1.3 ACRE CORNER REDEVELOPMENT SITE

1801 N. Illinois St. (Route 159), Swansea, IL 62226





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AREA MAP & PROPERTY SUMMARY

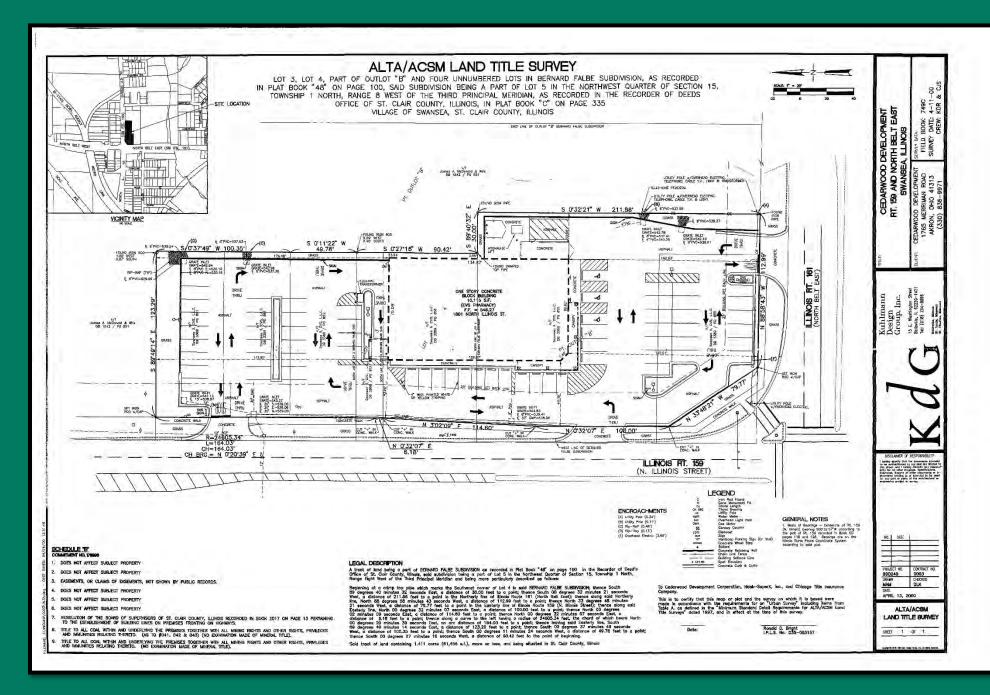


- 1.3 Acre Commercial Site at the corner of Route 159
 (N. Illinois) & Route 161 with 433' of frontage on Rt 159
- Lighted intersection has a combined ADT of 36,000
- Full access from both thoroughfares
- Monument signage in place

SALE PRICE: \$1,950,000



SITE PLAN



DEMOGRAPHICS & MARKET OVERVIEW





HOUSEHOLDS

1 MILE: 3,614 3 MILES: 30,479 5 MILES: 49,569



POPULATION

1 MILE: 7,269 3 MILES: 62,027 5 MILES: 103,167



AVERAGE HH INCOME

1 MILE: \$46.5k 3 MILES: \$56.4k 5 MILES: \$61.1k The Village of Swansea is centrally located in the St. Louis Metropolitan East Area, 20 minutes from downtown St. Louis via Interstate 64. Scott Air Force Base is located to the east, which is the largest employer on the IL side of the Metropolitan Area.

Swansea has an educated workforce, affordable and welcoming neighborhoods, quality local schools and quick access to area interstates.



Listing No: 2607

Land

Commercial

1801-1803 N Illinois Street Swansea, IL 62226

SALE INFORMATION:

For Sale: Yes Sale Price: \$1,950,000

Sale Price/Acre: Sale Price/SF:

LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Term:

Comments

1.3 Acre Commercial Redevelopment Site. 433' of Frontage along IL Route 159 (N. Illinois). Tremendous visibility at the corner of IL-159 and IL 161.

Total Acres Available: 1.31 Min Divisible Acres: 1.31

LAND MEASUREMENTS:

 Acres:
 1.31

 Frontage:
 433 FT

 Depth:
 170 FT

Subdivide Site:

TRANSPORTATION:

 Interstate:
 I-255

 Rail:
 N/A

 Barge:
 N/A

 Airport:
 N/A



PROPERTY INFORMATION:

Parcel No: 08-15.0-101-045; 044; 043; 042; 041 **TIF:** No **Property Tax:** \$39,102.32

County: St. Clair

Zoning: Planned Business

Zoning By: Village of Swansea Environmen

Complex:

Enterprise Zone: No Tax Year: 2021
Survey: No

Location:

37,000

Environmental: No Traffic Count:

Archaeological: No Topography:

UTILITY INFORMATION

Water Provider: IL American Water Service: Location: At Site Sewer Provider: Village of Swansea Service: At Site Location: Gas Provider: Ameren Service: Location: At Site At Site **Electric Provider:** Service: Location: Ameren

Telecom Provider:

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376 Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675

Service:

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