

5 ACRES
(\$850,000.00)

SITE
1 ACRE LOT
(\$750,000.00)

POPEYES

Days Inn

Comfort Inn

Bandana's
SMELL THAT SMOKE

Arby's

Hampton Inn

White Castle

MOTO

DQ

Applebee's

Pizza Hut

STEAK 'N SHAKE
FAMOUS FOR STEAKBURGERS

Agave
with and without

JOHN J. SANDWICHES



DRURY INN & SUITES



Bluff Rd/Hwy 157

25,400 (2023)

46,000 (2023)

705 ILLINOIS ROUTE 157

COLLINSVILLE, IL 62234

1 ACRE LOT FOR SALE OR LEASE

705 ILLINOIS ROUTE 157

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION
KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

L³ CORPORATION
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

WITTENAUER PROPERTIES
DAVID WITTENAUER

618.622.2349 (DIRECT)

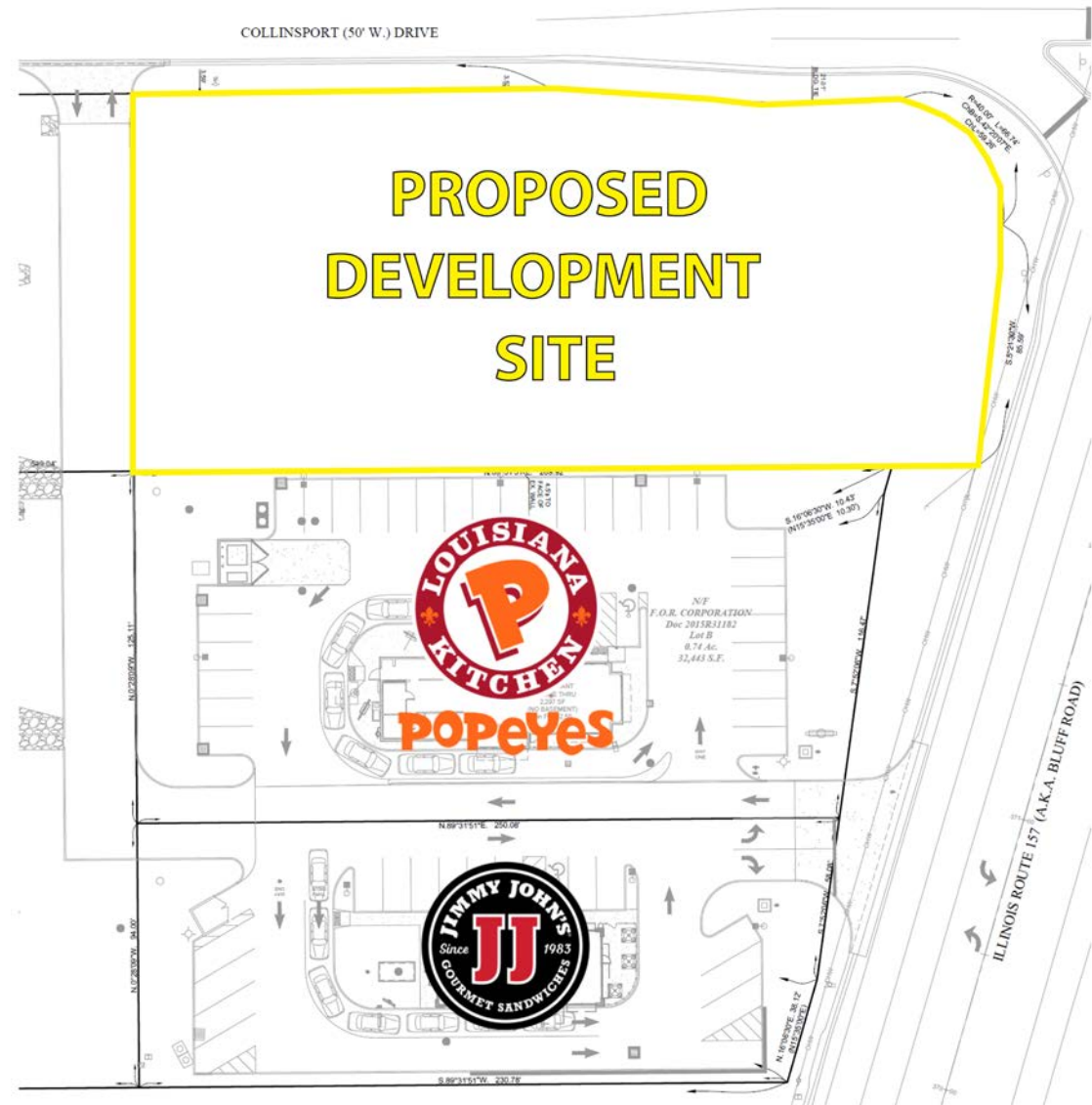
618.719.1197 (MOBILE)

DAVID@WITTENAUERPROPERTIES.COM

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>3 MILE</u>	<u>3 MILE</u>	<u>3 MILE</u>
29,975	12,876	\$75,721
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
57,478	23,624	\$84,362
<u>10 MILES</u>	<u>10 MILES</u>	<u>10 MILES</u>
263,103	105,908	\$84,140

