

COIT STREET SOUTH



Redevelopment Concept

- Big Box Retail
- Hotel
- Light Manufacturing
- Warehousing

Parcel Summary

	Number	Percent
Land Parcels	154	-----
Fire Damaged to be demolished		-----
Brownfields		-----
Excess Township owned		
Vacant	4	
Residential	125	
Commercial; Retail-Office	25	
Tax Exempt: Church, etc.	0	

Demographics and Parcel Details

Coit Street South		Block	Lot	Location	Dimension	Building	Lot Size	Property Type
Population	589	187	1	536-544 CHANCELLOR AVE.	120 X IRREG.	GAS STATION	0	4
Households	167	187	3	428 COIT ST.	110 X IRREG.	VACANT	0	1
No. Families	139	187	4	424 COIT ST.	40 X 46	IND-PUMP.STA.	1742.4	4
Median HH Inc.	\$47,969.00	187	7	396 COIT ST.	100 X 292	INDUS	29185.2	4
Median Family Inc.	\$48,906.00	187	8	386-394 COIT ST	120 X 272	INDUS	32234.4	4
Per Capita Inc.	\$14,848.00	187	9	380-384 COIT STREET	70.73 X 133	INDUS	9147.6	4
Housing Units	210	187	10	374 COIT ST.	80 X IRREG.	PARKING LOT	0	4
Occupied	191	187	11	358 COIT ST.	200 X 321	INDUS	64033.2	4
Vacant	19	187	12	354 COIT ST.	50.41 X IRREG.	INDUS	0	4
BUILT 1995-2000	0	189	1	436-70 COIT ST.	426.75+- X IRR.	INDUS	0	4
BUILT 1995-1998	0	191	1	5 ENS PLACE	48.37 X IRREG.	1FAM	0	2
BUILT 1990-1994	15	191	2	90 CHESTNUT AVE.	34 X 66 AV.	2FAM	2178	2
BUILT 1980-1989	25	191	3	86 CHESTNUT AVE.	41 X 61	1FAM	2178	2
BUILT 1970-1979	14	191	4	82 CHESTNUT AVE.	41 X 66	1FAM	2613.6	2
BUILT 1960-1969	7	191	5	78 CHESTNUT AVE.	41 X 72	1FAM	2613.6	2
BUILT 1950-1959	18	191	6	74 CHESTNUT AVE.	41 X 80	1FAM	3049.2	2
BUILT 1940-1949	63	191	7	70 CHESTNUT AVE.	41 X 86	1FAM	3484.8	2
BUILT 1939-Earlier	68	191	8	14 BANTA PL.	69 X IRREG.	1FAM	0	2

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	191	9	10 BANTA PL.	45 X 85	2FAM	3484.8	2
	191	10	6-8 BANTA PL.	45 X 85	1FAM	3484.8	2
	191	11	4 BANTA PL.	26.64 X 85	1FAM	2178	2
	191	12	2 BANTA PL.	23.36 X 85	1FAM	1742.4	2
	191	13	415 COIT ST.	41 X 90	1FAM	3484.8	2
	191	14	417 COIT ST.	41 X 83	1FAM	3049.2	2
	191	15	421 COIT ST.	41 X 78	1FAM	3049.2	2
	191	16	425 COIT ST.	41 X 71	1FAM	2613.6	2
	191	17	429 COIT ST.	41 X 63	1FAM	2178	2
	191	18	1-3 ENS PL.	48.37 X 85	1FAM	3920.4	2
	191	100001	455 COIT ST.	175.42 X TRI.	GAS STA	0	4
	191	100002	451-453 COIT ST	40.50 X 44 AV.	INDUS	1742.4	4
	191	100003	447 COIT ST.	59.50X56 AV	TAVERN	3049.2	4
	191	100004	4-6 ENS PL.	42 X IRREG.	3FAM	0	2
	191	100005	2 ENS PLACE	42 X IRREG.	1FAM-GAR- STORE	0	4
	192	3	50 CHESTNUT AVE.	45 X 74	2FAM	3049.2	2
	192	4	42 CHESTNUT AVE.	80 X IRREG.	2FAM	0	2
	192	5	10-18 RENEE PL.	125 X 100	INDUS	12196.8	4
	192	6	387 COIT ST.	200 X 100	IND.	19602	4
	192	8	9 BANTA PL.	55 X 100	VACANT	5227.2	1
	193	1	19 RENEE PL.	108.5XIRR	PARKING LOT	0	1
	193	2	34 CHESTNUT AVE.	45 X 78 AV.	2FAM	3484.8	2
	193	3	30 CHESTNUT AVE.	45 X 88	4FAM	3920.4	2
	193	4	28 CHESTNUT AVE.	45 X 100	2FAM	4356	2
	193	5	24 CHESTNUT AVE.	45 X 100	2FAM	4356	2
	193	6	20 CHESTNUT AVE.	45 X 100	3FAM	4356	2
	193	7	18 CHESTNUT AVE.	45 X 100	2FAM	4356	2
	193	8	14 CHESTNUT AVE.	45 X 100	2FAM	4356	2
	193	9	10 CHESTNUT AVE.	40.29 X IRREG.	3FAM	0	2
	193	10	590-92 CHANCELLOR AVE.	50.25 X 100	TAVERN & 2 APTS	4791.6	4
	193	11	576-588 CHANCELLOR AVE.	153.94XIRR	1STORE & 1 OFF.	0	4
	193	12	11 VICTOR PL.	44 X 100	1-F	4356	2
	193	13	15 VICTOR PL.	43 X 100	1 FAM	3920.4	2
	193	14	17 VICTOR PL.	40 X 100	1FAM	3920.4	2
	193	15	19 VICTOR PL.	40 X 100	1FAM	3920.4	2
	193	16	21 VICTOR PL.	27 X 100	1FAM	2613.6	2
	193	17	23 VICTOR PL.	30 X IRR	1FAM	0	2
	193	18	80 NORWOOD AVE.	45.42 X IRR	1FAM	0	2
	193	19	82 NORWOOD AVE.	35 X IRR	1FAM	0	2
	193	20	86 NORWOOD AVE.	30 X IRR	1FAM	0	2
	193	100001	10-18 VICTOR PL.	IRR	1FAM	0	2
	193	100002	562 CHANCELLOR AVE.	116.96XIRRG	1STORE	0	4

