

# Retail/Restaurant/Office Land

Highway 162/Edwardsville Road, Troy, Illinois 62294



## 1 - 24 ACRES FOR SALE

### PROPERTY OVERVIEW

- Multiple lots with frontage on Highway 162 (Edwardsville Rd)
- Lots total approximately 24 acres
- Zoned C-2 General Commercial
- Ideal for grocery, restaurants, office, and retail
- Only ½ mile from I-55/I-70 with 14,600 VPD
- Sewer, water, electric, and gas along Highway 162

### TRAFFIC COUNTS

Highway 162: 14,600 VPD

### SALE PRICE

\$1.13 to \$12.95 PSF

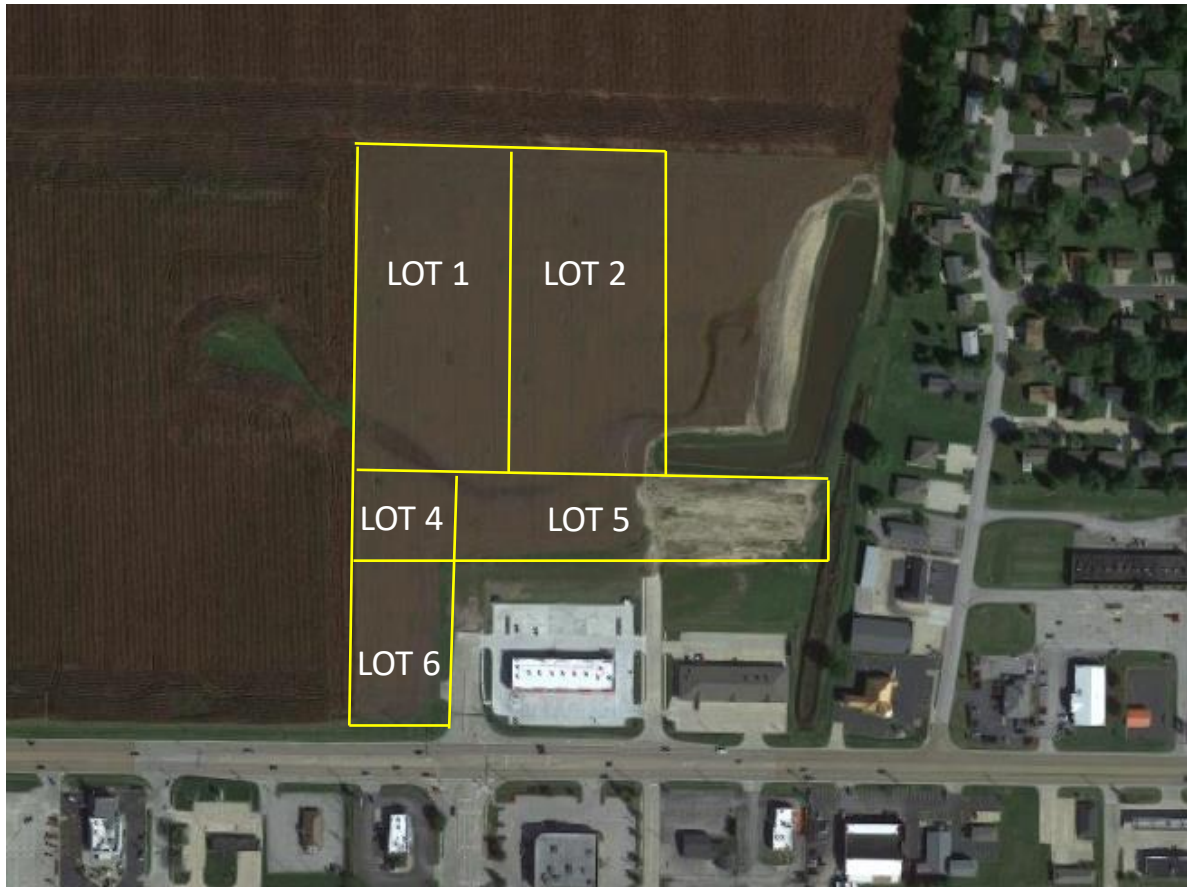
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**WP** WITTENAUER  
PROPERTIES

**NAIDESCO**

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LOT	SIZE	PRICE
1	5.76 ac	\$49,000/acre *
2	4.91 ac	\$49,000/acre *

LOT	SIZE	PRICE
4	29,666 sf	\$7.95 psf
5	142,259 sf	\$7.95 psf
6	56,974 sf	\$12.95 psf

\* For all 10.5 acres

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## FOR INFO, CONTACT:

### WITTENAUER PROPERTIES

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### NAIDESCO

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	3,720	19,063	49,828
<b>Households</b>	1,532	7,175	19,187
<b>Avg. HH Income</b>	\$72,695	\$95,356	\$92,994

