

FOR LEASE

1229 West Lincoln Highway



COATESVILLE, PA 19320

THREE STORY OFFICE BUILDING

CONVENIENTLY LOCATED TO
ROUTE 30 AND CHESTER COUNTY
AIRPORT

BRIAN DAVISON, CCIM, SIOR

717.293.4513

bdavison@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Lease Rate:	\$7.95 SF/yr (NNN)
County:	Chester County
Municipality:	Valley Township
CAM:	\$3.00
Building Area:	15,000 SF
Available SF:	5,000 - 15,000 SF

PROPERTY OVERVIEW

Three story office building located less than a mile from Rt. 30 and the Chester County Airport.

OFFERING SUMMARY

HVAC:	Forced air/natural gas; forced A/C
Sprinklers:	No
Parking:	On-site
Water:	Public
Sewer:	Public
Zoning:	Planned Development

Lighting:	Fluorescent
Number of Floors:	3
Flooring:	Concrete

ADDITIONAL COMMENTS

Building is serviced by an elevator.



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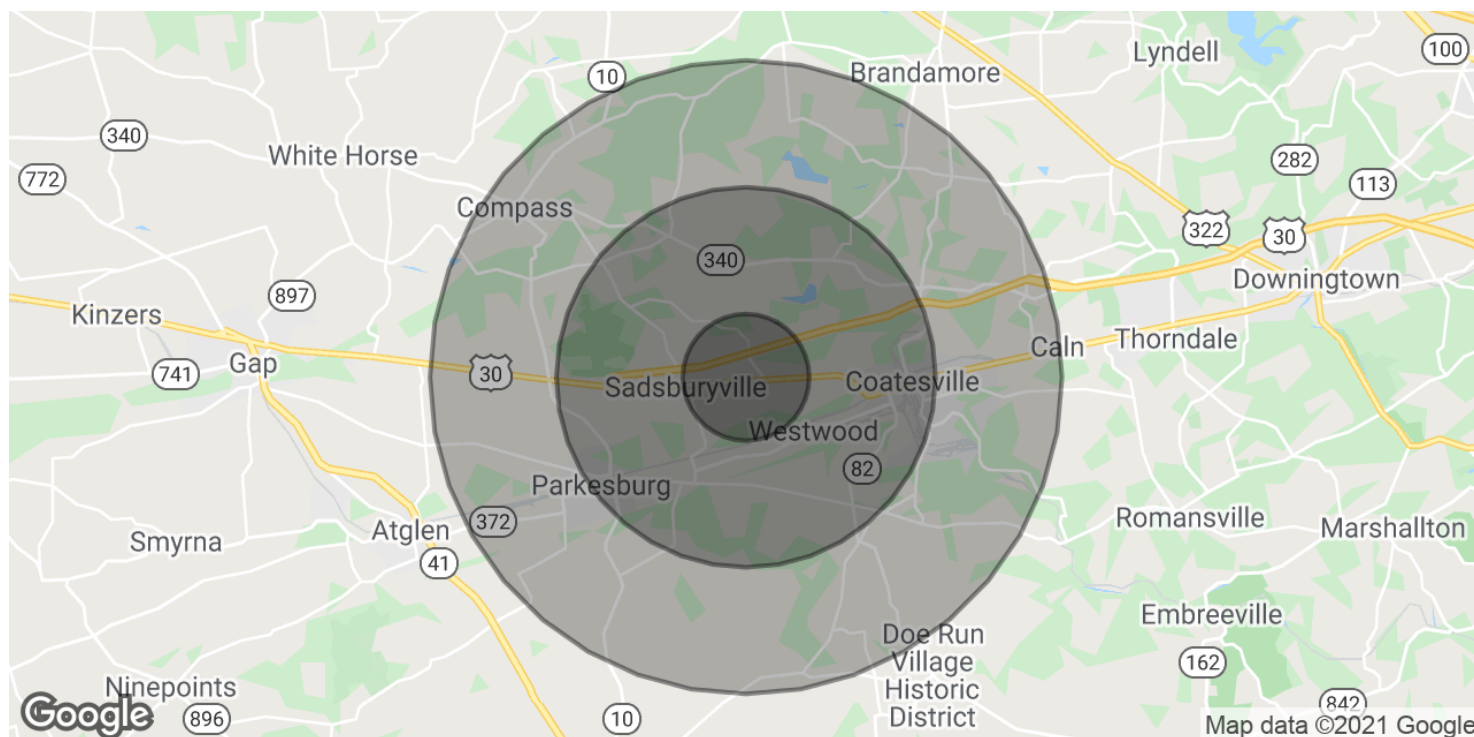
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,599	19,413	56,394
Average age	36.1	35.4	36.1
Average age (Male)	34.9	34.3	35.0
Average age (Female)	38.4	37.4	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,015	7,395	21,068
# of persons per HH	2.6	2.6	2.7
Average HH income	\$75,529	\$76,255	\$71,559
Average house value	\$263,238	\$244,732	\$228,262

* Demographic data derived from 2010 US Census

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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