

RETAIL/OFFICE LAND FOR SALE

4 Konsky Drive, Maryville IL 62062



APPROX 1.76 AC - \$400,000.00

PROPERTY OVERVIEW

- 1.76 acres of prime retail/office land in Maryville, IL
- Located on Route 159, just north of I-70/I-55/Hwy 40
- Centrally located between Maryville, Troy, Edwardsville, Glen Carbon, and Collinsville
- Perfect for office, retail, banking, childcare, and many other uses
- High visibility site on Route 159
- 17,400 VPD on IL-159, 47,100 VPD on I-55/I-70

FOR INFO, CONTACT:

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WP | **WITTENAUER**
PROPERTIES

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The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,357	29,794	69,819
Households	1,321	12,201	28,091
Avg. HH Income	\$93,575	\$84,247	\$85,548