

COIT STREET NORTH



Redevelopment Concept

- Big Box Retail
- Hotel
- Light Manufacturing
- Warehousing

Parcel Summary

	Number	Percent
Land Parcels	222	-----
Fire Damaged to be demolished		-----
Brownfields		-----
Excess Township owned		
Vacant	18	
Residential	121	
Commercial; Retail-Office	83	
Tax Exempt: Church, etc.	0	

Demographics and Parcel Details

Coit Street North		Block	Lot	Location	Dimension	Building	Lot Size	Property Type
Population	2,616	172	1	343-65 NYE AVENUE	186.05XIRR.	VACANT	0	1
Households	951	172	4	580 21ST ST.	100 X 150	INDUS FD WHSE	14810.4	4
No. Families	646	172	5	576 21ST ST.	50 X 150	INDUS	7405.2	4
Median HH Inc.	\$89,589.00	172	6	572 21ST ST.	42.14 X 150	INDUS	6098.4	4
Median Family Inc.	\$84,232.00	172	7	568 21ST ST.	50 X 150	INDUS	7405.2	4
Per Capita Inc.	\$37,257.00	172	8	918 CLINTON AVE.	153.95X173	INDUS/DAY CARE	26571.6	4
Housing Units	1,038	172	9	884-916 CLINTON AVE.	8.871 AC	OFFICES	386377.2	4
Occupied	855	172	17	335 NYE AVE.	92.55 X IRR	INDUS	0	4
Vacant	183	173	8	593 HAWTHORNE AVE.	89 X 100	3FAM	8712	2
BUILT 1995-2000	0	174	1	305 NYE AVE.	25 X 63	1FAM	1306.8	2
BUILT 1995-1998	14	174	3	592 HAWTHORNE AVE.	120.61XIRR	INDUS	0	4
BUILT 1990-1994	0	174	7	299 NYE AVE.	25 X 67	2FAM	1306.8	2
BUILT 1980-1989	21	174	8	301 NYE AVE.	25 X 65	1FAM	1306.8	2
BUILT 1970-1979	104	174	9	303 NYE AVE.	25 X 64	2FAM	1306.8	2
BUILT 1960-1969	219	175	5	344 NYE AVE.	126.91XIRR	IND.	0	4
BUILT 1950-1959	262	176	1	133 S. 20TH ST.	223.71 X IRREG.	INDUS	0	4
BUILT 1940-1949	207	176	2	125 S. 20TH ST.	99 X IRREG.	INDUS	0	4
BUILT 1939-Earlier	211	176	5	117 S. 20TH ST.	100 X 286	INDUS	28314	4
		176	6	109 S. 20TH ST.	100 X 299	INDUS	29620.8	4

