

Retail/Restaurant/Office Land

Highway 162/Edwardsville Road, Troy, Illinois 62294



3 COMMERCIAL LOTS FOR SALE

PROPERTY OVERVIEW

- Multiple lots with frontage on Highway 162 (Edwardsville Rd)
- 3 Commercial Lots
- 40 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: 14,200 VPD

SALE PRICE

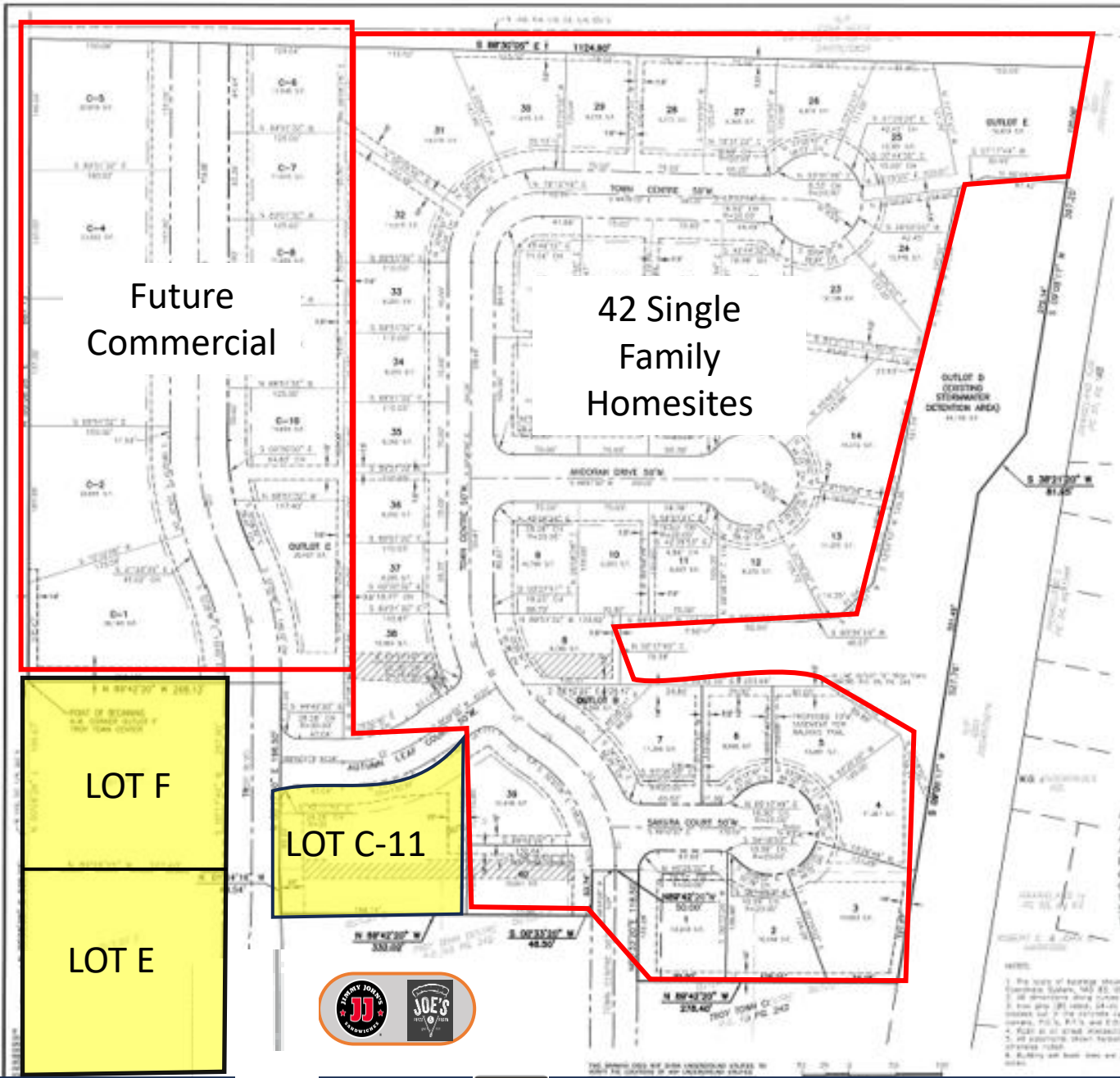
Lot F	29,666 sf	\$7.95 psf
Lot E	56,974 sf	\$12.95 psf
Lot C-11	29,806 sf	\$7.95 psf

WP WITTENAUER
PROPERTIES

NAIDESCO

Retail/Restaurant/Office Land

Highway 162/Edwardsville Road, Troy, Illinois 62294



ILLINOIS
162



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 Goodwin | Principal
mgoodwin@naidesco.com
Office: 314-994-4444
Mobile: 636-236-9802

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,540	20,609	49,969
Households	1,565	7,840	19,526
Avg. HH Income	\$74,901	\$117,365	\$127,663

