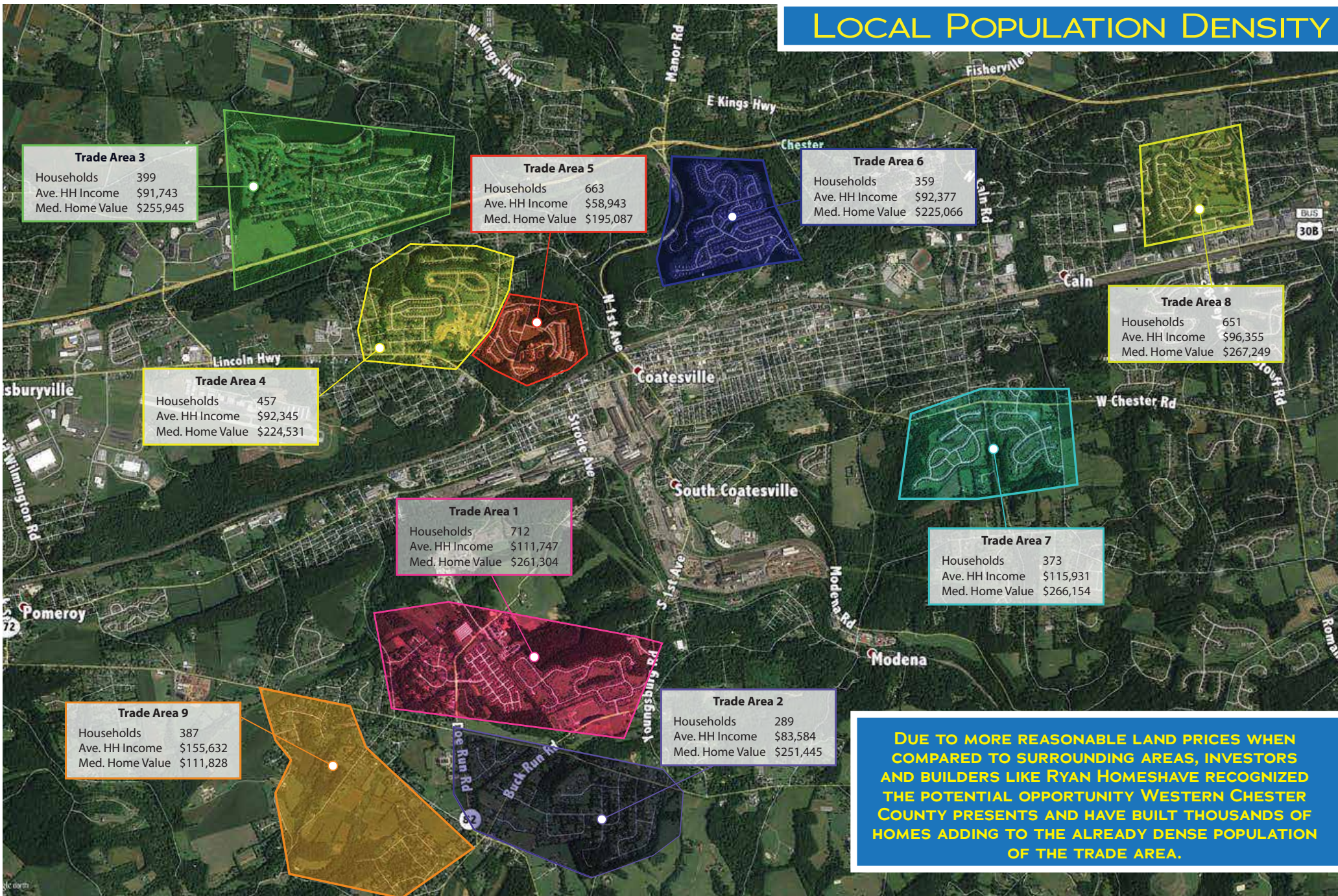
Coatesville Gateway | 107 E Lincoln Highway | Coatesville, PA 19320 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

LOCAL POPULATION DENSITY



LEGEND PROPERTIES | 1000 Fayette Street | 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.

