

OPENING 2024



RETAIL & MEDICAL OPPORTUNITIES

CHESTER COUNTY, PA



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

PROJECT SUMMARY

Opening in 2024 will be the new construction 200,000 square foot National Sports & Events Center in Coatesville, Chester County, PA.

Project Highlights:

- ▶ 3,000+ Capacity Sports & Entertainment Arena
- ▶ 200 Meter World Class Velodrome (Cycling Track)
- ▶ 45,000 Sq Ft of Adaptable Sport Courts
- ▶ Athlete Training & Performance Center
- ▶ Sports Medicine Clinic
- ▶ Multi-Sport Group Fitness
- ▶ Family Entertainment Center
- ▶ Youth Sports & Activities Center
- ▶ 12,000 Sq Ft Main Street Retail
- ▶ Parking: 1,000 +



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM



500,000+
ANNUAL VISITORS



Welcome
to Chester County

Wealthiest
COUNTY IN PA



**Future Top
Ranked**
CYCLING FACILITY
IN WORLD

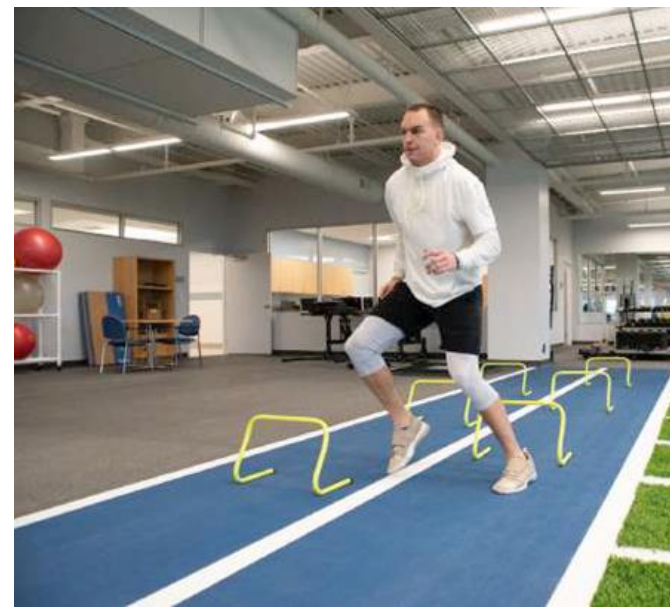
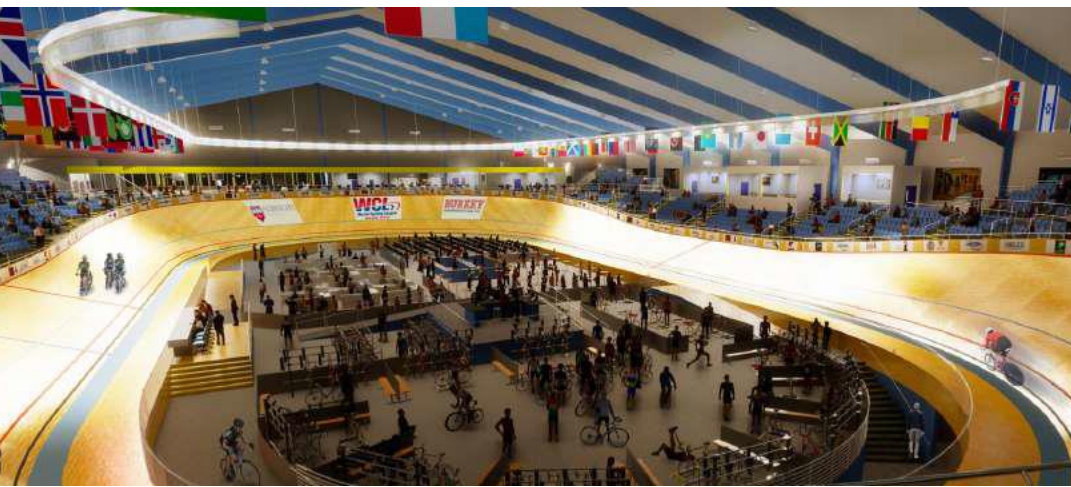


