

3,900 SF FOR SALE
 2411 Lebanon Avenue
 Shiloh, IL 62269



PROPERTY HIGHLIGHTS

3,900 SF former C-Store situated on 0.67+/- acres. Property resides along East/West Thoroughfare of Lebanon Ave. Commercial, Single-Family and Multi-Family surroundings. Under ground storage tanks have been removed.

BUILDING SF	3,900	SIGNAGE TYPE	N/A
LAND SF	29,185	1-MILE (POP.)	8,280
YEAR BUILT	1980	3-MILE (POP.)	51,744
PARKING	40	MED. INCOME	\$85,638
TRAFFIC COUNT	11,000 VPD	SPACE USE	Office/Retail



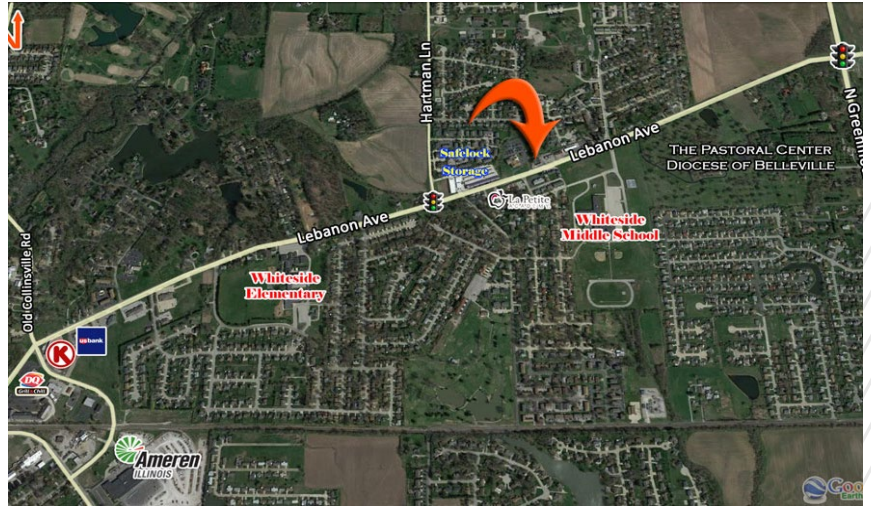
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AREA INFORMATION

Shiloh is located just off I-64 (exits 16 & 19) and is on the West side of Scott Air Force Base and only 20 miles from St. Louis, MO.



LEGAL INFORMATION

TAX PARCEL ID	08-12.0-300-016
2020 RE TAXES	\$3,964.08
ZONING	B-3 Highway Busines

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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