



REDEVELOPMENT OPPORTUNITY

190 W. Lincoln Hwy., Coatesville, PA

Property Management
Facilities Management
Sales and Leasing
Lease Administration



Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC

PROPERTY FEATURES

- 2.1 acres with office building at the intersection of W. Lincoln Hwy. and S. Church St.
- Only 1 block from the gateway of Coatesville—Rt. 82 & Rt. 30. Proposed redevelopment at this intersection of 20k SF of retail space with 44 apartments above
- Average Annual Daily Traffic (AADT) of 17,885
- Close to new proposed train station, Marriott Courtyard and proposed 80,000 SF office building
- Situated in densely populated area of Coatesville with over 35,000 residents in a 3 mile radius

SALE: \$350,000

CONTACT INFORMATION

For more information on this property or to schedule an appointment, please contact:

Eric McCurdy

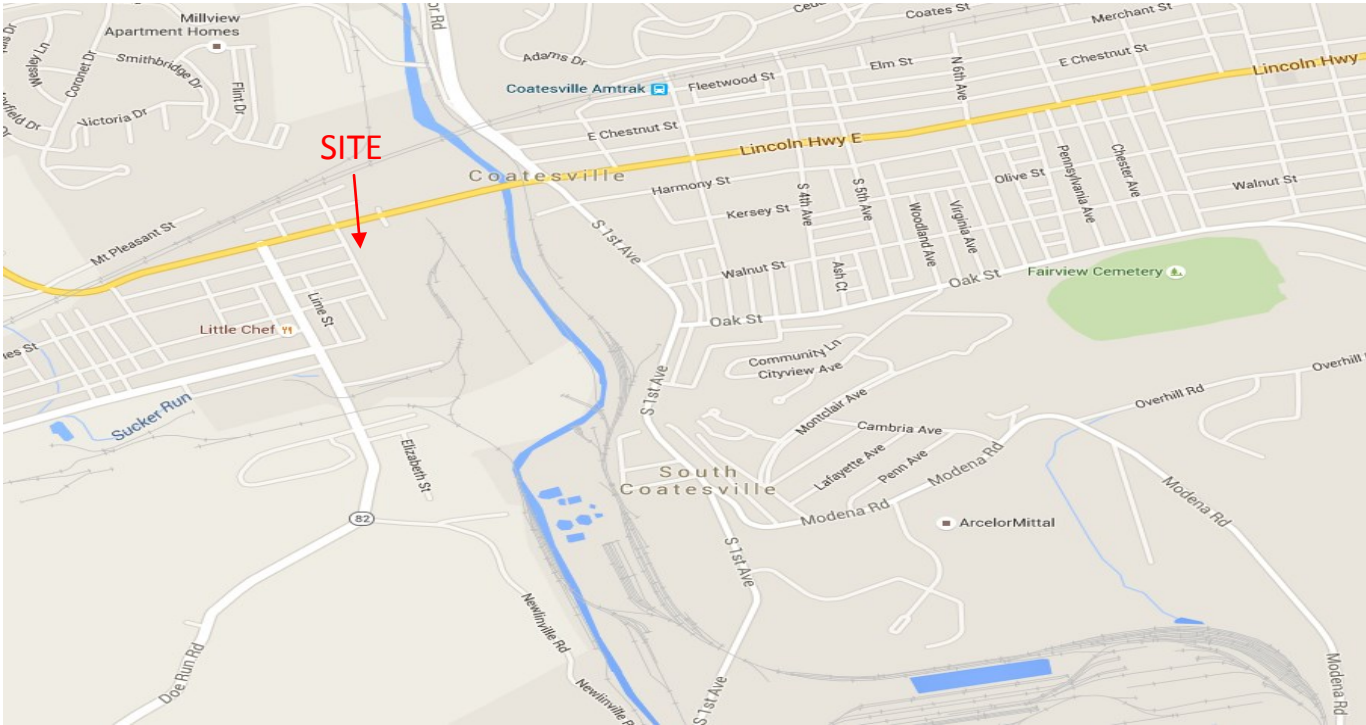
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190 W. Lincoln Hwy., Coatesville





COATESVILLE TRAIN STATION REDEVELOPMENT

COATESVILLE GATEWAY



Proposed mixed-use development consisting of 20,000 SF of ground-level retail space situated below 44 market rate apartments



Renovation of historic train station building, Third Avenue streetscaping and re-development of Fleetwood Street.

Proposed transit-oriented office building/learning center adjacent to new Coatesville Station



Intent is to encourage transit-oriented development—a walkable and pleasant mix of residential, commercial and office space—while preserving the architectural and historical elements of the original station building