



WP WITTENAUER PROPERTIES



SITE
1 ACRE LOT
(\$750,000.00)



5 ACRES
(\$850,000.00)



21,900 (2025)



53,800 (2025)

Bluff Rd/Hwy 157

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)

KSTEINER@L3CORPORATION.COM

L³ CORPORATION
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM




WITTENAUER PROPERTIES
DAVID WITTENAUER

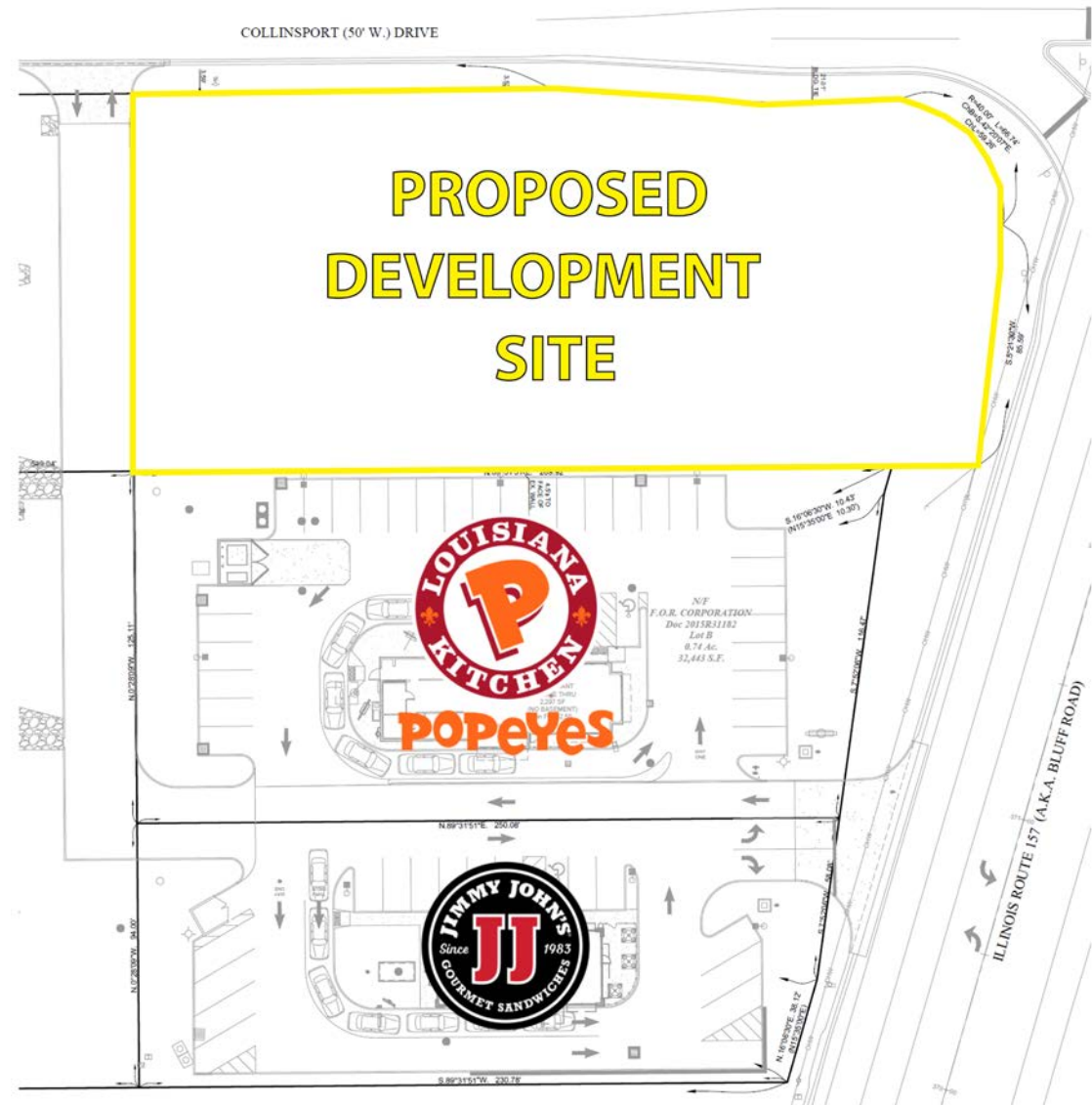
618.622.2349 (DIRECT)

