



## PLAZA WOOD RIVER

1911 VAUGHN ROAD. WOOD RIVER. IL 62095

2,835 SF AVAILABLE IN PRIME WALMART SHADOW-ANCHORED CENTER  
IN THE HEART OF WOOD RIVER



# PLAZA WOOD RIVER

## SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

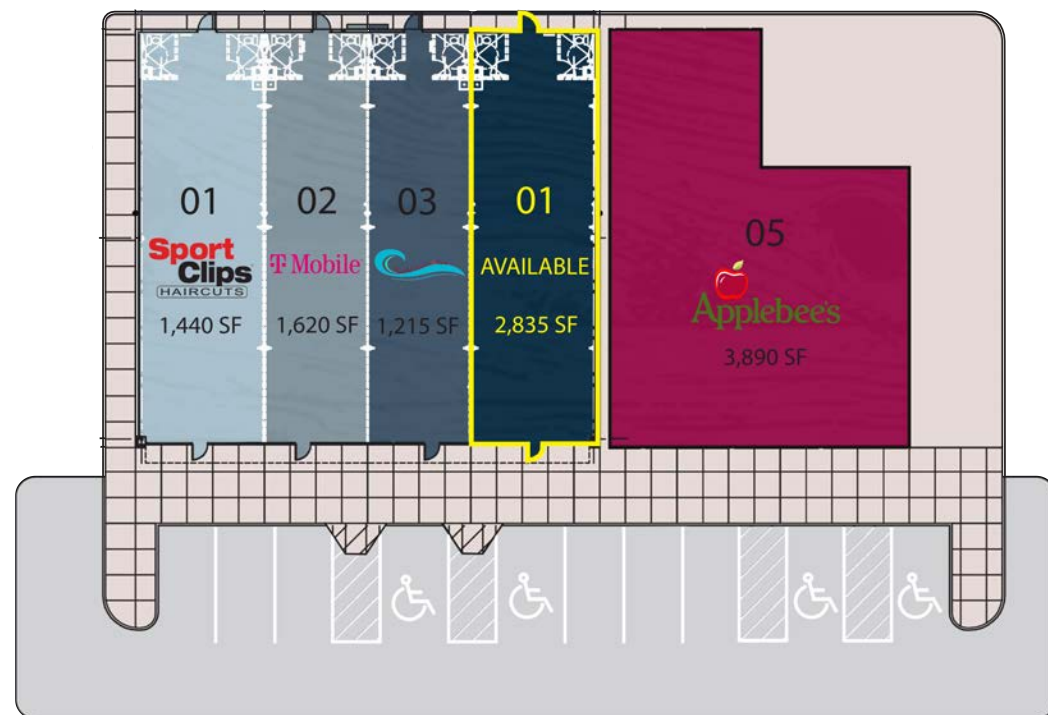
KYLE STEINER

314.282.9835 (DIRECT)

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KYLE@L3CORP.NET

- SHADOW ANCHORED BY TOP RANKED WALMART WITH OVER 2.7 MILLION VISITORS A YEAR
- 2,835 SQUARE FEET 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



SPACE	TENANT	SF	SPACE	TENANT	SF
01	SPORT CLIPS	1,440 SF	04	AVAILABLE	2,835 SF
02	T-MOBILE	1,620 SF	05	APPLEBEE'S	3,890 SF
03	RIVER NAILS & SPA	1,215 SF		TOTAL	11,180 SF



## POPULATION ANALYSIS

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

VIEW & DOWNLOAD:

DEMO REPORT



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## AERIAL

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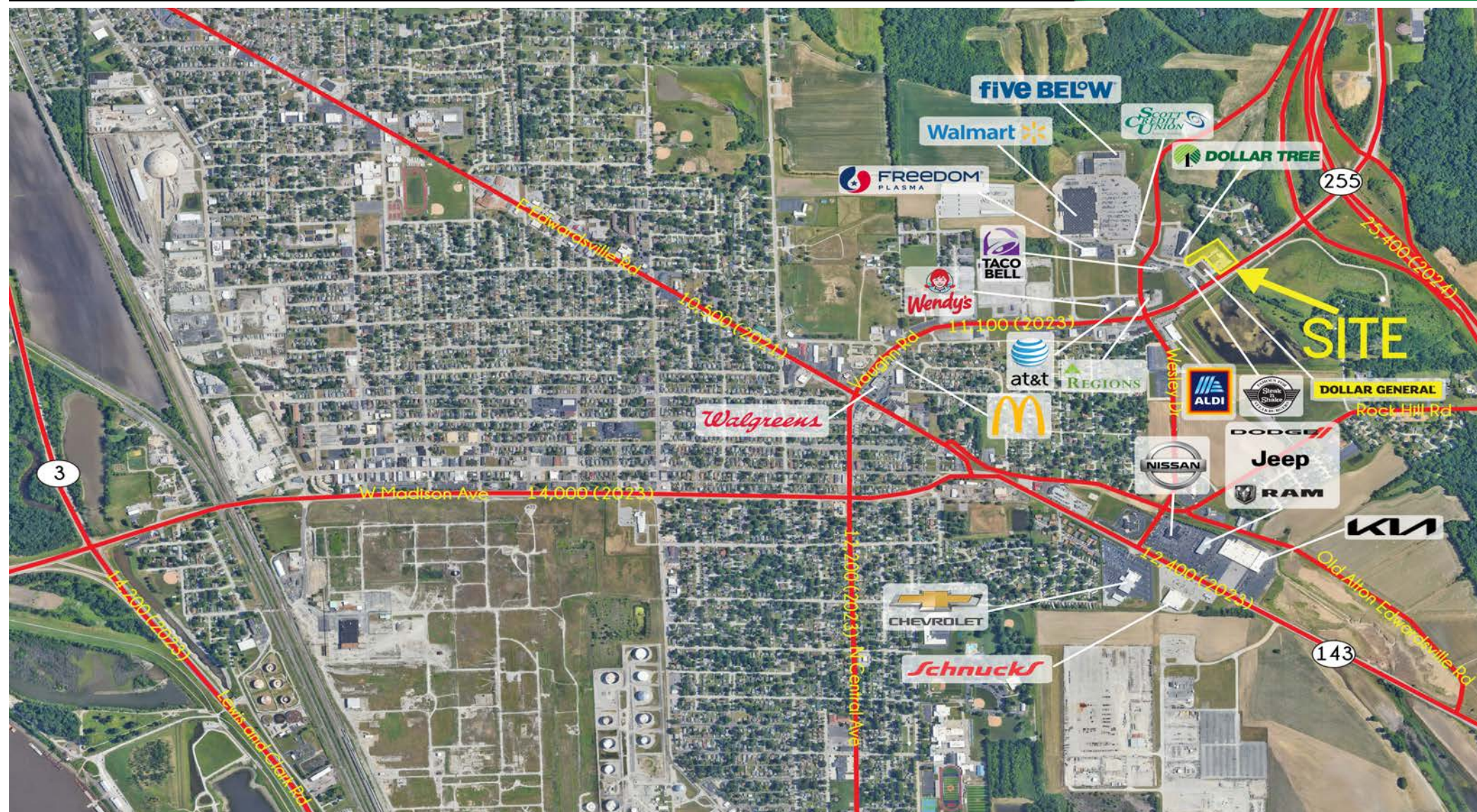
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