

SITE PLAN & DEMOGRAPHICS

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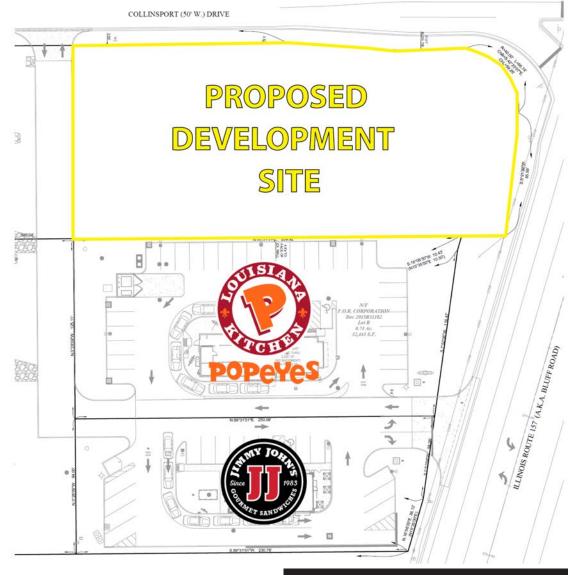
WITTENAUER PROPERTIES DAVID WITTENAUER

> 618.622.2349 (DIRECT) 618.719.1197 (MOBILE)

### POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
2		
3 MILE	3 MILE	3 MILE
29,975	12,876	\$75,721
5 MILES	5 MILES	5 MILES
57,478	23,624	\$84,362
10 MILES	10 MILES	10 MILES
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** 

MULTI-TENANT SITE PLAN OPTION

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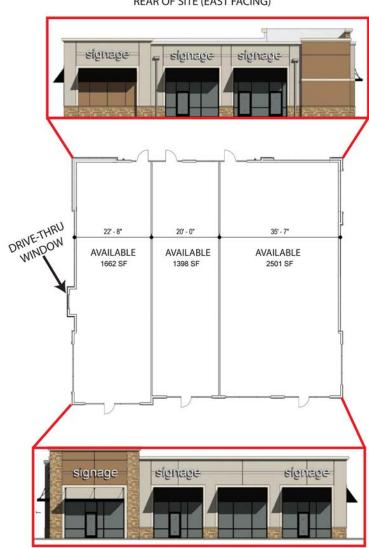
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#### REAR OF SITE (EAST FACING)



FRONT OF SITE (WEST FACING)

# **COLLINSPORT DR RETAIL BUILDING** 3LUFF RD/HWY 157 W/ DRIVE-THRU 5.999 SF

- 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**



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

SINGLE TENANT SITE PLAN OPTION

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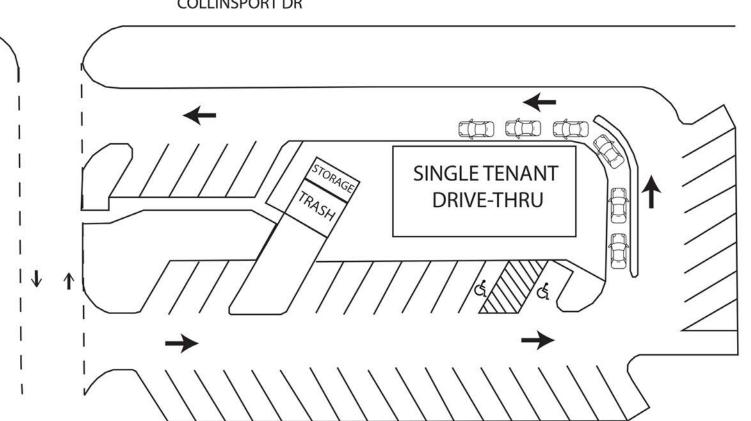
3LUFF RD/HWY 157

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**COLLINSPORT DR** 



SINGLE TENANT **DRIVE-THRU OPTION** SITITNG ON ONE **ACRE** 

**OVER 3,000 SQUARE FEET AVAILABLE** 

**40 PARKING SPACES** 

**NEXT TO NEW** POPEYES AND JIMMY JOHNS QUICK SERVICE RESTAURANT **LOCATIONS** 



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MARKET AERIAL

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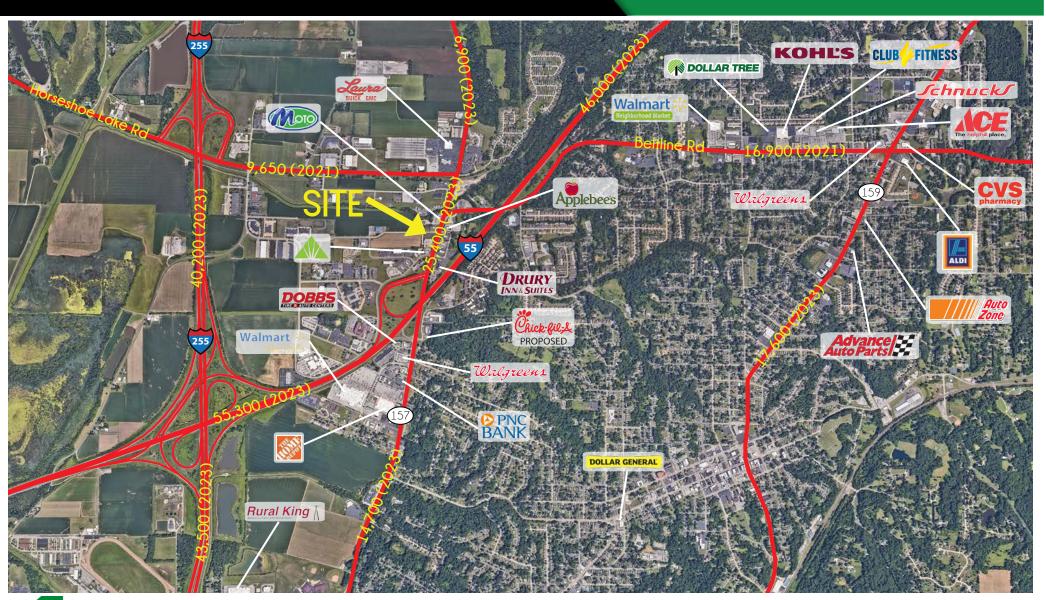
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