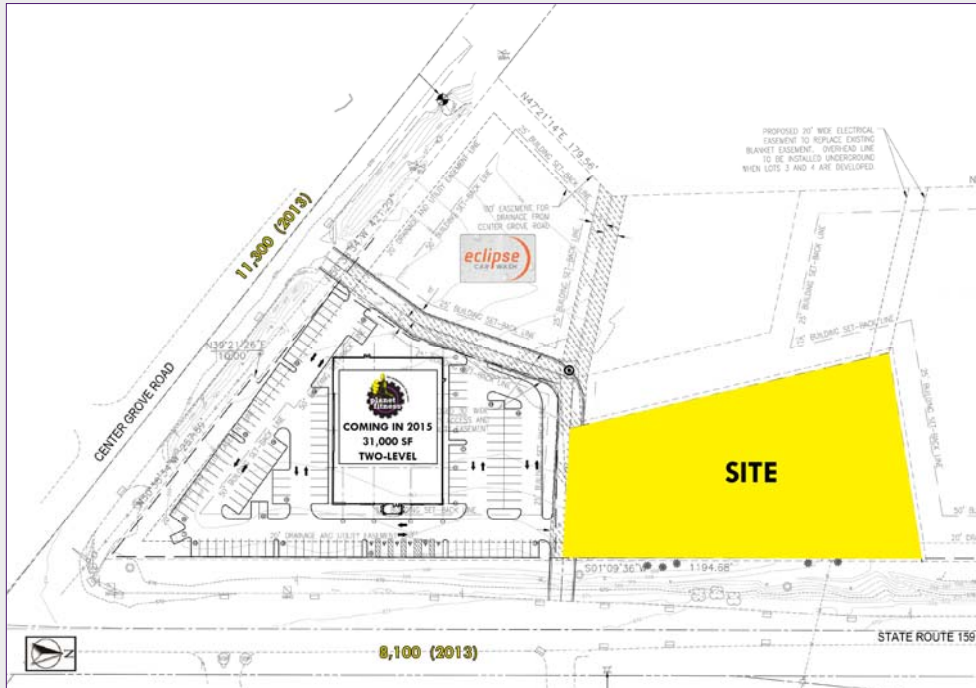


# FOR LEASE, SALE OR BUILD-TO-SUIT OUTPARCEL AVAILABLE NWC IL HWY 159 & CENTER GROVE RD • EDWARDSVILLE, IL



## PROPERTY OVERVIEW

- New construction Planet Fitness (31,000 SF) anchored development
- Over 21,000 cars at this intersection daily
- 1.65 acre outparcel
- Owner will sell, ground lease or do build-to-suit
- \$950,000 sale price; \$95,000/year NNN lease rate
- Property is located in the heart of Edwardsville with the #3 movie theatre in the St. Louis metro area across the street (AMC), Walmart, Sam's Club, Home Depot, Lowe's, Kohl's, Schnucks, Dierbergs, Shop 'n Save and many others within 1 mile of the site

## DEMOGRAPHICS

2014 Estimates	3 mile	5 miles	7 miles	10 miles
Population	34,381	54,227	80,556	158,865
Households	13,602	21,668	32,512	65,274
Avg HH Income	\$93,053	\$92,200	\$86,705	\$76,108

For Information Contact: **KEVIN SHAPIRO**  
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