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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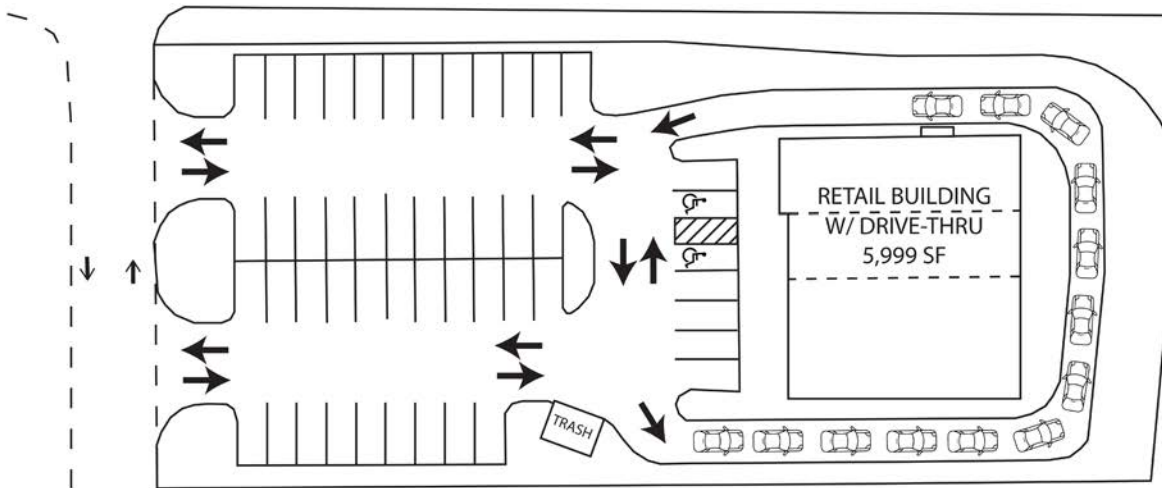
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COLLINSPOUR DR

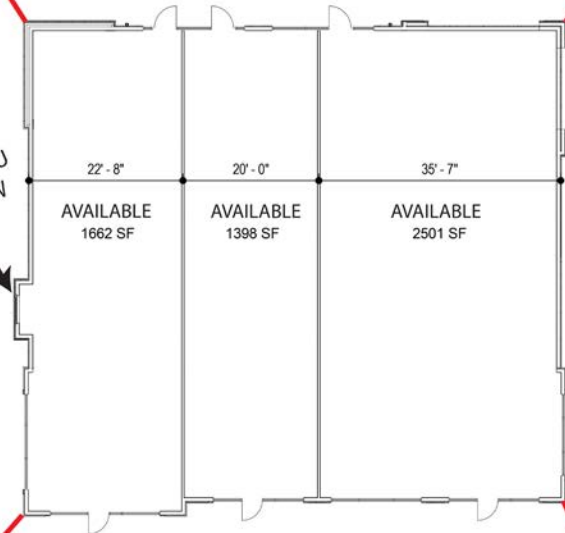


BLUFF RD/HWY 157

REAR OF SITE (EAST FACING)