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	176	7	302 NYE AVE.	199.9X272AV	INDUS	0	4
	177	2	122 S. 20TH ST.	165 X 100	INDUS	16117.2	4
	178	1	543-53 LYONS AVE.	150X100	GAS STATION	14810.4	4
	178	1	537-41 LYONS AVE.	IRREG.	VACANT	0	1
	178	2	212 COIT ST.	168.68XIRR	INDUS	0	4
	178	3	206 COIT ST.	89 X 200	INDUS	17424	4
	178	4	196 COIT ST.	111 X IRREG	INDUS	0	4
	178	5	188 COIT ST.	232XIRR	INDUS	0	4
	178	6	180-186 COIT ST.	100 X IRR	IND	0	4
	178	7	176-178 COIT ST.	60 X IRR	VACANT LAND	0	1
	178	8	168-174 COIT STREET	90 X 218	INDUS	19602	4
	178	9	152-166 COIT STREET	213 X IRR.	INDUS	0	4
	178	11	140-50 COIT ST	137 X 200	INDUS	27007.2	4
	178	12	136 COIT ST.	50 X 200	INDUS	9583.2	4
	178	13	132 COIT ST.	50 X 200	VACANT	9583.2	1
	178	19	511 LYONS AVE.	77 X IRREG.	WAREHOUS E-GAR.	0	4
	178	20	517 LYONS AVE.	114.76XIR	INDUS	0	4
	178	21	527 LYONS AVE	IRREG.	VACANT	0	1
	179	1	32-50 BUFFINGTON AVE	250 X 192	INDUS	47916	4
	179	2	24 BUFFINGTON AVE.	SIZE --- IRREG.	INDUS	0	4
	179	3	22 BUFFINGTON AVE.	25 X 100	2FAM	2178	2
	180	5	19 SELVAGE ST.	25 X 100	INDUS	2178	4
	180	7	21-43 SELVAGE ST.	312.2 X IRR	INDUS	0	4
	181	1	163-81 SHAW AVE	247.12XIRR	INDUS	0	4
	181	2	26 SELVAGE ST.	100 X 100	INDUS	9583.2	4
	181	3	22 SELVAGE ST.	50 X 100	INDUS	4791.6	4
	181	4	20 SELVAGE ST.	25 X 100	INDUS	2178	4
	181	6	157 SHAW AVE.	75 X 100	INDUS	7405.2	4
	182	1	503-05 LYONS AVE.	68.77 X IRR	INDUS	0	4
	182	2	182 SHAW AVE.	66XIRREG	INDUS	0	4
	182	8	479 LYONS AVE.	50 X IRREG.	STORE	0	4
	182	9	483-85 LYONS AVE.	50 X 198	INDUS	9583.2	4
	182	10	487-493 LYONS AVE.	100 X 198	INDUS	19602	4
	182	11	495-499 LYONS AVE.	69.50 X 198	INDUS	13503.6	4
	182	12	501 LYONS AVE.	28 X IRREG.	INDUS	0	4
	183	9	536-552 LYONS AVE.	220X174 IRR	VACANT LAND	0	1
	185	2	492 LYONS AVE.	181.10 X IRREG.	INDUS	0	4
	198	12	576 LYONS AVE.	56.09 X 245	3FAM	13503.6	2
	198	15	564 LYONS AVE.	28.27 X 130	1FAM	3484.8	2
	198	16	562 LYONS AVE.	26.30 X 94	2 FAM.	2178	2
	198	17	558 LYONS AVE.	56 X 99.2	4FAM	5227.2	2
	198	18	554 LYONS AVE.	50 X 100	4APTS & 1TAVERN	4791.6	4
	199	2	1104 GROVE ST.	50 X 100	4FAM	4791.6	2

