

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

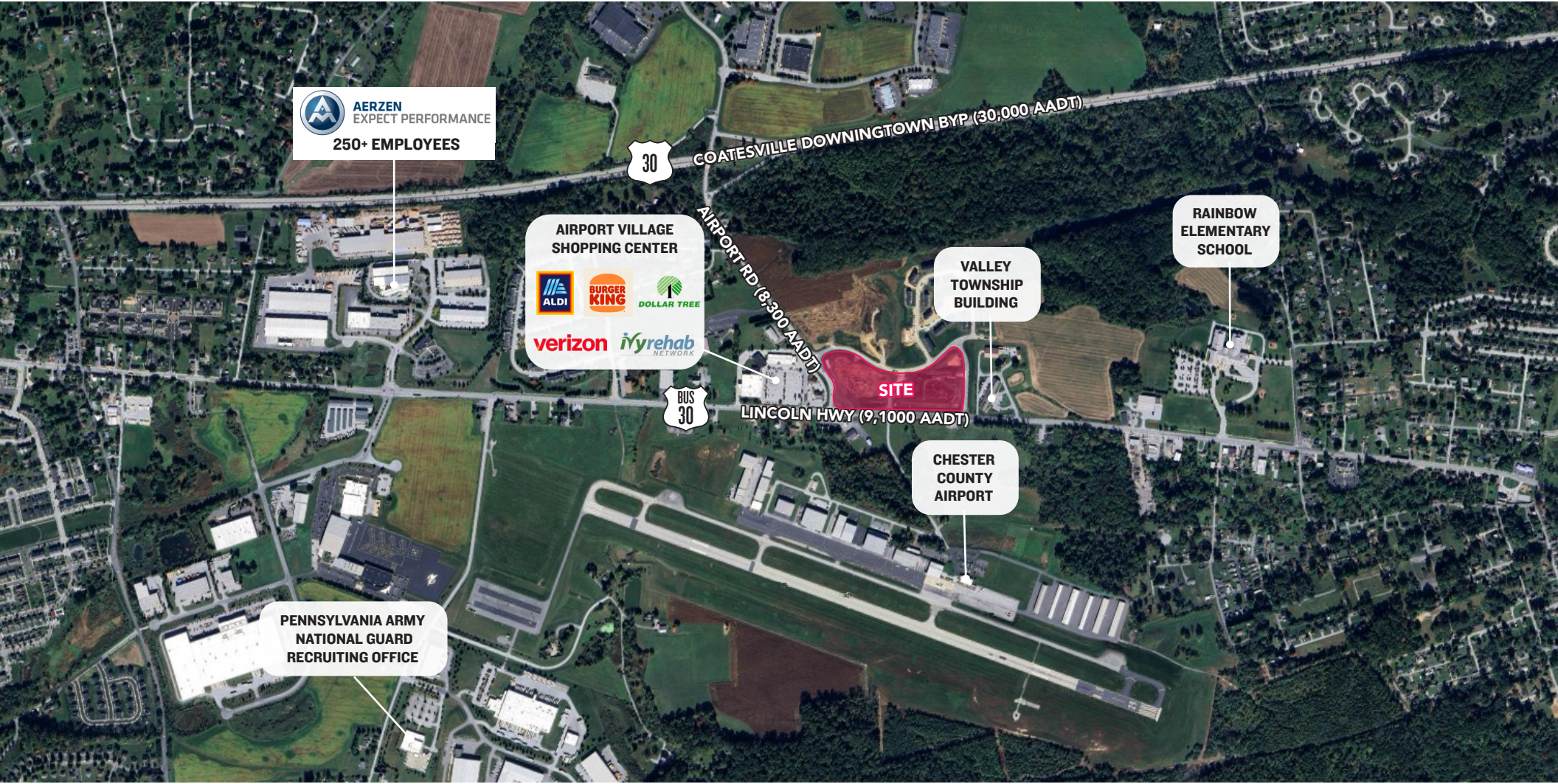
## PROPERTY DETAILS

- ▶ 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



verizon

iYrehab NETWORK

