

MULTI-FAMILY/RETAIL DEVELOPMENT | FOR SALE OR LEASE

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

LEGEND

PROPERTIES INC.

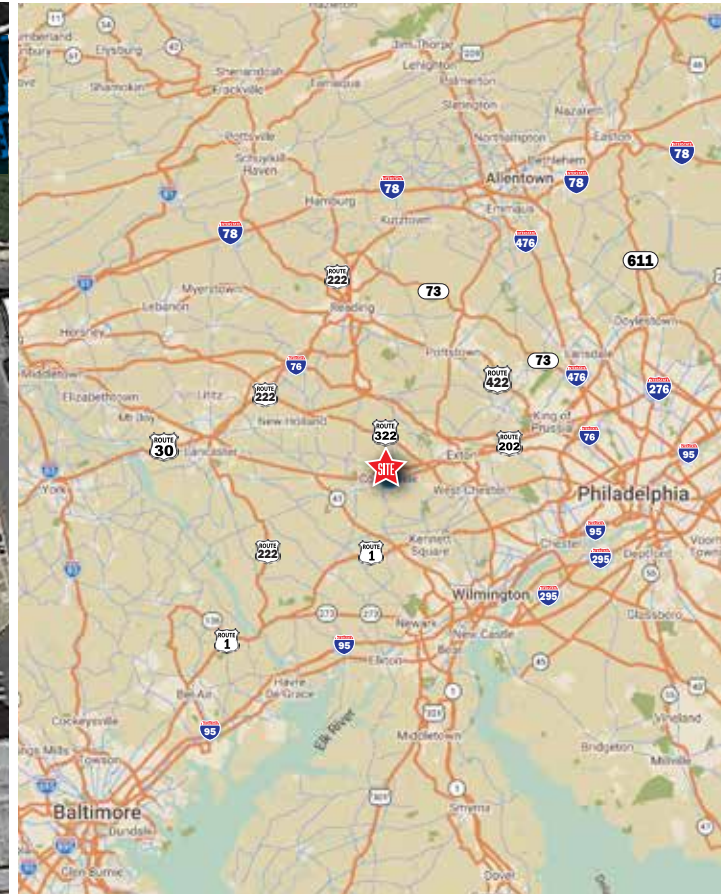
COMMERCIAL REAL ESTATE

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
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LEGEND PROPERTIES | 100 W 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. 082726

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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



DRIVE THRU

Drive-thru

FUTURE SITE OF
COATESVILLE GATEWAY

PARKING

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



Downtown
Coatesville

30
PRIME
RESTAURANT
COMING
SOON

PARKING
SPACES

PARKING

City Hall

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LOCAL COMPETITION



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LOCAL POPULATION DENSITY

Trade Area 3
Households 399
Ave. HH Income \$91,743
Med. Home Value \$255,945

Trade Area 5
Households 663
Ave. HH Income \$58,943
Med. Home Value \$195,087

Trade Area 6
Households 359
Ave. HH Income \$92,377
Med. Home Value \$225,066

Trade Area 8
Households 651
Ave. HH Income \$96,355
Med. Home Value \$267,249

Trade Area 4
Households 457
Ave. HH Income \$92,345
Med. Home Value \$224,531

Trade Area 1
Households 712
Ave. HH Income \$111,747
Med. Home Value \$261,304

Trade Area 7
Households 373
Ave. HH Income \$115,931
Med. Home Value \$266,154

Trade Area 9
Households 387
Ave. HH Income \$155,632
Med. Home Value \$111,828

Trade Area 2
Households 289
Ave. HH Income \$83,584
Med. Home Value \$251,445

DUE TO MORE REASONABLE LAND PRICES WHEN COMPARED TO SURROUNDING AREAS, INVESTORS AND BUILDERS LIKE RYAN HOMES HAVE RECOGNIZED THE POTENTIAL OPPORTUNITY WESTERN CHESTER COUNTY PRESENTS AND HAVE BUILT THOUSANDS OF HOMES ADDING TO THE ALREADY DENSE POPULATION OF THE TRADE AREA.

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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