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	199	3	1100 GROVE STREET	50 X 100	4FAM	4791.6	2
	199	4	1094-1096 GROVE ST	50 X 100	4FAM	4791.6	2
	199	5	1090 GROVE ST.	50 X 100	1FAM	4791.6	2
	199	6	1088 GROVE ST.	25 X 100	2 FAM	2178	2
	199	7	1086 GROVE ST.	25 X 100	1FAM	2178	2
	199	8	1084 GROVE ST.	25 X 100	1FAM	2178	2
	199	9	1082 GROVE ST.	25 X 100	1FAM	2178	2
	199	10	1080 GROVE ST.	25 X 100	1FAM	2178	2
	199	11	1076 GROVE ST.	50 X 100	1FAM	4791.6	2
	199	12	1074 GROVE ST.	25 X 100	4FAM	2178	2
	199	13	67 COIT ST.	25 X 100	3FAM	2178	2
	199	14	69 COIT ST.	25 X 100	1FAM	2178	2
	199	15	71 COIT ST.	25 X 100	1FAM	2178	2
	199	16	73 COIT ST.	25 X 100	1FAM	2178	2
	199	17	75 COIT ST.	50 X 100	PARKING LOT	4791.6	4
	199	18	79 COIT ST.	50 X 100	1FAM	4791.6	2
	199	19	83 COIT ST.	25 X 100	1FAM	2178	2
	199	21	89 COIT ST.	45 X 100	IND.	4356	4
	199	22	93-97 COIT ST	80 X 100	IND.	7840.8	4
	200	1	1068 GROVE ST.	25 X 100	1FAM	2178	2
	200	2	1066 GROVE ST.	25 X 100	1FAM	2178	2
	200	3	1064 GROVE ST.	25 X 100	1FAM	2178	2
	200	4	1062 GROVE ST.	25 X 100	1FAM	2178	2
	200	5	1060 GROVE ST.	25 X 100	3 FAM	2178	2
	200	6	1056-1058 GROVE ST.	38 X 100	1FAM	3484.8	2
	200	7	1054 GROVE ST.	25 X 100	2FAM	2178	2
	200	8	1052 GROVE ST.	29 X 100	3FAM	2613.6	2
	200	9	1050 GROVE ST.	29 X 100	3FAM	2613.6	2
	200	10	1048 GROVE ST.	29 X 100	3FAM	2613.6	2
	200	11	1046 GROVE ST.	25 X 100	1FAM	2178	2
	200	12	1044 GROVE ST.	37.50 X 100	3FAM	3484.8	2
	200	13	1040 GROVE ST.	37.50 X 100	3FAM	3484.8	2
	200	14	1038 GROVE ST.	37.50 X 100	VAC.	3484.8	1
	200	15	1034 GROVE ST.	37.50 X 100	2FAM	3484.8	2
	200	16	1032 GROVE ST.	37.50 X 100	3FAM	3484.8	2
	200	17	1028 GROVE ST.	37.50 X 100	1FAM	3484.8	2
	200	18	1026 GROVE ST.	37.33 X 100	1FAM	3484.8	2
	200	19	1024 GROVE ST.	37.34 X 100	1FAM	3484.8	2
	200	20	1020 GROVE ST.	37.33 X 100	2FAM	3484.8	2
	200	22	11 COIT ST.	63.17 X 83	VACANT	5227.2	1
	200	23	17 COIT ST.	43 X 100	VACANT	3920.4	1
	200	24	21 COIT ST.	35 X 100	1FAM	3484.8	2
	200	25	23 COIT ST.	50X100	1FAM	4791.6	2
	200	27	27 COIT ST.	30 X 100	1FAM	2613.6	2
	200	28	29 COIT ST.	30 X 100	2FAM	2613.6	2
	200	29	33 COIT ST.	30 X 100	1FAM	2613.6	2
	200	30	35 COIT ST.	30 X 100	3FAM	2613.6	2