DRIVE-THRU WINDOW



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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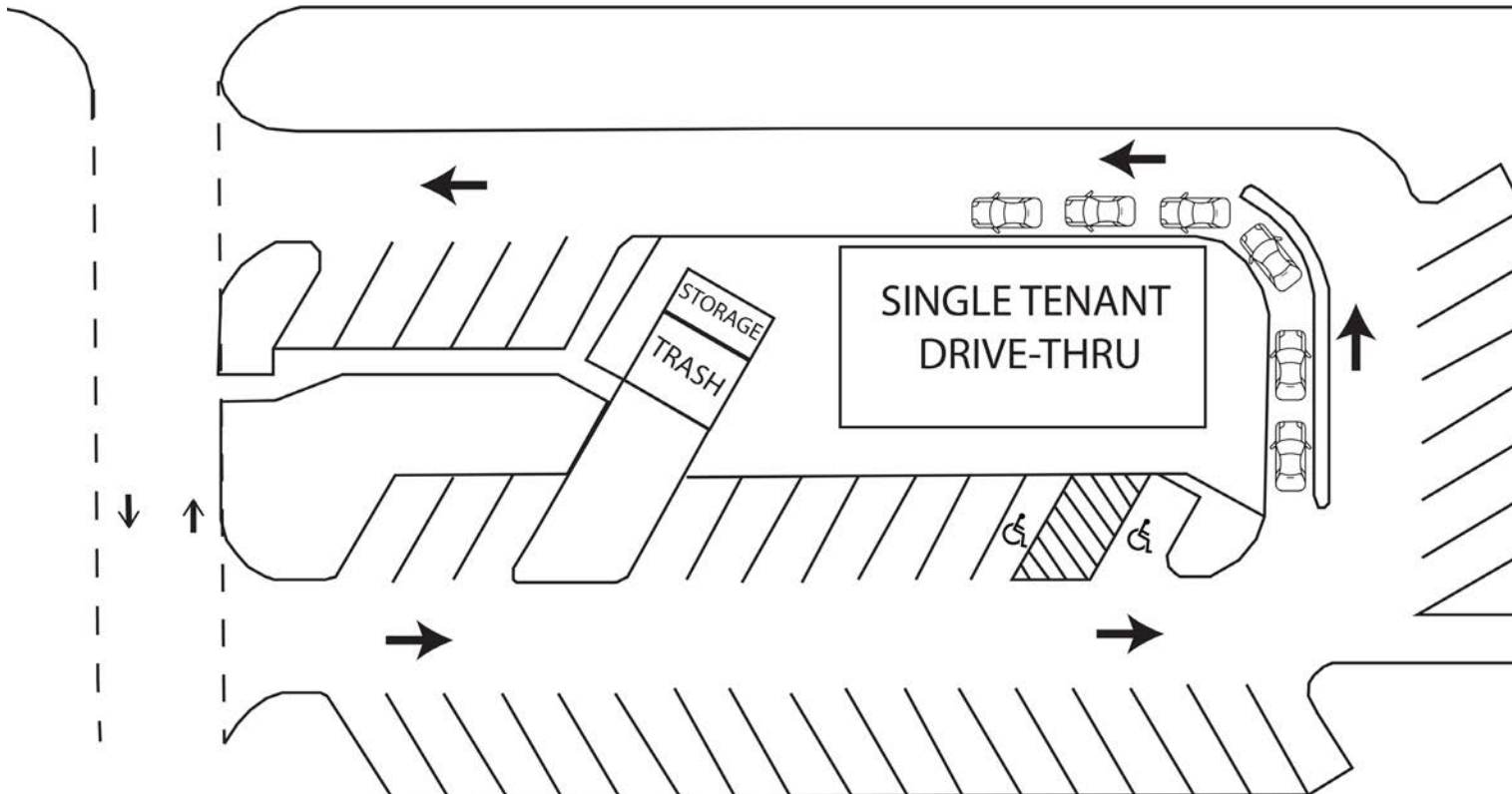
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COLLINSPOUR DR



BLUFF RD/HWY 157

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

705 ILLINOIS ROUTE 157

MARKET AERIAL

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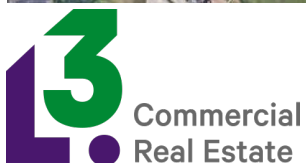
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