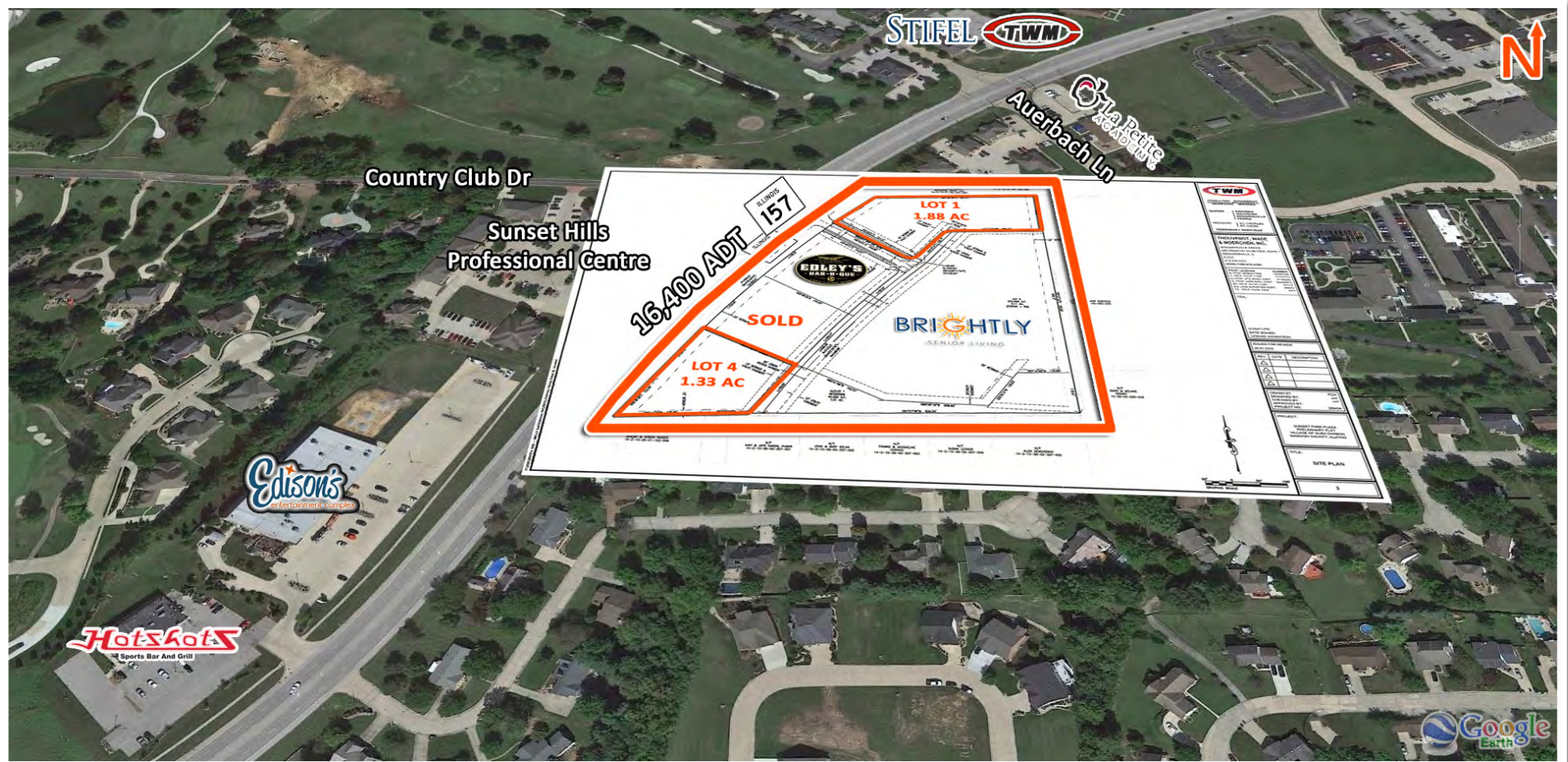


Sunset Park Plaza Office / Retail Development Sites

South State Route 157, Glen Carbon, IL 62034



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Property Summary

Only 2 Commercial Lots left

Excellent Visibility and Frontage on IL Route 157

High Traffic Count with 16,400 ADT

Flexible Lot Sizes

Lots Range in Size from 1.33 up to 1.88 Acres Contiguous

SALE PRICE: \$11.00 per SF

AERIAL VIEW



DEMOGRAPHICS

1 Mile

Population
3,881

HH Income
\$85,078

3 Miles

Population
27,331

HH Income
\$75,107

5 Miles

Population
60,548

HH Income
\$72,984

CONCEPT PLANS



Lot 1: 1.88 Acres – 129’ Frontage
 Lot 2: SOLD
 Lot 3: SOLD

Lot 4: 1.33 Acres – 316’ of Frontage
 Lot 5: SOLD

Listing No: 2230

Total Acres Available: 3.20
Min Divisible Acres: 1.18

Land

LAND MEASUREMENTS:

Acres: 3.20
Frontage: 840 FT
Depth: 680 FT
Subdivide Site: Negotiable

Commercial

Sunset Park Plaza
 South State Route 157
 Glen Carbon, IL 62034

TRANSPORTATION :

Interstate: I-270/I-255
Rail:
Barge:
Airport:



SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$11.00

PROPERTY INFORMATION:

Parcel No: 14-1-15-28-00-000-004/004.002	TIF: No	Property Tax: \$170.00
County: Madison	Enterprise Zone: No	Tax Year: 2020
Zoning: Commercial (in Progress)	Survey: Yes	
Zoning By: Glen Carbon	Environmental: Yes	Traffic Count: 16,400
Complex: Sunset Park Plaza	Archaeological: Yes	Topography: Flat

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

UTILITY INFORMATION

Water Provider: Glen Carbon	Service: 8"	Location: along 157 frontage
Sewer Provider: Glen Carbon	Service: 8" gravity line	Location: along rear of property
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Comments

Great office or retail development site with great visibility and frontage on IL-157. Only 2 Commercial lots remain.

Listing Broker(s)

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