

# Office / Retail Available for Lease

3024 State Route 159, Glen Carbon, Illinois



**NOW AVAILABLE 1,075 SF - \$24.50 PSF NNN**

## PROPERTY OVERVIEW

- Great Location in front of Lowes and Wal-Mart Center
- Great Visibility
- Monument Sign Panel
- Join Massage Envy, Aspen Dental, European Wax center, and GameStop
- 27,800 Daily Traffic Count, Signalized Intersection

## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	6,641	37,729	61,206
Avg HH Income	\$113,905	\$110,480	\$110,132
Daytime Population	9,691	44,830	61,994

**WP** | **WITTENAUER**  
PROPERTIES

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

Phone: 618-632-5850 | Fax: 618-632-3270

Email: [info@wittenauerproperties.com](mailto:info@wittenauerproperties.com)

[www.wittenauerproperties.com](http://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.

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FOR INFO CONTACT:

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