MULTI-FAMILY/RETAIL DEVELOPMENT | FOR SALE OR LEASE

Coatesville Gateway | 107 E Lincoln Highway | Coatesville, PA 19320 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	5 Miles	10 Miles	20 Miles
Population (Est. 2026)	71,105	180,244	180,244
Projected Population (2031)	71,602	183,812	799,294
Projected Annual Growth (2026 to 2031)	0.1%	0.4%	0.3%

Daytime Population

Total Businesses (2026)	1,738	5,394	31,067
Number of Employees (2026)	16,038	54,014	346,009

Income

Average HH Income (Est. 2024)	\$137,185	\$158,069	\$173,055
Median HH Income (2024)	\$112,515	\$127,998	\$135,057

Households & Growth

Households	26,834	67,193	296,230
Projected HH (2031)	27,309	69,366	303,217
HH Growth with Children (2026 to 2031)	33.7%	33.6%	31%

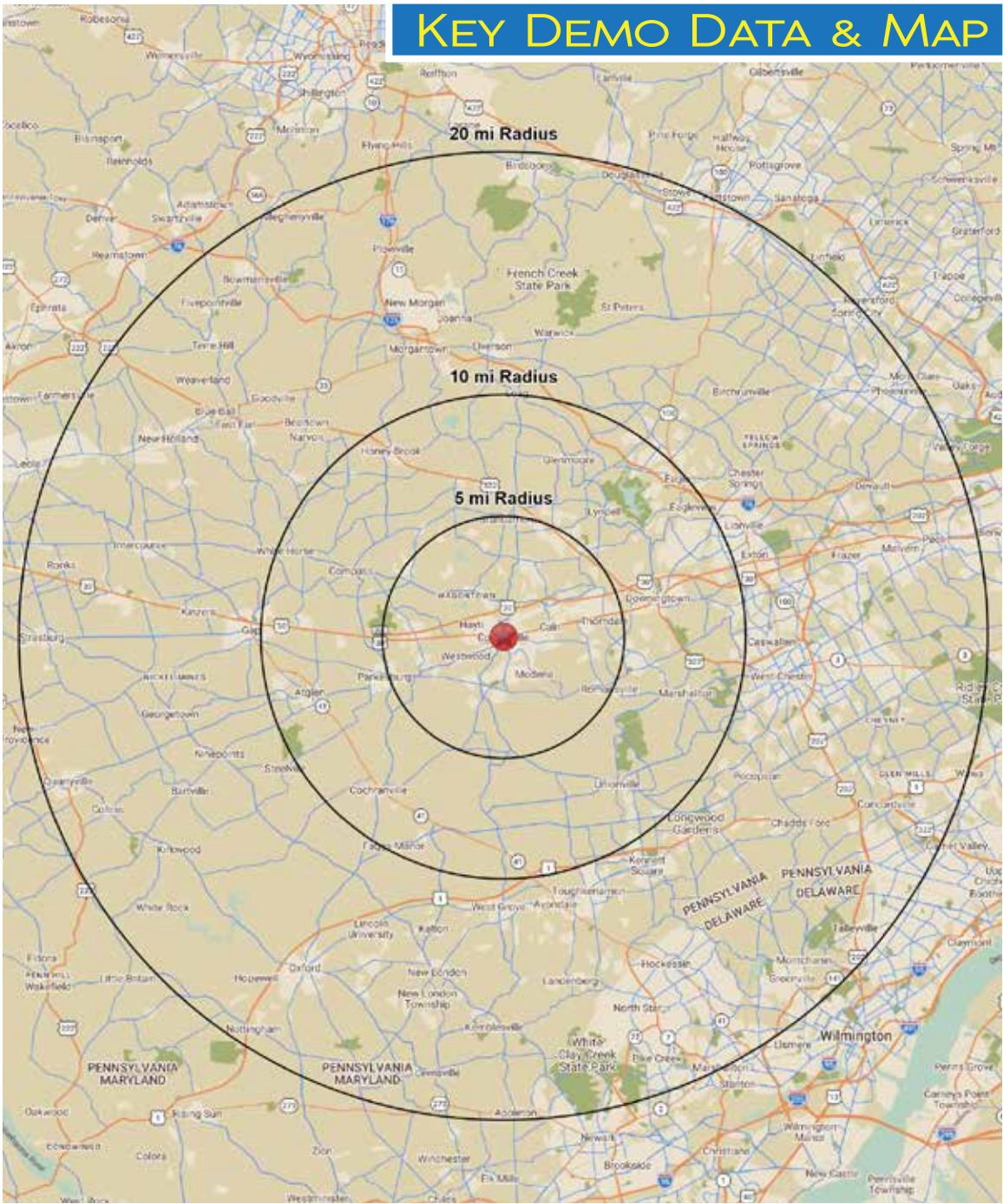
Education

High School Graduate	36.1%	30.1%	26.6%
Some College	19.0%	17.4%	16.1%
Bachelor Degree	25.1%	28.6%	29.9%
Graduate	14.6%	19.0%	22.7%

Traffic Counts: Intersection of Routes 30 & 82: 21,795 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



LEGEND PROPERTIES | 1000 Fayette Street | 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.