National
DESTINATION



Year-Round
ATHLETIC
SPORTS

PROJECT PHOTOS



DEMOGRAPHICS & STATISTICS

	1 MILE	3 MILES	5 MILES
Population	12,390	35,033	61,848
Avg. Household Income	\$57,258	\$83,245	\$101,424

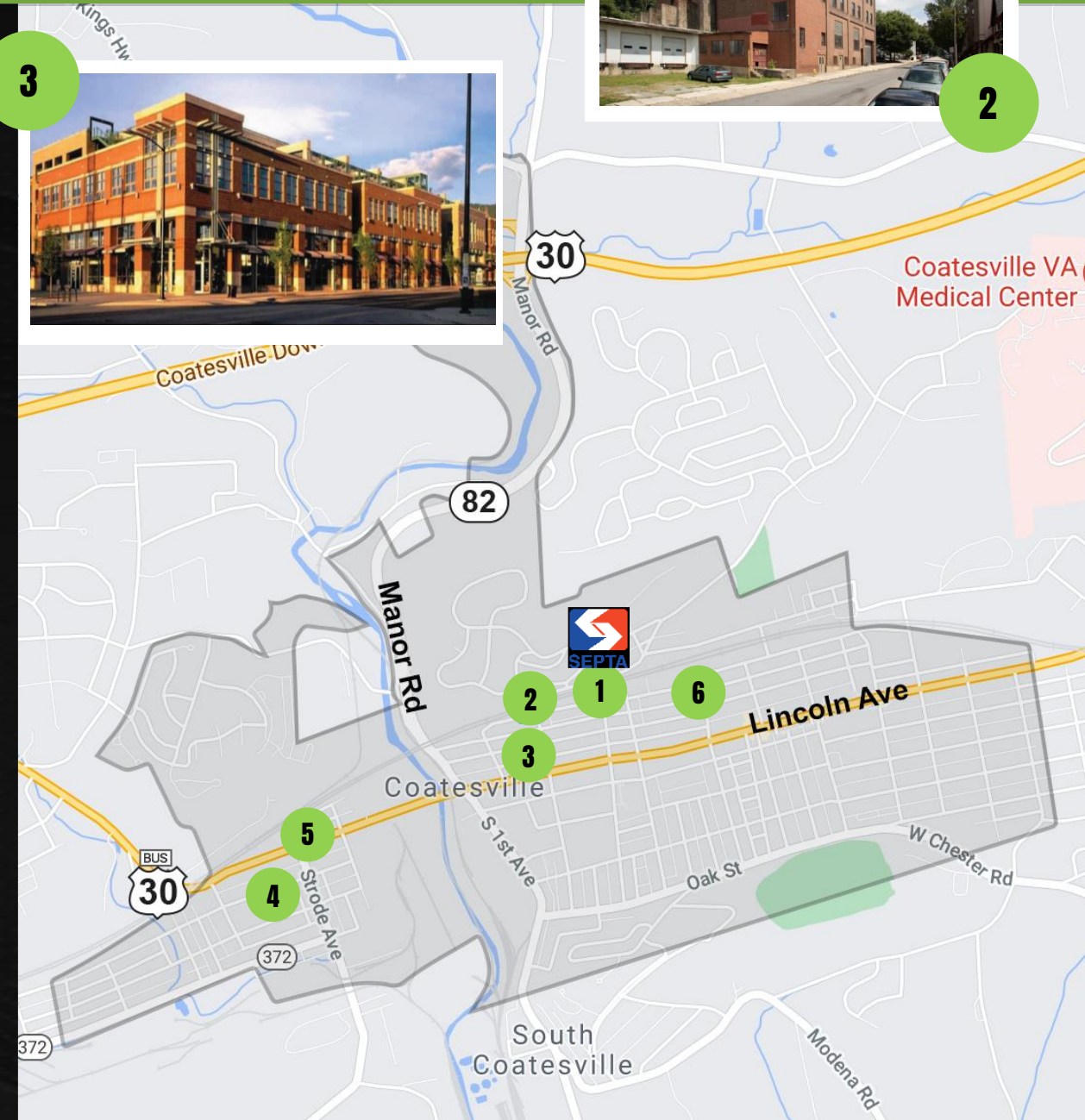
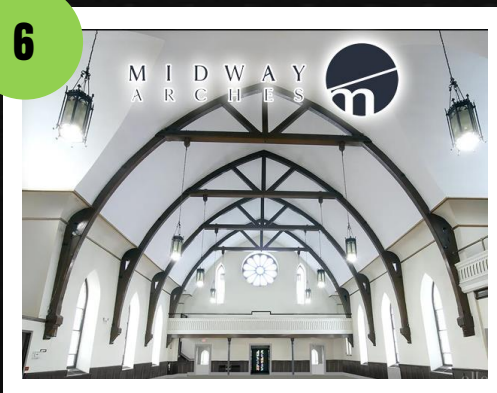
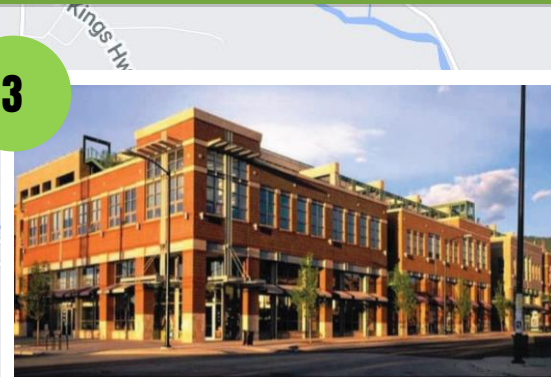
Cars Per Day: 27,138
(Route 82 & Route 30)

