Retail/Restaurant/Office Land

Highway 162/Edwardsville Road, Troy, Illinois 62294



2 COMMERCIAL LOTS FOR SALE

PROPERTY OVERVIEW

- Signalized Intersection on Highway 162 (Edwardsville Rd)
- 2 Commercial Lots
- 42 Single Family Homesites
- Zoned C-2 General Commercial
- Ideal for restaurants, office, and retail
- Only ½ mile from I-55/I-70 with 14,600 VPD
- Sewer, water, electric, and gas available

TRAFFIC COUNTS

Highway 162: 14,800 VPD

SALE PRICE

Lot F 50,942 +/- SF (1.17 +/- Acre) $7.95 psf

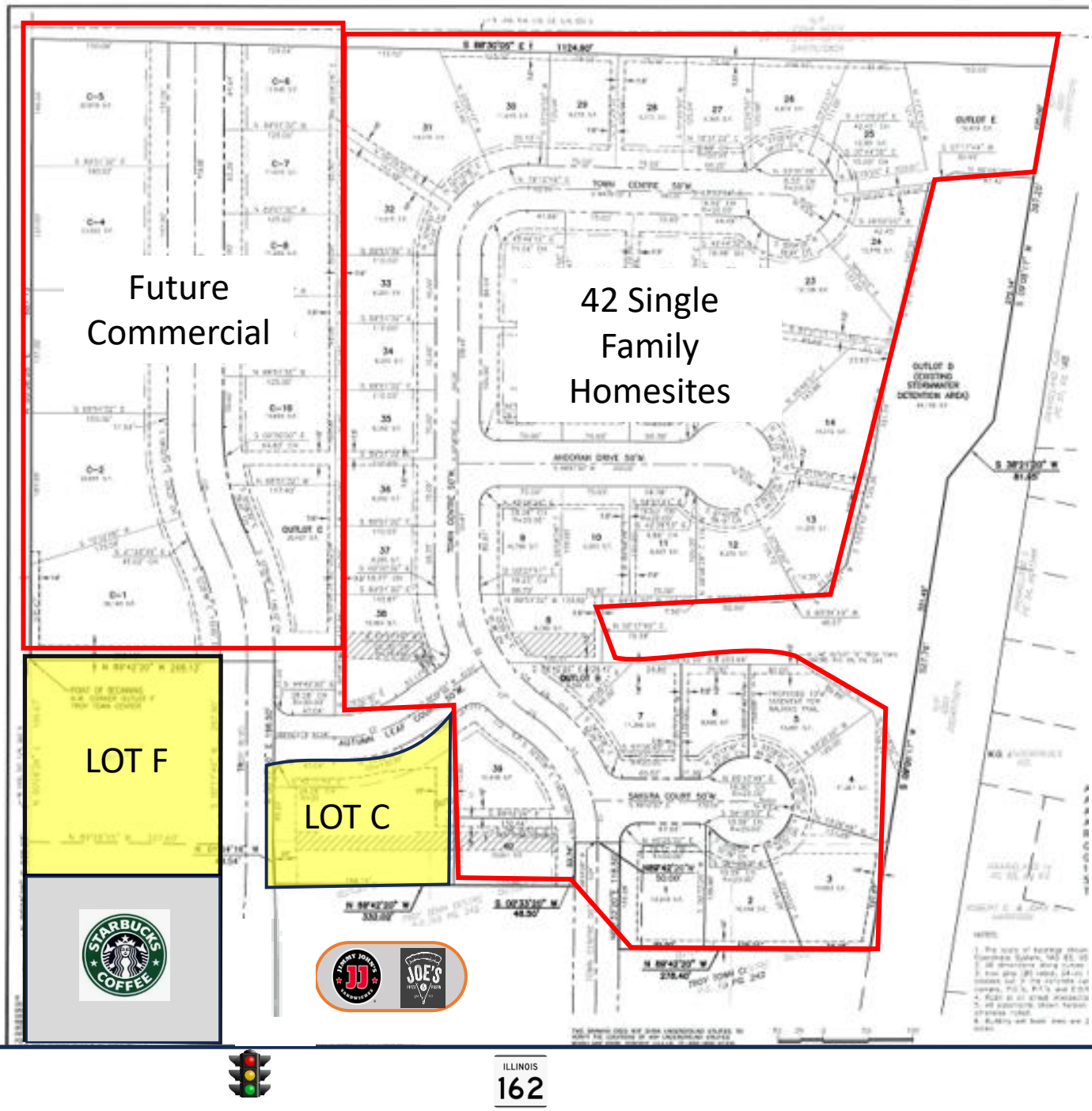
Lot C 29,806 +/- SF (.68 +/- Acre) $7.95 psf

