



WP WITTENAUER
PROPERTIES



POPEYES



Bluff Rd/Hwy 157

21,400 (2021)

45,800 (2021)



705 BLUFF ROAD

COLLINSVILLE, IL 62234

1 ACRE LOT AVAILABLE FOR PURCHASE
NEAR I-55/I-70 INTERCHANGE



1 ACRE OUTLOT
(\$750,000.00)

5 ACRES
(\$850,000.00)

705 BLUFF ROAD

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET




DAVID WITTENAUER

618.622.2349 (DIRECT)

618.719.1197 (MOBILE)

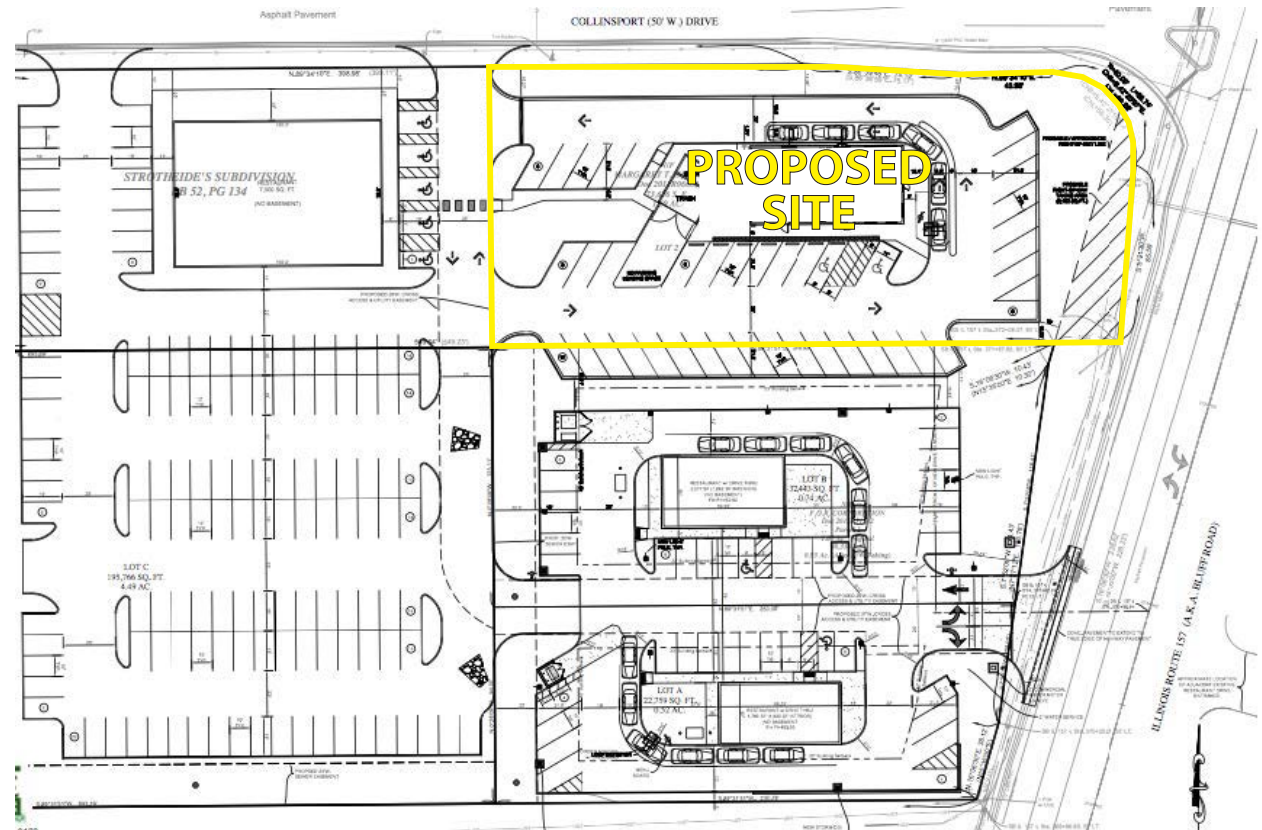
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POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
4,148	1,835	\$81,792
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
30,376	12,704	\$76,644
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
58,150	23,363	\$84,794

VIEW & DOWNLOAD: DEMO REPORT

- OWNER WILL OFFER GROUND LEASE OR BUILD-TO-SUIT
- NORTH OF EASTPORT PLAZA NEAR I-55/I-70 INTERCHANGE
- 228' FRONTAGE ON BLUFF ROAD (HIGHWAY 157)
- ZONED HP-1 (HOSPITALITY PARK DISTRICT)
- SITE WILL BE FILLED TO GRADE
- UTILITIES AT SITE AND DRIVE LANE ALREADY INSTALLED
- PROPOSED ENTERPRISE ZONE



705 BLUFF ROAD

MARKET AERIAL

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