



WP WITTENAUER
PROPERTIES



5 ACRES
(\$850,000.00)

SITE
1 ACRE LOT
(\$750,000.00)

POPEYES

Bluff Rd/Hwy 157

21,400 (2021)

45,800 (2021)

705 ILLINOIS ROUTE 157

COLLINSVILLE, IL 62234

1 ACRE LOT FOR SALE OR LEASE

XTEAM
RETAIL ADVISORS

705 ILLINOIS ROUTE 157

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)

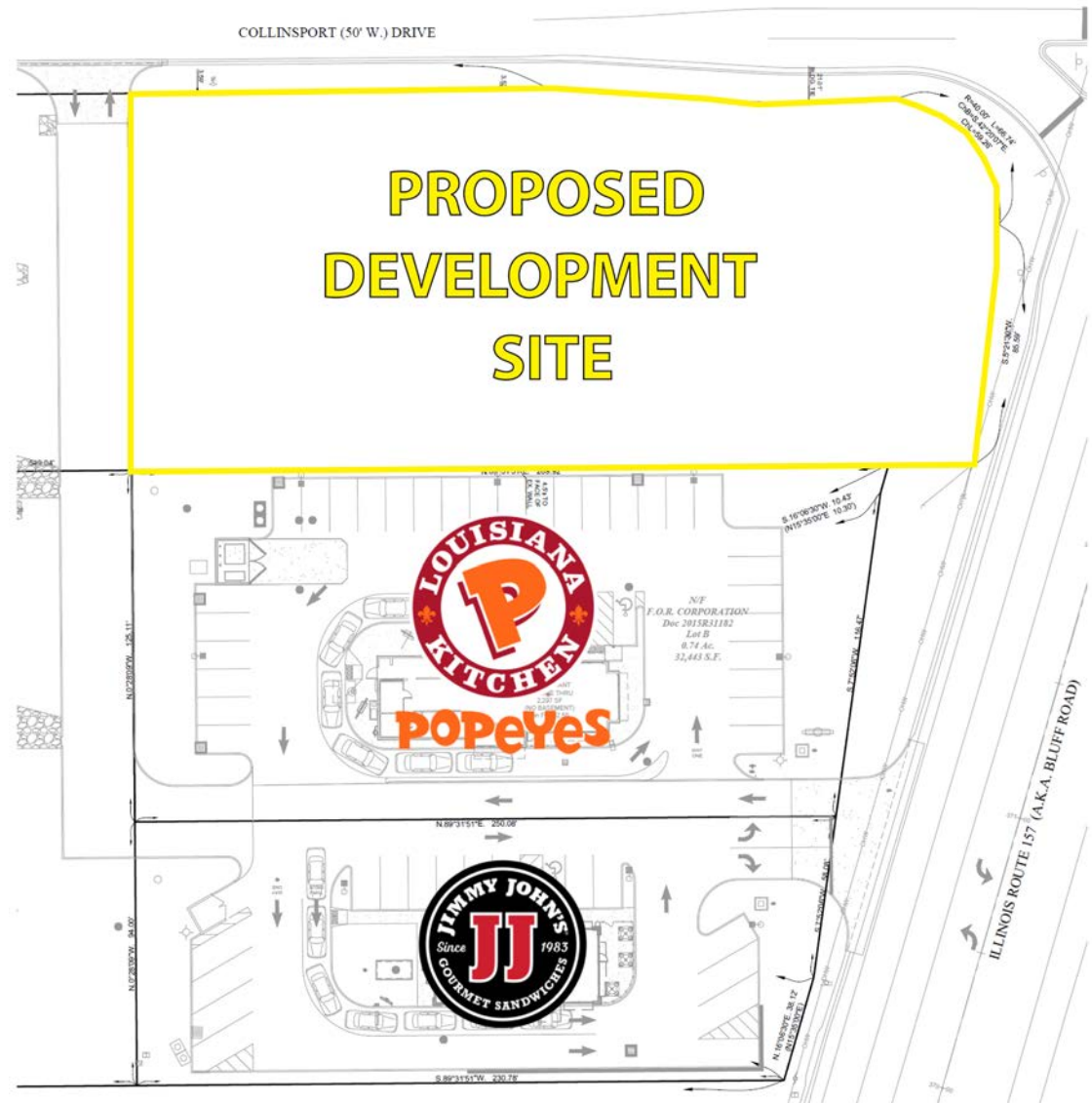
618.719.1197 (MOBILE)

DAVID@WITTENAUERPROPERTIES.COM

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>3 MILE</u>	<u>3 MILE</u>	<u>3 MILE</u>
30,330	12,677	\$76,425
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
58,202	23,381	\$84,694
<u>10 MILES</u>	<u>10 MILES</u>	<u>10 MILES</u>
266,691	105,131	\$83,765

- NEW RETAIL / RESTAURANT DEVELOPMENT AVAILABLE FOR LEASE, BUILD-TO-SUIT OR SALE WITH DRIVE-THRU POTENTIAL
- NORTH OF EASTPORT PLAZA NEAR I-55/I-70 INTERCHANGE
- ZONED HP-1 (HOSPITALITY PARK DISTRICT)
- SITE WILL BE FILLED TO GRADE
- 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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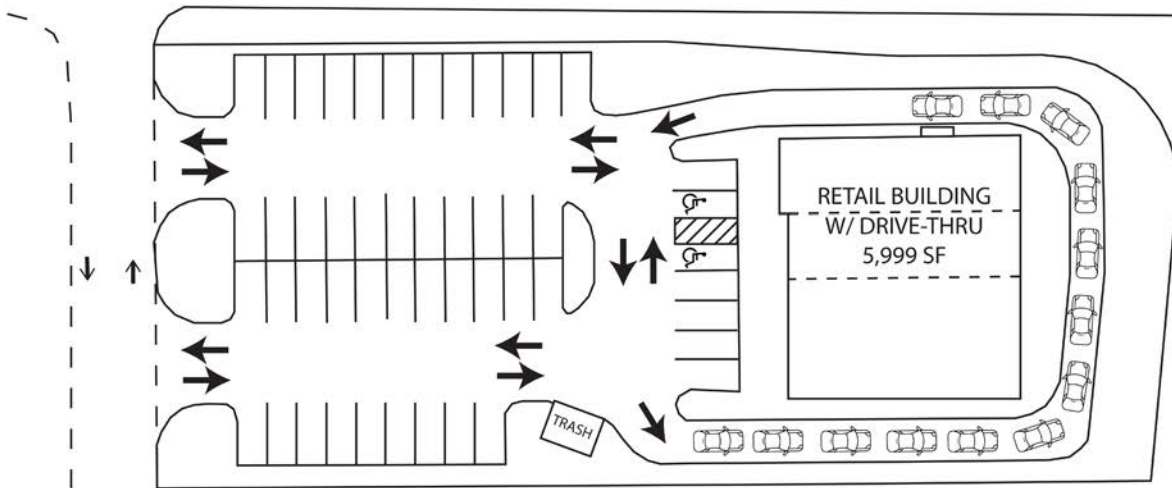
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COLLINSPOUR DR



BLUFF RD/HWY 157

RETAIL BUILDING
W/ DRIVE-THRU
5,999 SF

TRASH

REAR OF SITE (EAST FACING)



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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COLLINSPOUR DR

BLUFF RD/HWY 157

- 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

705 ILLINOIS ROUTE 157

MARKET AERIAL

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