

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

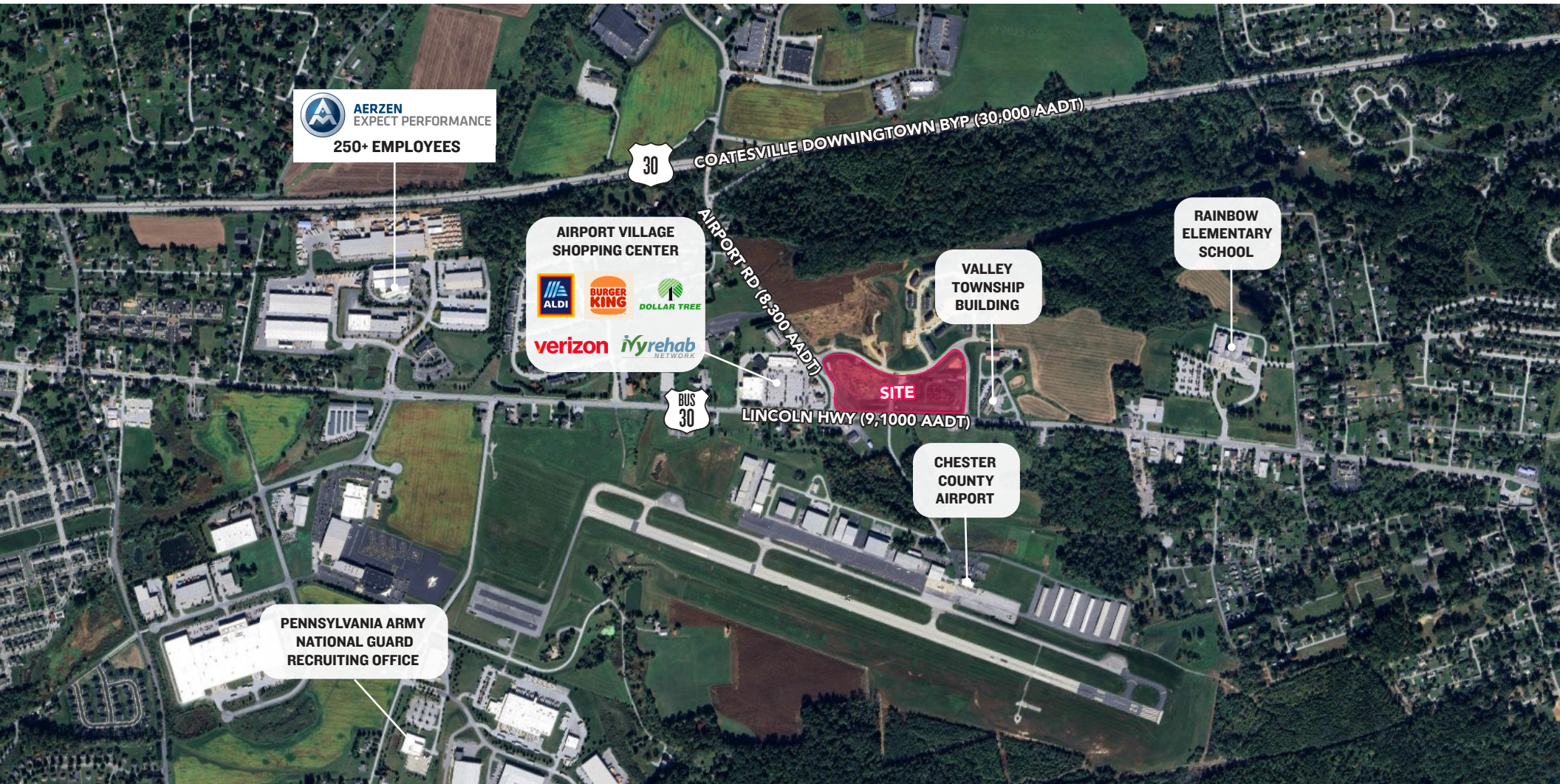
PROPERTY DETAILS

- ▶ 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



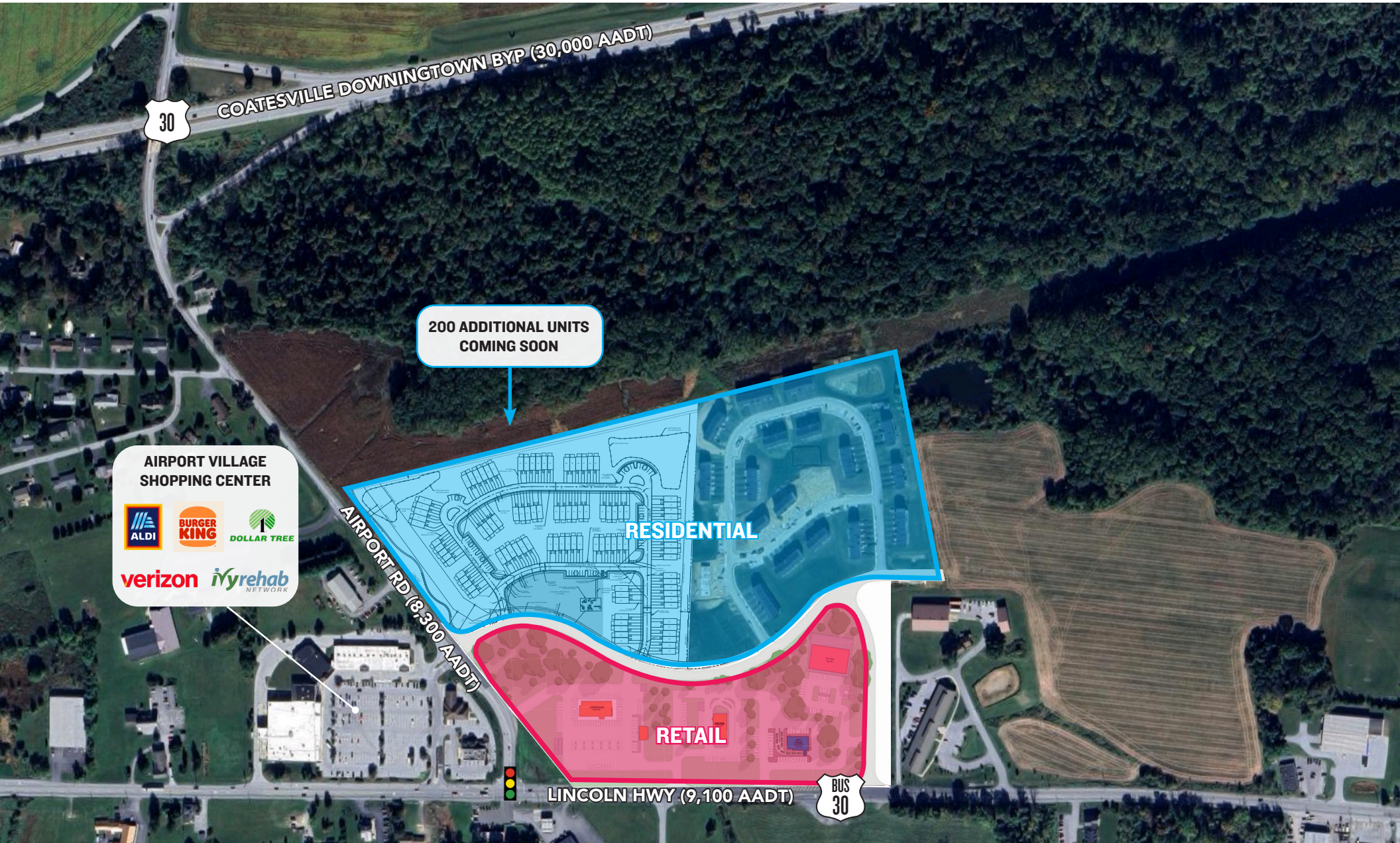
AERIAL



RETAIL CONCEPT PLAN OVERLAY



RETAIL & RESIDENTIAL SITE PLAN OVERLAY



MSC

An aerial photograph of a commercial site. A large, irregularly shaped area in the center is highlighted with a red semi-transparent overlay. This area appears to be a cleared field or a large parking lot. Surrounding this central area are various commercial buildings, parking lots, and roads. To the left, there's a large building with a flat roof and a parking lot. To the right, there's a smaller building and a parking lot. The background shows a mix of green fields, trees, and a road. The overall scene is a typical commercial development.

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