Chester County:
> Wealthiest County in Pennsylvania



Nearby Coatesville Projects

- 1 Amtrak R5 Train Station
- 2 Midway Arts: 70,000 Sq Ft Startup Business Hub
- 3 Gateway Project: 25,000 Sq Ft mixed use residential-retail project
- 4 Nth Solutions Incubator: 30,000 Sq Ft start-up incubator
- 5 Revival Productions Theater: 450 Seat Conservator & Professional Theatre
- 6 Midway Arches: 350 Seat Wedding & Event Venue



CURRENT & FUTURE TENANTS

Current Tenants:

- ▶ World Cycling Limited
- ▶ Sports Facilities Companies
- ▶ Elite Sports Performance
- ▶ National Youth Organization

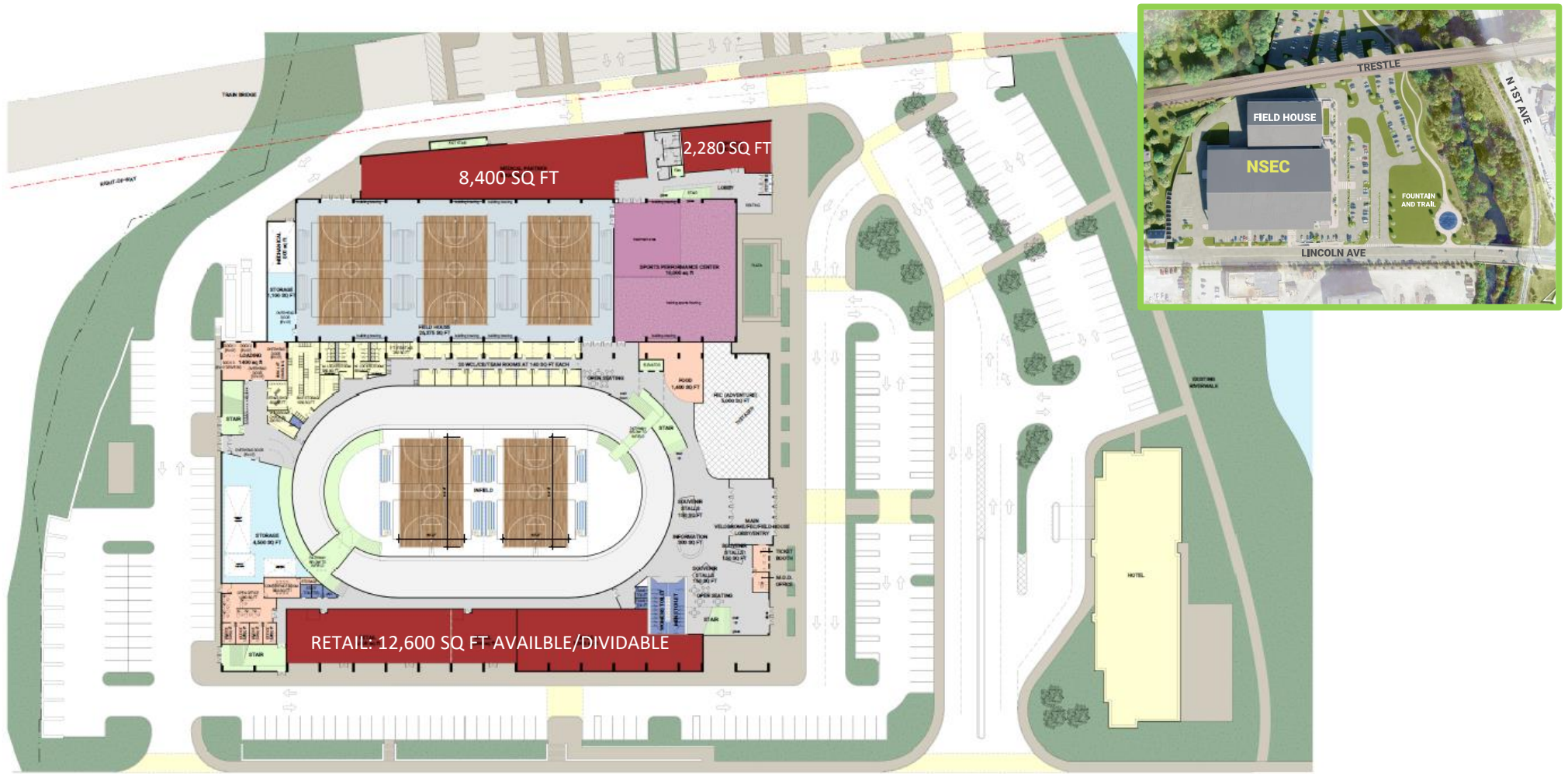


Future Tenants:

- ▶ Retail
- ▶ Sportswear
- ▶ Health & Medicine
- ▶ Daycare
- ▶ Urgent Care
- ▶ Outpatient Medical
- ▶ E-Sports / Gaming