WP | WITTENAUER PROPERTIES

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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FOR INFO, CONTACT:

WITTENAUER PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

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David Wittenauer | President

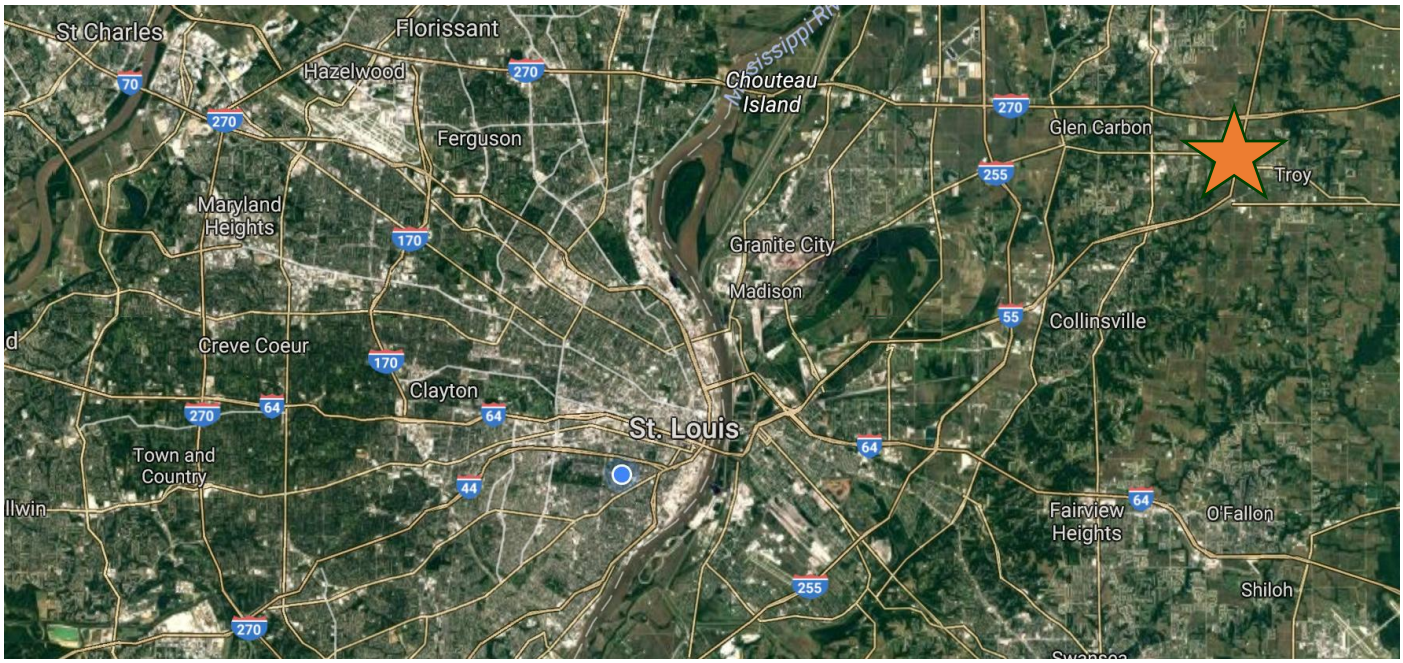
david@wittenauerproperties.com

Office: 618-632-5850

Mobile: 618-719-1197

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,681	20,509	49,269
Households	2,035	7,816	19,279
Avg. HH Income	$78,743	$120,479	$133,693



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