

RETAIL/OFFICE FOR LEASE

In the City of Coatesville



258 East Lincoln Highway

- +/- 650 square feet
- Former restaurant space in the heart of downtown Coatesville with plenty of foot and vehicle traffic
- All FF&E have been removed, but gas, electric and water are available for equipment hook-up.
- Next to District Court and Coatesville Community Market

Lease Rate: \$650/month + utilities



237 Harmony Street

- +/- 650 square feet
- Beautiful office space in move-in condition
- Small office, copy room and restroom
- Great location directly across from City Hall
- Perfect for small business owner looking for a presence in downtown Coatesville.

Lease Rate: \$750/month + utilities

For more information or for an appointment to see these properties 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

An inter-active 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 begin in 2016. 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



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