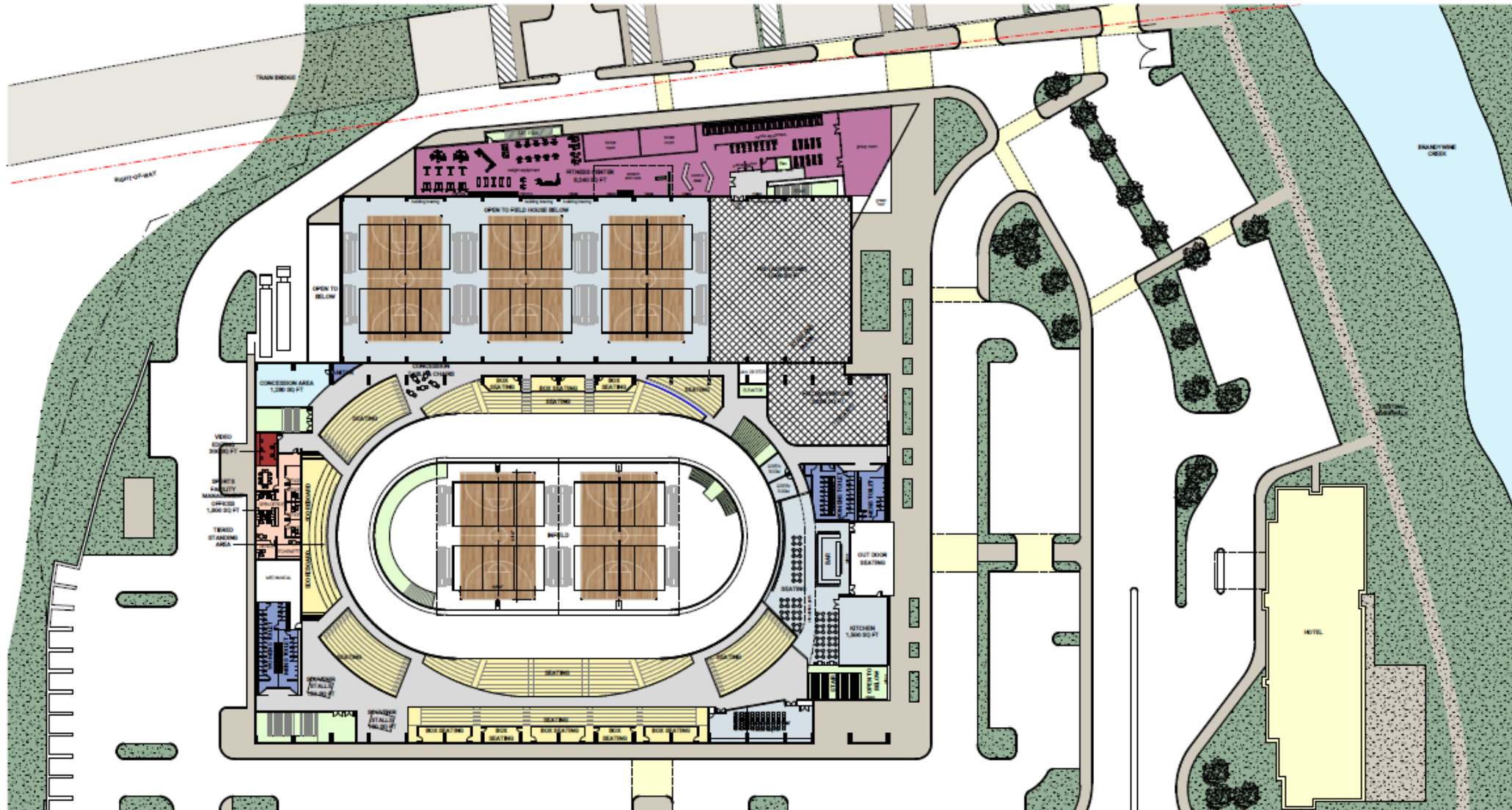


NSEC PLAN & FIRST FLOOR AVAILABILITIES



