

MSC

COATESVILLE CROSSING

1139-85 WEST LINCOLN HIGHWAY, COATESVILLE, PA 19320



NEW CONSTRUCTION RETAIL DEVELOPMENT - COATESVILLE, PA





COATESVILLE CROSSING

DEMOGRAPHICS

EST. POPULATION

3 mi 31,456
 5 mi 60,145
 7 mi 95,390

EST. EMPLOYEES

3 mi 5,382
 5 mi 12,988
 7 mi 19,704

EST. AVERAGE HH INCOME

3 mi \$109,264
 5 mi \$119,584
 7 mi \$132,223

PROPERTY DETAILS

- ▶ New construction mixed-use development (Q1 2027 Delivery)
- ▶ Tremendous visibility along a heavily trafficked major intersection (17,400 AADT)
- ▶ Close proximity to the on-ramp of the Rt. 30 bypass with 30,000 cars per day
- ▶ Adjacent to +/- 50 ac of residential housing development with +/-200 new townhomes coming soon
- ▶ Positioned at a fully signalized intersection with convenient access from both Lincoln Hwy and Airport Rd.

JOIN THESE AREA TENANTS



AERIAL



RETAIL CONCEPT PLAN OVERLAY



AIRPORT VILLAGE SHOPPING CENTER

ALDI BURGER KING DOLLAR TREE

verizon iYrehab NETWORK

AIRPORT RD (8,300 AADT)

LINCOLN HWY (9,100 AADT)

BUS 30

RETAIL & RESIDENTIAL SITE PLAN OVERLAY



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