

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.

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



SHER FRENCH

Account Director +1 314 391 2980 sher.french@cushwake.com

Matt Barriger **Broker Associate** +1 618 277 4400 mattb@barbermurphy.com

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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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