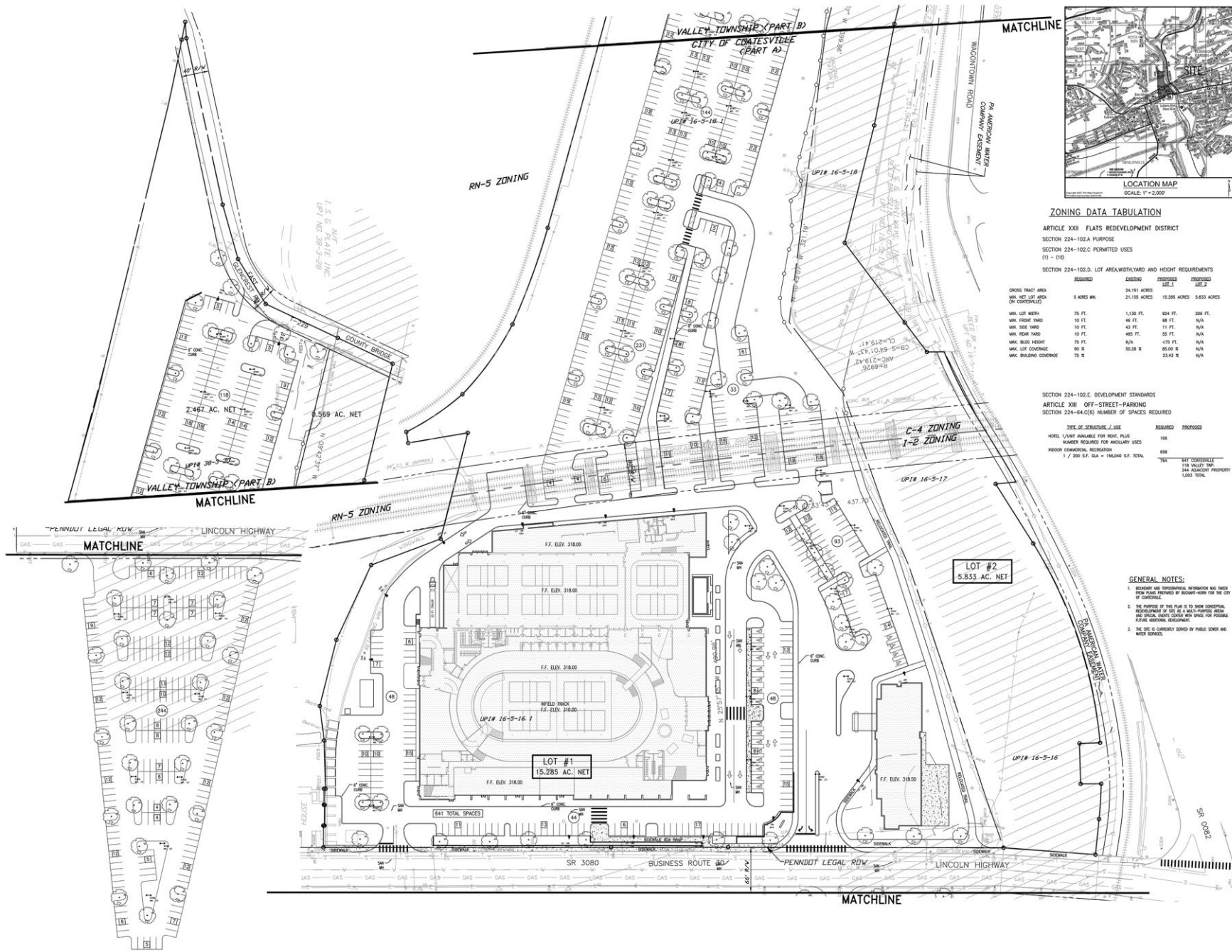
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NSEC PLAN: SECOND FLOOR