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	194	1	83 NORWOOD AVE.	141 X 100	VACANT	13939.2	1
	194	2	81 NORWOOD AVE.	29 X 100	1FAM	2613.6	2
	194	3	79 NORWOOD AVE.	29 X 100	1FAM	2613.6	2
	194	4	77 NORWOOD AVE.	29 X 100	1FAM	2613.6	2
	194	5	75 NORWOOD AVE.	29 X 100	1FAM	2613.6	2
	194	6	73 NORWOOD AVE.	29 X 100	1FAM	2613.6	2
	194	7	71 NORWOOD AVE.	29 X 100	1FAM	2613.6	2
	194	8	69 NORWOOD AVE.	28 X 100	1FAM	2613.6	2
	194	9	67 NORWOOD AVE.	28 X 100	1FAM	2613.6	2
	194	10	65 NORWOOD AVE.	35 X IRR	1FAM	0	2
	194	11	552 CHANCELLOR AVE.	100.89 X 100	GAS STATION	10018.8	4
	194	12	546-550 CHANCELLOR AVE.	101 X 100	GAS STATION	10018.8	4
	194	13	353 COIT ST.	155.34 X 100	IND	15246	4
	194	14	365 COIT ST.	235 X 100	IND	23086.8	4
	231	15	1 ROBERT PL.	67.47 X IRR	4FAM	0	2
	232	1	638 CHANCELLOR AVE	IRR		0	2
	232	1	634 CHANCELLOR AVE	IRR		0	2
	232	1	632 CHANCELLOR AVE	IRR	CONDO	0	2
	232	1	630 CHANCELLOR AVE	IRR	CONDO	0	2
	232	1	628B CHANCELLOR AVE	IRR	CONDO	0	2
	232	1	628A CHANCELLOR AVE	IRR	CONDO	0	2
	232	1	626 CHANCELLOR AVE	IRR	CONDO	0	2
	232	1	11 MARTIN PL	IRR	CONDO	0	2
	232	1	9 MARTIN PL	IRR	CONDO	0	2
	232	1	7 MARTIN PL	IRR	CONDO	0	2
	232	1	5 MARTIN PL	IRR	CONDO	0	2
	232	1	3 MARTIN PL	IRR	CONDO	0	2
	232	10	15 MARTIN PL.	39 X 100	2FAM	3484.8	2
	232	11	17 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	12	19 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	13	23 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	14	25 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	15	27 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	16	31 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	17	33 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	18	35 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	19	39 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	20	41 MARTIN PL.	33 X 100	1FAM	3049.2	2
	232	21	43-45 MARTIN PL	52.04 X 100	1FAM	4791.6	2