- NEW RETAIL / RESTAURANT DEVELOPMENT AVAILABLE FOR LEASE, BUILD-TO-SUIT OR SALE WITH DRIVE-THRU POTENTIAL
- NORTH OF EASTPORT PLAZA NEAR 1-55/I-70 INTERCHANGE
- ZONED HP-1 (HOSPITALITY PARK DISTRICT)
- IN CLOSE PROXIMITY TO HOME DEPOT, WALMART AND PROPOSED CHICK-FIL-A



VIEW & DOWNLOAD:

DEMO REPORT

705 ILLINOIS ROUTE 157

MULTI-TENANT SITE PLAN OPTION

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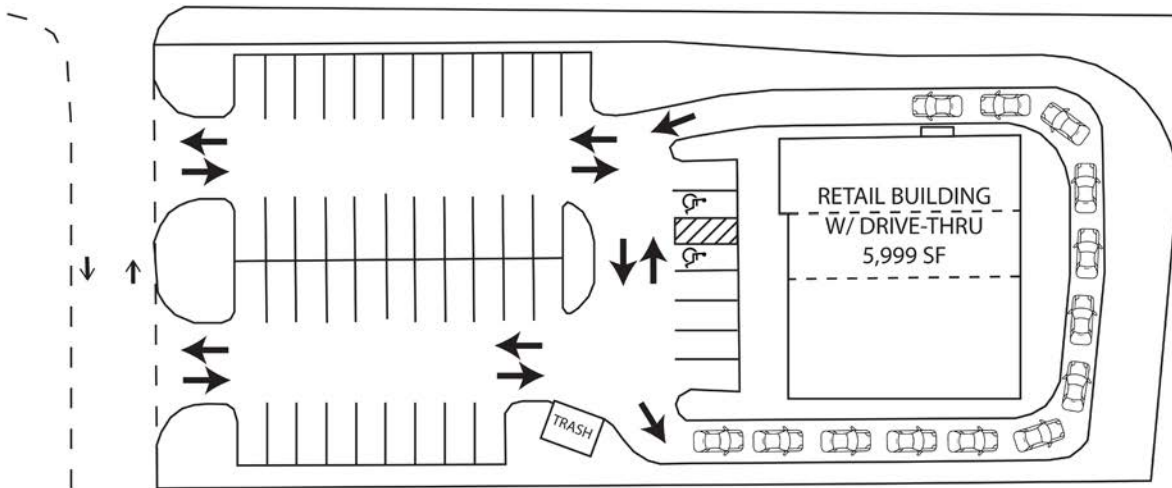
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COLLINSPOUR DR

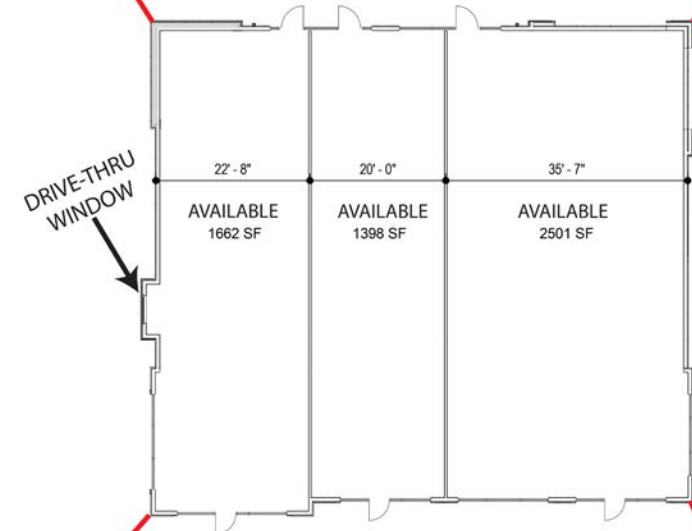


BLUFF RD/HWY 157

RETAIL BUILDING
W/ DRIVE-THRU
5,999 SF

TRASH

REAR OF SITE (EAST FACING)



FRONT OF SITE (WEST FACING)

- MULTI-TENANT RETAIL OPTION WITH DRIVE-THRU END CAP
- UP TO 5,999 SQUARE FEET OF RETAIL AVAILABLE
- FLEXIBLE SIZING OPTIONS
- 228' FRONTAGE ON BLUFF ROAD (ILLINOIS ROUTE 157)
- OUTDOOR SEATING AVAILABLE
- 50 PARKING SPACES

705 ILLINOIS ROUTE 157

SINGLE TENANT SITE PLAN OPTION

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COLLINSPOUR DR

BLUFF RD/HWY 157

SINGLE TENANT
DRIVE-THRU

STORAGE
TRASH

- SINGLE TENANT DRIVE-THRU OPTION SITTING ON ONE ACRE
- OVER 3,000 SQUARE FEET AVAILABLE
- 40 PARKING SPACES
- NEXT TO NEW POPEYES AND JIMMY JOHNS QUICK SERVICE RESTAURANT LOCATIONS

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

705 ILLINOIS ROUTE 157

MARKET AERIAL

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