



REDEVELOPMENT OPPORTUNITY

204-206 E. LINCOLN HIGHWAY, CITY OF COATESVILLE



FEATURES:

- Former *Coatesville Record* Building with many great architectural features
- 9,492 square feet including two store-fronts and an attached warehouse
- New Roof
- Building needs complete interior renovation but has strong “bones”
- Zoning: C2 Central Business
- Perfect for restaurant, brew-pub, theatre, retail
- Be a part of the “New” Coatesville!
- Join other businesses who have located in the City, including: The state-of-the-art Marriott Courtyard, Walgreens, Brandywine Health and more.
- Asking Price: \$200,000.00

For more information about, or for an appointment to see this property or others owned by the Redevelopment Authority, Please contact:

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HERE'S JUST SOME OF WHAT'S NEW IN COATESVILLE!



RIVERWALK — FOUNTAIN AND TRAIL

The ribbon-cutting ceremony was held May 25th for the interactive fountain starting the 1/4 mile trail which runs along the Brandywine Creek. The paved 10-foot wide trail provides access for cyclists and walkers to enjoy the beautiful scenery with coves with Benches along the way. The trail starts just west of First Avenue at Lincoln Highway and goes to Glencrest Rd. in Valley Township.



MARRIOTT COURTYARD

Now Open! The four-story, 125-room hotel at the Corner of the Route 30 Bypass and PA Route 82, is a state-of-the-art facility! Developed by Oliver Pulver, plans are that it will be followed by an 80,000 sf, 4-story office building, a free-standing restaurant and multiple buildings thereafter.



WALGREENS

With over 8261 stores throughout the US and 118 in Pennsylvania, the mega drug store chain, which leads the industry in sales and profits, opened its newest store here in Coatesville earlier this year. The store is located at 800 Lincoln Highway.



BRANDYWINE HEALTH CENTER

The Brandywine Center in Coatesville, which opened in April, 2008, is a four-story, 48,000 sf office building at 744 E. Lincoln Highway. At the time of its construction, it was the first major development in the City of Coatesville in over 30 years and was just the beginning of what was to come.



THE COATESVILLE TRAIN STATION IMPROVEMENT PROJECT

To be located a few hundred yards from the current station, it is hoped that the \$18 million project will be completed in 2015. The work will be divided into 4 sections and will include not just the station and associated parking, but also the renovation of the old station (into a retail or community use), Third Avenue streetscapes and the redevelopment of Fleetwood Street. It is believed the new station will benefit the area at large and will serve as one of the single largest steps to revitalize the area.



THE VELODROME AND EVENT CENTER

While still in the planning stages, Coatesville is working to bring this world-class attraction to its City. It is believed the economic impact of having the only enclosed velodrome on the East Coast will be between \$25-35 million dollars and create 100 full and part time jobs.



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