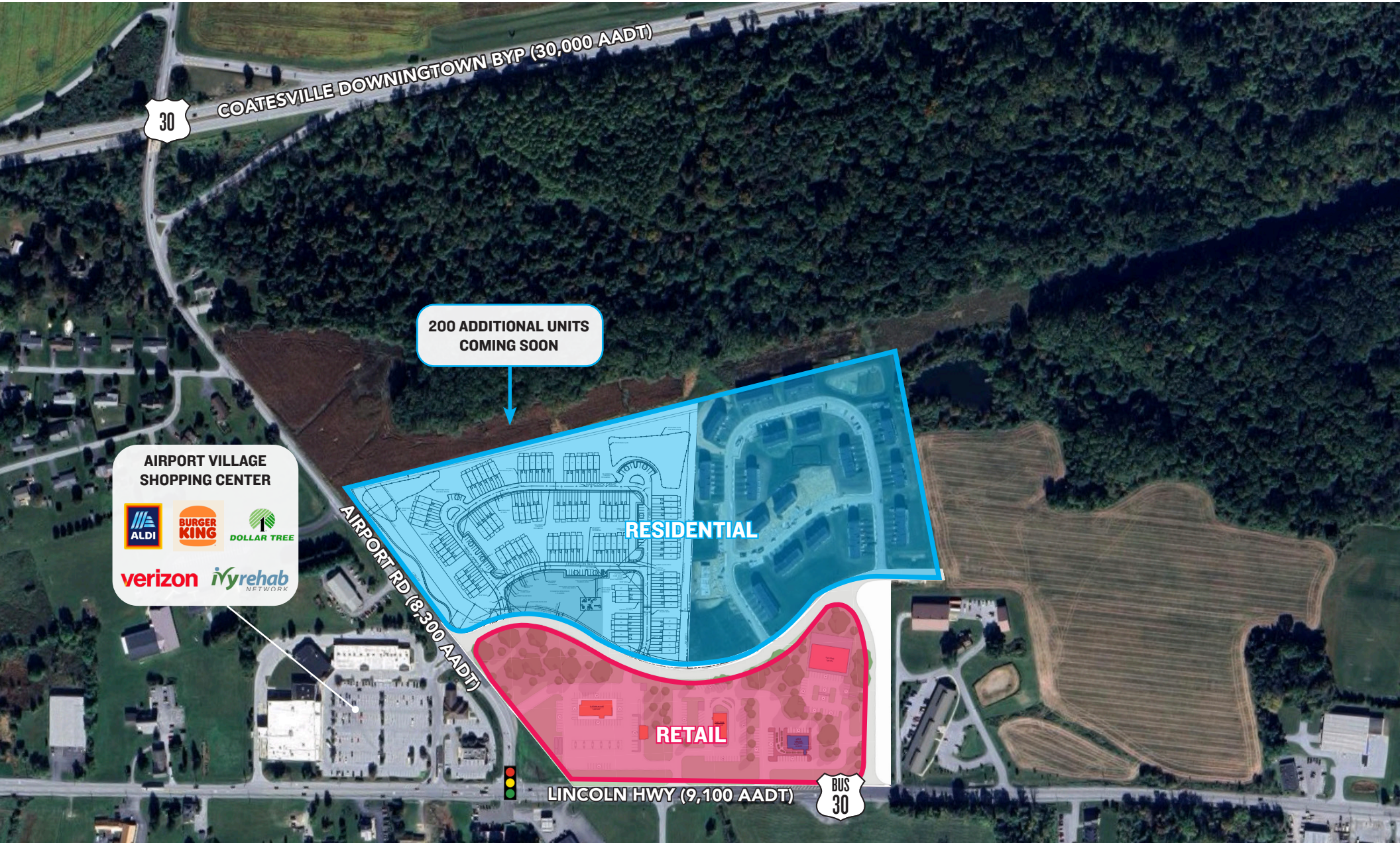
NATIONAL QSR AT LEASE

AIRPORT RD (8,300 AADT)

LINCOLN HWY (9,100 AADT)



# RETAIL & RESIDENTIAL SITE PLAN OVERLAY



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