

Commercial Land Available

Collinsville, Illinois



1.46 Acres \$925,000

WP | **WITTENAUER**
P R O P E R T I E S

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
Office: 618.632.5850 | Fax: 618.632.3270
Email: info@wittenauerproperties.com
www.wittenauerproperties.com

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.

Commercial Land Available

Collinsville, Illinois

Property Overview:

- Rare opportunity at major intersection of Highway 159 and Beltline Road
- Aldi, Walgreens, CVS at other 3 corners
- Access on 159 and Beltline Road
- Will divide
- Incentives may be available
- Site is clean and level ready for development

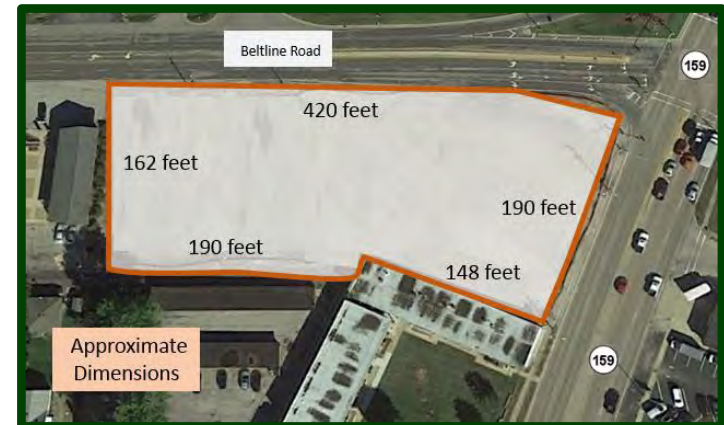
FOR INFO, CONTACT:

David Wittenauer | President
Managing Broker
david@wittenauerproperties.com
Office: 618-632-5850
Mobile: 618-719-1197

Tom Maloney | Vice President
tom@wittenauerproperties.com
Office: 618-632-0158
Mobile: 314-305-2477

Demographics:

	1-MILE	3-MILES	5-MILES
POPULATION	8,330	34,608	57,606
HOUSEHOLDS	3,561	14,456	23,755
AVG HH INCOME	\$71,053	\$77,012	\$82,220
MED HH INCOME	\$54,297	\$59,226	\$64,593



WP | **WITTENAUER**
P R O P E R T I E S

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
Office: 618.632.5850 | Fax: 618.632.3270
Email: info@wittenauerproperties.com
www.wittenauerproperties.com