

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

SEE FOLLOWING PAGE

WP | WITTENAUER
PROPERTIES

NAIDESCO

Retail/Restaurant/Office Land

Highway 162/Edwardsville Road, Troy, Illinois 62294



| LOT | SIZE | PRICE |
|-----|---------|--------------------|
| 1 | 5.76 ac | \$49,000/acre * |
| 2 | 4.91 ac | \$49,000/acre * |
| 3 | 5.74 ac | \$49,000/acre * |
| | | * For all 16 acres |

| LOT | SIZE | PRICE |
|-----|------------|-------------|
| 4 | 29,666 sf | \$7.95 psf |
| 5 | 142,259 sf | \$7.95 psf |
| 6 | 56,974 sf | \$12.95 psf |
| 7 | 46,205 sf | \$12.95 psf |
| 8 | 46,709 sf | \$12.95 psf |

Retail/Restaurant/Office Land

Highway 162/Edwardsville Road, Troy, Illinois 62294

FOR INFO, CONTACT:

WITTENAUER PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269
Phone: 618-632-5850 | Fax: 618-632-3270 |
www.wittenauerproperties.com

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

NAIDESCO

8122 Maryland Ave, Suite 300, Clayton, MO 63105
Phone: 314-994-4444 | Fax: 618-632-3270 | www.naidesco.com

Michelle Miller | Vice President
mmiller@naidesco.com
Office: 314-994-4444
Mobile: 636-236-9802

DEMOGRAPHICS

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