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	200	31	37 COIT ST.	30 X 100	1FAM	2613.6	2
	200	32	39 COIT ST.	25 X 100	1FAM	2178	2
	200	33	41 COIT ST.	25 X 100	1FAM	2178	2
	200	34	43 COIT ST.	25 X 100	1FAM	2178	2
	200	35	45 COIT ST.	25 X 100	1FAM	2178	2
	200	36	47 COIT ST.	25 X 100	1FAM	2178	2
	200	37	49 COIT ST.	25 X 100	1FAM	2178	2
	200	38	51 COIT ST.	25 X 100	1FAM	2178	2
	200	39	53 COIT ST.	25 X 100	1FAM	2178	2
	200	40	55 COIT ST.	25 X 100	1FAM	2178	2
	200	41	57 COIT ST.	25 X 100	1FAM	2178	2
	200	42	59 COIT ST.	25 X 100	1FAM	2178	2
	200	43	61 COIT ST.	25 X 100	1FAM	2178	2
	200	44	63 COIT ST.	25 X 100	1FAM	2178	2
	200	45	65 COIT ST.	25 X 100	3FAM	2178	2
	201	1	60 COIT ST.	100 X 100	IND.	9583.2	4
	201	2	42 COIT ST.	225 X 200	IND.	44866.8	4
	201	3	40 COIT ST.	30 X 100	3FAM	2613.6	2
	201	4	38 COIT ST.	45 X 100	3FAM & 1FAM	4356	2
	201	5	34 COIT ST.	45 X 100	3FAM	4356	2
	201	6	28-30 COIT ST.	53 X 100	3FAM	5227.2	2
	201	7	22 COIT ST.	77 X 100	2FAM	7405.2	2
	201	8	934 CLINTON AVE.	IRR.	IND.	0	4
	201	9	585-595 21ST ST.	165 X 228 28	PARKING LT	37461.6	4
	201	11	597-603 21ST ST.	95 X 228	IND.	21344.4	4
	201	13	371 NYE AVE.	30.61 X 100	4FAM & 1 TAVERN	3049.2	4
	201	14	373 NYE AVE.	135 X 100	VAC.	13068	1
	201	15	385 NYE AVE.	28 X 100	VAC.	2613.6	1
	201	16	389 NYE AVE.	25 X 100	VAC.	2178	1
	201	17	391 NYE AVE.	25 X 100	VAC.	2178	1
	201	18	393 NYE AVE.	50 X 100	VAC.	4791.6	1
	202	2	372 NYE AVE.	IRR.	IND.	0	4
	203	1	130 COIT ST.	48.29 X 200	IND.	9583.2	4
	203	1	126-28 COIT ST.	64.87X200 IRR.	IND.	0	4
	203	1	120-24 COIT ST.	62.34X200 IRR.	IND.	0	4
	203	1	110-118 COIT ST.	106.50X200 IRR.	AUTO REPAIR SP	0	4
	203	2	100-108 COIT ST.	118 X 200	IND.	23522.4	4
	203	3	84 COIT ST.	200 X 200	IND.	39639.6	4
	203	4	76 COIT ST.	100 X 100	IND.	9583.2	4
	203	5	68 COIT ST.	100 X 100	IND.	9583.2	4
	203	6	390 NYE AVE.	100 X 200	IND.	19602	4
	215	20	994 CLINTON AVE.	IRR.	GARAGE	0	4
	215	21	990-992 CLINTON AVENUE	55.50 X IRR	10 APTS & 1-ST.	0	4
	215	22	1019-1021 GROVE ST.	50 X 111	4FAM	5227.2	2
	215	23	1025 GROVE ST.	55 X 108	4 FAMILY	5662.8	2

