

FOR SALE

RETAIL/OFFICE INVESTMENT PROPERTY WITH VACANT LOT

1180 Beltline Road Collinsville, Illinois 62234



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- Prime retail corridor directly across from neighborhood Walmart
- Two fully occupied cash-flowing buildings with leases in place.
- Parcel includes developable 7,000 SF lot
- ADT 17,000

SALE PRICE: \$295,000

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IMAGES



West Building



East Building



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Demographics and Market Overview

Population

1 Mile Radius

7,282

Total Population

5,581

Workday Population



Population

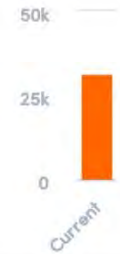
3 Mile Radius

31,397

Total Population

25,929

Workday Population



Population

5 Mile Radius

60,281

Total Population

50,162

Workday Population



Household Income

5 Mile Radius

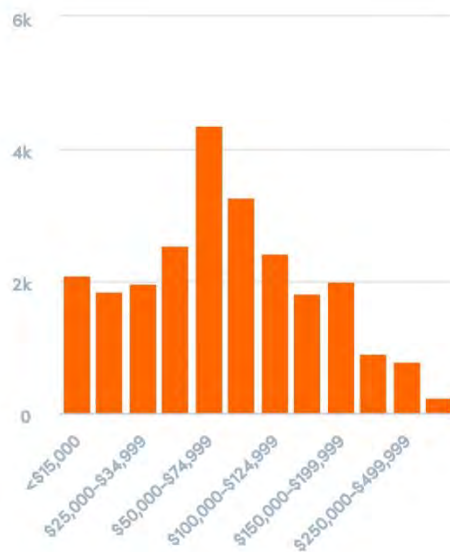
Current Year

\$69.2k

Median Household Income

\$92.8k

Average Household Income



Housing Units

5 Mile Radius

Current Year

26,523

Total Housing Units

2,192

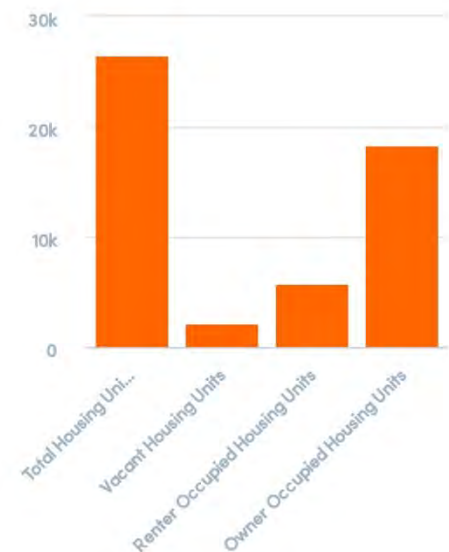
Vacant Housing Units

5,909

Renter Occupied Housing Units

18,422

Owner Occupied Housing Units



Listing No: 2617
Office
Retail

1180 Beltline Road
 1180 Beltline Road, Collinsville IL 62234
 Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$295,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Two fully occupied commercial buildings with leases in place. Additional 7,000 SF vacant lot for sale facing busy retail corridor Beltline Road. Fully developable land - 17,000 vehicles per day - zoned B2.

Total SF Available: 1,848 SF
Min Divisible SF: 1,848 SF

SQUARE FOOT INFO:

Building Total: 1,848 SF
Total Available: 1,848 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 1,848 SF
Retail: 1,848 SF
Min Divisible: 1,848 SF
Max Contiguous: 1,848 SF

LAND MEASUREMENTS:

Acres: 0.44
Frontage: 65 ft FT
Depth: 190 ft FT

PROPERTY INFORMATION:

Parcel No: 13-1-21-21-16-401-018	TIF: No	Parking: 6
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B2	Survey: No	Traffic Count: 16,900
Zoning By: City of Collinsville	Environmental: No	Property Tax: \$5,348.56
Complex:	Archaeological: No	Tax Year: 2021
Prior Use:		



STRUCTURAL DATA:

Year Built: 1980	Clearance Min:	Exterior: Brick
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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