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	232	22	47 MARTIN PL.	54 X 100	1FAM	5227.2	2
	232	24	48 GREENE TERRACE	35 X 100	2FAM	3484.8	2
	233	1	614 CHANCELLOR AVE.	33.80 X 130	3FAM	4356	2
	233	2	610 CHANCELLOR AVE.	34.20 X 130	3FAM	4356	2
	233	3	606 CHANCELLOR AVE.	50 X 129	1FAM	6098.4	2
	233	4	602 CHANCELLOR AVE.	50 X 100	2FAM	4791.6	2
	233	6	9 CHESTNUT AVE.	50X100 IR	2FAM	0	2
	233	6	15 CHESTNUT AVE.	50X100	GARAGE	4791.6	2
	233	7	17 CHESTNUT AVE.	31.42 X 100	1FAM	3049.2	2
	233	8	19 CHESTNUT AVE.	31.46 X 100	1FAM	3049.2	2
	233	9	21 CHESTNUT AVE.	31.46 X 100	1FAM	3049.2	2
	233	10	25 CHESTNUT AVE.	31.46 X 100	1FAM	3049.2	2
	233	11	27 CHESTNUT AVE.	47.19 X 100	4FAM	4356	2
	233	12	33 CHESTNUT AVE.	47.19 X 100	4FAM	4356	2
	233	13	35 CHESTNUT AVE.	47.19 X 100	1FAM	4356	2
	233	14	39 CHESTNUT AVE.	47.19 X 100	2FAM	4356	2
	233	15	43 CHESTNUT AVE.	42.62 X 100	1FAM	3920.4	2
	233	16	47 CHESTNUT AVE.	35.52 X 100	1FAM	3484.8	2
	233	17	49 CHESTNUT AVE.	35.86 X 100	1FAM	3484.8	2
	233	19	44 MARTIN PL.	100 X 50.02	1FAM	4791.6	2
	233	20	42 MARTIN PL.	44.45 X 103	4FAM	4356	2
	233	21	38 MARTIN PL.	44.45 X 104	4FAM	4356	2
	233	22	34 MARTIN PL.	44.45 X 106	4FAM	4356	2
	233	23	30 MARTIN PL.	44.45 X 107	4FAM	4356	2
	233	24	28 MARTIN PL.	44.44 X 109	4FAM	4791.6	2
	233	25	24 MARTIN PL.	44.44 X 109	4FAM	4791.6	2
	233	26	20 MARTIN PL.	44.44 X 111	4FAM	4791.6	2
	233	27	16 MARTIN PL.	44.44 X 112	4FAM	4791.6	2
	233	28	12 MARTIN PL.	44.44 X 113	4FAM	4791.6	2
	236	14	61-63 CHESTNUT AVENUE	45 X 70	2FAM	3049.2	2
	236	15	69 CHESTNUT AVE.	34.09 X IRR.	2FAM	0	2
	236	16	71 CHESTNUT AVE.	34.10 X IRR.	2FAM	0	2
	236	17	75 CHESTNUT AVE.	34.09 X IRR.	2FAM	0	2
	236	18	77 CHESTNUT AVE.	34.09 X IRR	2FAM	0	2
	236	19	81 CHESTNUT AVE.	34.09 X IRR.	2FAM	0	2
	236	20	83 CHESTNUT AVE.	25 X 93 AV.	1FAM	2178	2
	236	21	85 CHESTNUT AVE.	25 X 98	1FAM	2178	2
	236	22	87 CHESTNUT AVE.	21.76 X IRR	1FAM	0	2
	236	23	89 CHESTNUT AVE.	25 X IRR.	1FAM	0	2
	237	14	97-99 CHESTNUT AVE	50 X IRR.	2FAM	0	2
	237	15	101 CHESTNUT AVE.	29.11X97.37	1FAM	2613.6	2
	237	16	103 CHESTNUT AVE.	28.89 X 97.37	1FAM	2613.6	2

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Block	Lot	Location	Dimension	Building	Lot Size		
237	17	105 CHESTNUT AVE.	28.93 X 97.37	1FAM	2613.6		2
237	18	107 CHESTNUT AVE.	29.07X97.37	1FAM	2613.6		2
237	19	109 CHESTNUT AVE.	28.95X97.37	1FAM	2613.6		2
237	20	111-113 CHESTNUT AVE.	45.21 X IRR.	1FAM	0		2
237	21	115 CHESTNUT AVE.	29 X IRR.	1FAM	0		2
237	22	117 CHESTNUT AVE.	29.48 X 107	1FAM	3049.2		2
237	23	119 CHESTNUT AVE.	27 X 118	1FAM	3049.2		2
237	24	121 CHESTNUT AVE.	29.48 X 127	1FAM	3484.8		2
237	25	123 CHESTNUT AVE.	29.48 X 131	1 FAM-1FAM REAR	3484.8		2
237	26	127 CHESTNUT AVE.	29.48 X 140	1FAM	3920.4		2
237	27	1-5 PAINE AVE	71.80 X IRR	1FAM 1-S	0		4
238	23	4 PAINE AVE.	31.64 X 93	USED CARLOT GAR	2613.6		4
238	24	141 CHESTNUT AVE.	IRR.	IND.	0		4