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	215	24	1029 GROVE ST.	50 X 110	2FAM	5227.2	2
	215	25	1033 GROVE ST.	37.50 X 111	2FAM	3920.4	2
	215	26	1035 GROVE ST.	37.50 X 112	1FAM	3920.4	2
	215	27	1037 GROVE ST.	37.50 X 114	1FAM	3920.4	2
	215	28	1041 GROVE ST.	36 X 116	1FAM	3920.4	2
	215	29	1043 GROVE ST.	37.50 X 116	3FAM	3920.4	2
	215	30	1047 GROVE ST.	30 X 117	1FAM	3484.8	2
	215	31	1049 GROVE ST.	30 X 118	1FAM	3484.8	2
	215	32	1051 GROVE ST.	30 X 119	1FAM	3484.8	2
	215	33	1053 GROVE ST.	30 X 120	1FAM	3484.8	2
	215	34	1055 GROVE ST.	30 X 121	3FAM	3484.8	2
	215	35	1059 GROVE ST.	29 X 100	2FAM	2613.6	2
	215	36	1061 GROVE ST.	29 X 100	2FAM	2613.6	2
	215	37	1063 GROVE ST.	29 X 100	2FAM	2613.6	2
	215	38	1065 GROVE ST.	32.39 X IRR.	2FAM	0	2
	216	12	1071 GROVE ST.	25 X 100	3FAM	2178	2
	216	13	1077 GROVE ST.	37.75 X 100	3FAM	3484.8	2
	216	14	1079 GROVE ST.	37.50 X 100	3FAM	3484.8	2
	216	15	1081 GROVE ST.	30 X 127	3FAM	3484.8	2
	216	16	1083 GROVE ST.	30 X 129	2FAM	3484.8	2
	216	17	1085 GROVE ST.	30 X 131	3FAM	3920.4	2
	216	18	1087 GROVE ST.	30 X 133	2FAM	3920.4	2
	216	19	1089 GROVE ST.	30 X 135	2FAM	3920.4	2
	216	20	1091 GROVE ST.	25.06 X 100	3FAM	2178	2
	216	21	1093 GROVE ST.	25.06 X 100	2FAM	2178	2
	216	22	1095 GROVE ST.	25.06 X 102	1FAM	2178	2
	216	23	1097 GROVE ST.	25 X 104	2FAM	2178	2
	217	9	1103 GROVE ST.	25.06 X 109	2FAM	2613.6	2
	217	10	1105 GROVE ST.	25.06 X 111	2FAM	2613.6	2
	217	11	1107 GROVE ST.	25 X 113	2FAM	2613.6	2
	217	12	1109 GROVE ST.	25 X 115	2FAM	2613.6	2
	217	13	1111 GROVE ST.	25.06 X 91	VACANT LAND	2178	1
	217	14	1113 GROVE ST.	25.06 X 93	VACANT LOT	2178	1
	217	15	1115 GROVE ST.	25.06 X 95	2FAM	2178	2
	217	16	1117 GROVE ST.	25.06 X 97	3FAM & 1 STORE	2178	4
	218	9	11 HERPERS ST.	33.25 X 100	2FAM	3049.2	2
	218	10	9 HERPERS ST.	33.26 X 100	1FAM	3049.2	2
	218	11	1123 GROVE ST.	29 X 102	4 FAMILY	2613.6	2
	218	12	1125 GROVE ST.	28.07 X 104	1FAM	2613.6	2
	218	13	1127 GROVE ST.	28.07 X 106	2FAM	2613.6	2
	218	14	1129 GROVE ST.	28.07 X 108	1FAM	2613.6	2
	218	15	1131 GROVE ST.	28.07 X 105	1FAM	2613.6	2
	218	16	1133 GROVE ST.	28.07 X 107	1FAM	2613.6	2
	218	17	3 MAY ST.	115 X 30	6FAM	3049.2	4
	222	1	1126 GROVE ST.	100 X 100	IND.	9583.2	4
	222	2	119 COIT ST.	54 X 100	IND.	5227.2	4

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	222	5	1138 GROVE ST.	125 X IRREG	IND.	0	4
	222	6	143 COIT ST.	25 X 100	VACANT LAND	2178	1
	222	7	145 COIT ST.	50 X 100	VACANT LAND	4791.6	1
	222	9	155 COIT ST.	40 X 100	INDUSTRY	3920.4	4
	222	10	1168 GROVE ST.	IRREG	IND.	0	4
	222	11	1180 GROVE ST.	170.88X200	IND.	33976.8	4
	222	12	1200 GROVE ST.	60 X 200	IND.	11761.2	4
	222	13	1176-78 GROVE ST.	50 X 100	2FAM	4791.6	2
	222	14	1164 GROVE ST.	53 X 100	INDUSTRIAL	5227.2	4
	222	15	1160 GROVE ST.	47 X 100	3FAM	4356	2
	222	16	1158 GROVE ST.	50 X 100	6FAM	4791.6	4
	222	17	1154 GROVE ST.	25 X 100	1FAM	2178	2
	222	18	1152 GROVE ST.	25 X 100	2FAM	2178	2
	222	19	1150 GROVE ST.	25 X 100	2FAM	2178	2
	222	22	1136 GROVE ST.	25 X 100	1FAM	2178	2
	222	23	1134 GROVE ST.	25 X 100	1FAM	2178	2
	223	1	1206-1216 GROVE ST.	150 X 100	IND.	14810.4	4
	223	2	199-209 COIT ST.	150 X 100	IND.	14810.4	4
	223	3	211 COIT ST.	100 X IRR.	IND.	0	4
	223	4	555-561 LYONS AVE.	105.03 X137	GARAGE	14374.8	4
	223	6	563 LYONS AVE.	105 X IRR.	WAREHOUS E	0	4
	223	7	1222 GROVE ST.	39.14 X 100	IND.	3484.8	4