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NSEC SITE PLAN



ZONING DATA TABULATION

ARTICLE XXII FLATS REDEVELOPMENT DISTRICT
 SECTION 224-102.A PURPOSE
 SECTION 224-102.C PERMITTED USES
 (1) - (12)

SECTION 224-102.D. LOT AREA, WIDTH, YARD AND HEIGHT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED	PROPOSED
		SECTION 1	SECTION 2	SECTION 3
GROSS TRACT AREA	24.191 ACRES	15.385 ACRES	5.833 ACRES	
MIN. NET LOT AREA (ON CORNERS)	3 ACRES MIN.			
MIN. LOT WIDTH	75 FT.	1,120 FT.	824 FT.	200 FT.
MIN. FRONT YARD	10 FT.	45 FT.	60 FT.	N/A
MIN. SIDE YARD	10 FT.	43 FT.	11 FT.	N/A
MIN. REAR YARD	10 FT.	405 FT.	50 FT.	N/A
MAX. BUILD HEIGHT	25 FT.	N/A	<75 FT.	N/A
MAX. LOT COVERAGE	90 %	50.38 %	85.00 %	N/A
MAX. BUILDING COVERAGE	75 %		23.43 %	N/A

SECTION 224-102.E. DEVELOPMENT STANDARDS
 ARTICLE XIII OFF-STREET-PARKING
 SECTION 224-84(2)(b) NUMBER OF SPACES REQUIRED

	TOTAL OF STRUCTURES / USE	REQUIRED	PROPOSED
HOTEL / GYM AVAILABLE FOR HOUS. / PLUS		100	
NUMBER REQUIRED FOR ANCILLARY USES			
INDOOR COMMERCIAL, RECREATION		636	
1 / 200 S.F. G.A. = 104.00 S.F. TOTAL		736	841 COVERVILLE
			118 VALLEY TWP. 100% ADJACENT PROPERTY LOSS TOTAL

GENERAL NOTES:

- BOUNDARY AND SURVEY INFORMATION HAS BEEN FOUND TO BE CORRECT BY RECORDS FOR THE CITY OF COATESVILLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW CONCEPTUAL DEVELOPMENT OF SITE AS A 641-SPACE HOTEL AND SOCIAL LOBBY CENTER AND SPACES FOR POSSIBLE FUTURE ADDITIONAL DEVELOPMENT.
- THE SITE IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER SERVICES.