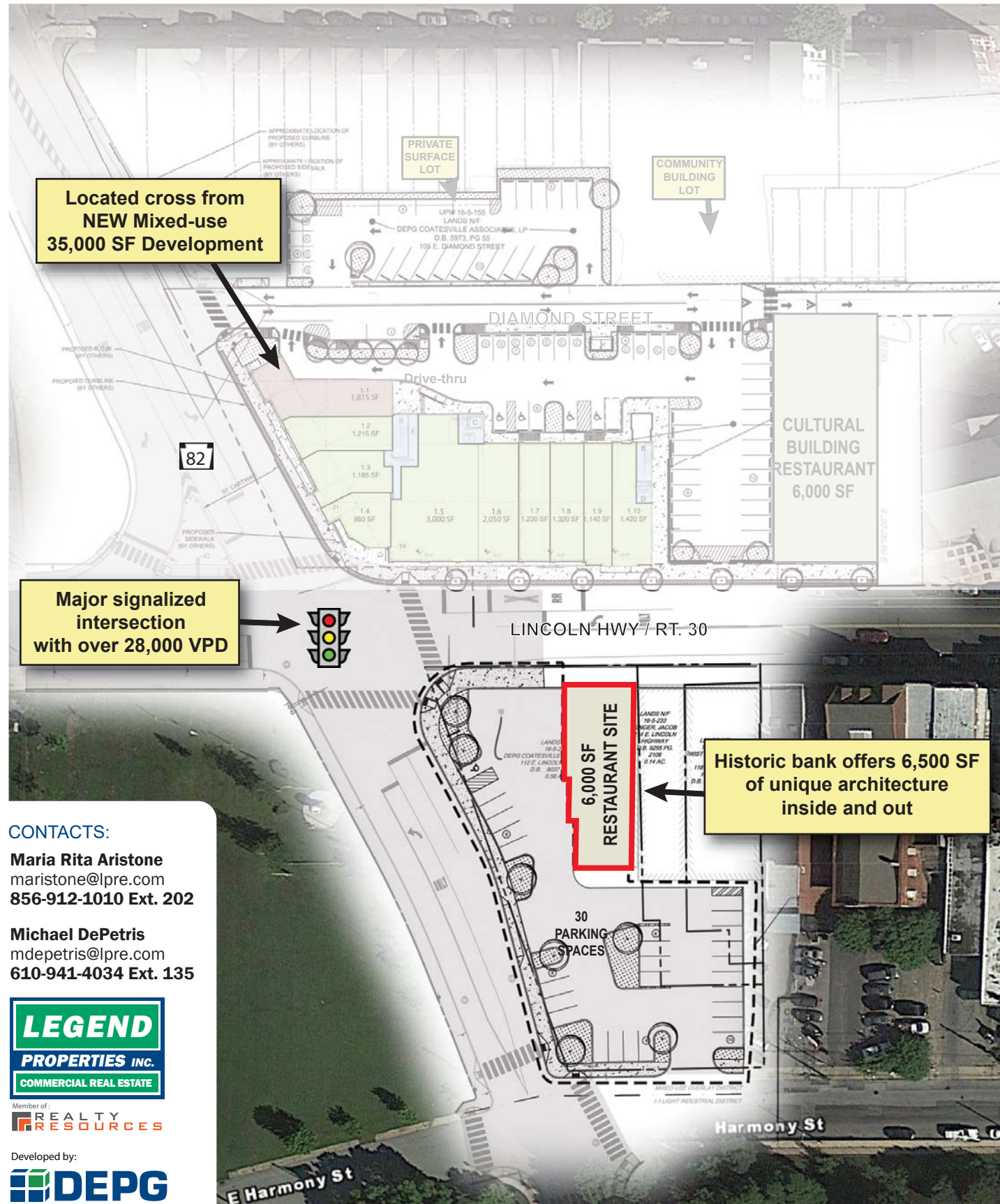


# Unique Restaurant Opportunity In Western Chester County

Be part of the renaissance that all of Chester County is anticipating!



## CONTACTS:

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Developed by:



**LEGEND PROPERTIES, INC.**

Chester County | Pennsylvania

## PRIME RESTAURANT SITE AVAILABLE

112 East Lincoln Highway | Coatesville | 19320



### PROPERTY HIGHLIGHTS

- Located at the dominant intersection in Coatesville at Routes 30 & 82 with a combined traffic count over 28,000 VPD
- Across from proposed new mixed-use development; Fresh streetscaping on 3rd & 4th Avenues and Lincoln Highway
- Close to new Amtrak train station, Marriott Courtyard and proposed 80,000 SF office building
- Trade area boasts more than 23,000 households within a ten-minute drive and average household incomes over \$86,500
- Incredible opportunity to join the revitalization of Coatesville including redesigned City Hall, new National Iron & Steel Museum and improved parks & public spaces



### DEMOGRAPHICS (\*)

	1 Mile	3 Miles	5 Miles
Population	12,729	35,414	60,977
Average HH Income	\$48,158	\$70,906	\$81,565
Total Businesses	324	870	1,560
Number of Employees	1,887	9,287	14,367

\*Data Source: AGS™

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# MAJOR RESTAURANT SITE AVAILABLE

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## Why Coatesville...?

- » Untapped market potential
- » Affordable lease rates
- » Geographic competitive advantage
- » ROI Potential

