



AVAILABLE

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PLAZA WOOD RIVER

1911 VAUGHN ROAD. WOOD RIVER. IL 62095

MULTIPLE SPACES AVAILABLE IN PRIME WALMART
SHADOW-ANCHORED CENTER IN THE HEART OF WOOD RIVER

PLAZA WOOD RIVER

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

LAYLA MABIE

KYLE STEINER

314.282.9838 (DIRECT)

314.282.9835 (DIRECT)

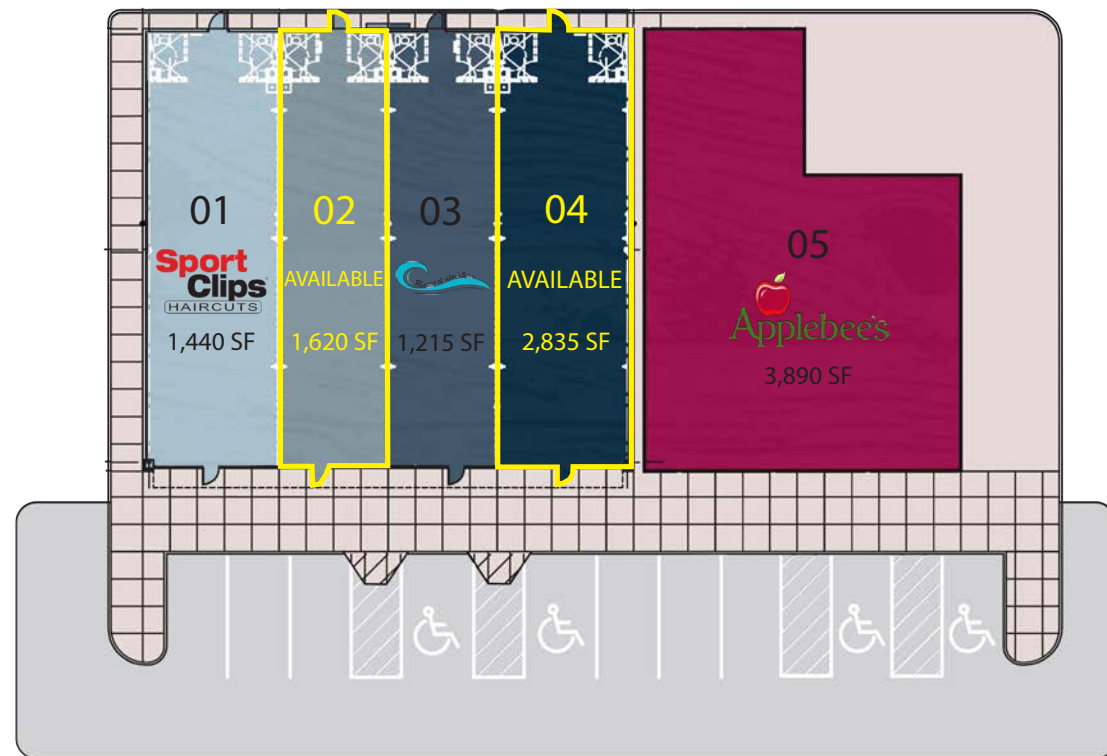
314.399.0282 (MOBILE)

314.313.6323 (MOBILE)

LMABIE@L3CORPORATION.COM

KSTEINER@L3CORPORATION.COM

- SHADOW ANCHORED BY TOP RANKED WALMART WITH OVER 2.7 MILLION VISITORS A YEAR
- 1,620 & 2,835 SQUARE FEET SUITES AVAILABLE
- ESTABLISHED NATIONAL RETAILERS FUELING TRAFFIC TO THE CENTER
- POSITIONED ON A FULLY SIGNALIZED DRIVE LANE ALONG VAUGHN RD, A KEY ACCESS POINT IN WOOD RIVER'S PREMIER RETAIL CORRIDOR NEAR I-255
- CALL BROKER FOR DETAILS



POPULATION ANALYSIS

POPULATION		<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
		29,100	50,793	158,281
HOUSEHOLDS		<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
		12,561	221,699	64,231
AVG HH INCOME		<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
		\$79,502	\$78,499	\$94,380

SPACE	TENANT	SF	SPACE	TENANT	SF
01	SPORT CLIPS	1,440 SF	04	AVAILABLE	2,835 SF
02	AVAILABLE	1,620 SF	05	APPLEBEE'S	3,890 SF
03	RIVER NAILS & SPA	1,215 SF	TOTAL		11,180 SF

VIEW & DOWNLOAD:

DEMO REPORT

PLAZA WOOD RIVER

PHOTOS

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SUITE 02:

1,620 SF SECOND GENERATION RETAIL

SUITE 04:

PRIOR MEDICAL/DENTAL BUILDOUT PLUMBED AND PARTITIONED IDEAL FOR MEDICAL, DENTAL, VETERINARY, OR SIMILAR USERS



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AERIAL

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