



WP WITTENAUER
PROPERTIES



POPEYES



Bluff Rd/Hwy 157

21,400 (2021)

45,800 (2021)



705 ILLINOIS ROUTE 157

COLLINSVILLE, IL 62234

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



705 ILLINOIS ROUTE 157

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

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314.495.5013 (MOBILE)

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RICK SPECTOR

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DAVID WITTENAUER

618.622.2349 (DIRECT)

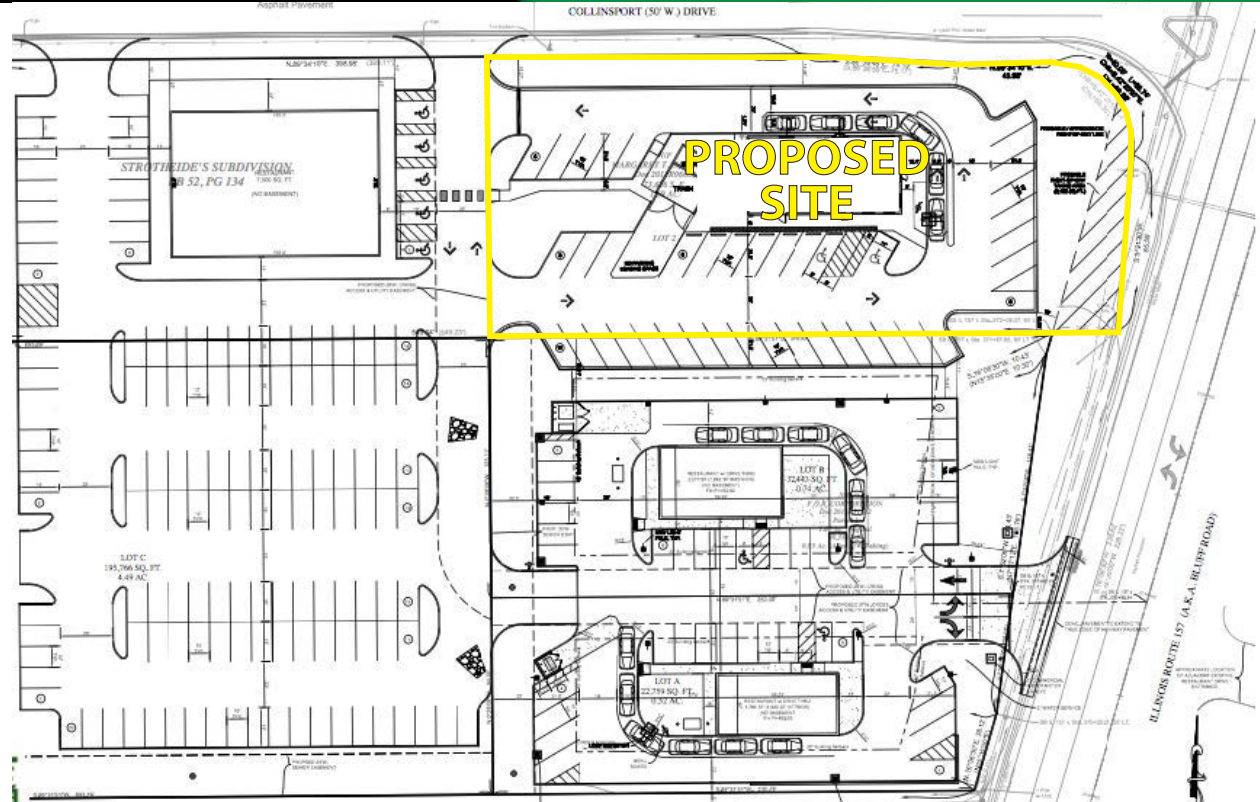
618.719.1197 (MOBILE)

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

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 (ILLINOIS ROUTE 157)
- ZONED HP-1 (HOSPITALITY PARK DISTRICT)
- SITE WILL BE FILLED TO GRADE
- UTILITIES AT SITE AND DRIVE LANE ALREADY INSTALLED
- PROPOSED ENTERPRISE ZONE
- IN CLOSE PROXIMITY TO HOME DEPOT, WALMART AND PROPOSED CHICK-FIL-A



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.

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MARKET AERIAL

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