

OFFICE FOR SALE & LEASE

2,925 SF OFFICE

2557 VAUGHN ROAD, WOOD RIVER, IL 62095

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



SALE PRICE: \$290,000 / LEASE RATE: \$3,500/MONTH

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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PROPERTY SUMMARY

2,925 SF Office For Sale and Lease
2557 Vaughn Road | Wood River, IL 62095



Property Summary

Listing #:	2715
Lease Rate:	\$3,500.00
Lease Rate/SF:	\$14.35/SF
Lease type:	Gross
Sale Price:	\$290,000
Year Built:	1980
Building SF:	2,925
Available SF:	2,925
Lot Size:	0.49 Acres
Building Class:	B
Exterior:	Brick
Traffic Count:	10,150 ADT
Zoning:	B2
Tax Year:	2021
Property Tax:	\$5,437.80
APN:	19-2-08-23-00-000-048

Property Overview

- 2,925 office for sale and lease on route 111 in Wood River
- Strong access and traffic counts
- Functional office with attractive floorplan
- Suitable for single or multiple users
- Conference room and two bathrooms available.

Location Overview

Located less than a mile from 255 Exit 8 (Wood River) and adjacent to route 111 with a daily ADT of 10,150.

PROPERTY PHOTOS

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PARCEL MAP: 19-2-08-23-00-000-048

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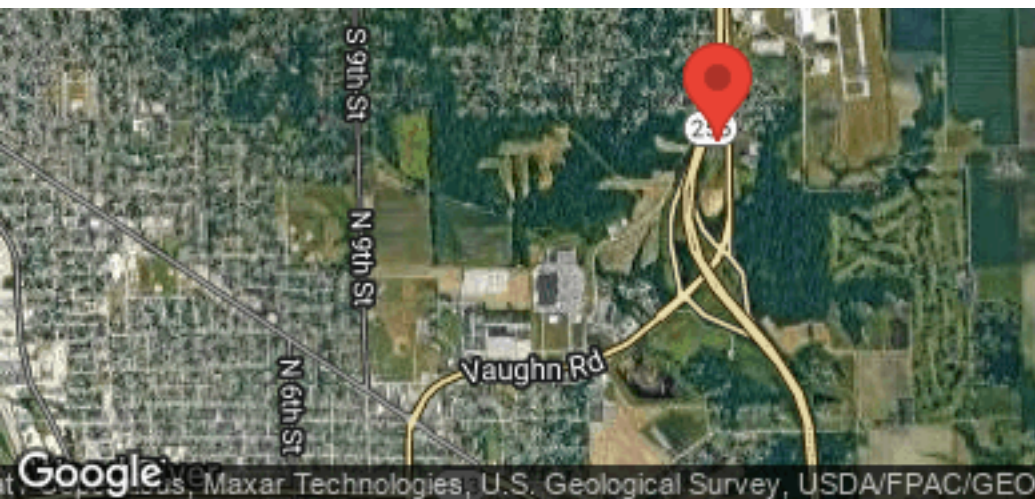
AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1	2,925	Negotiable	\$3,500 /mo	Office	Good	Yes

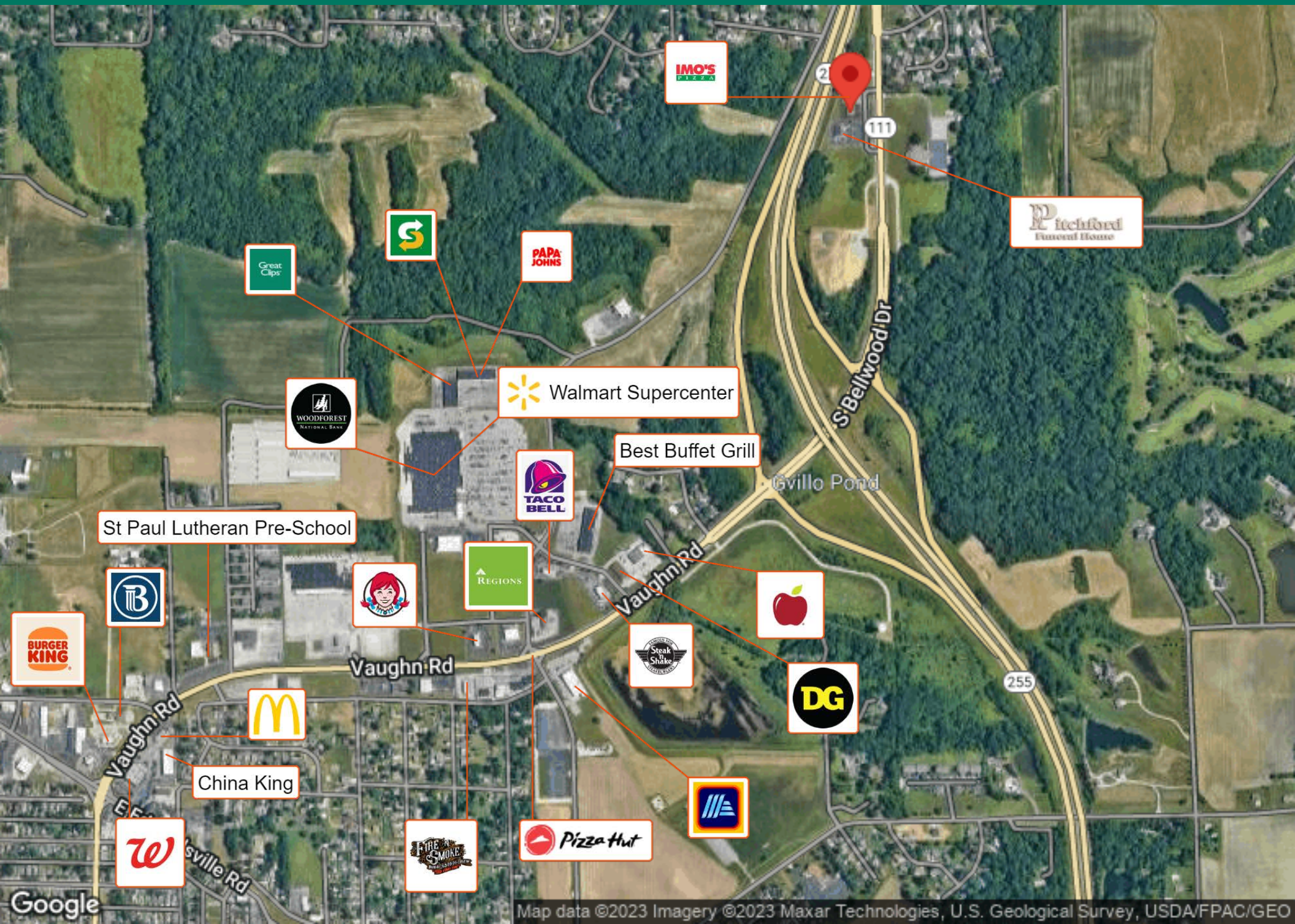


Nearby Places

- Walmart Supercenter
- Regions Bank
- Apple Bee's
- Imo's
- Woodforest National Bank

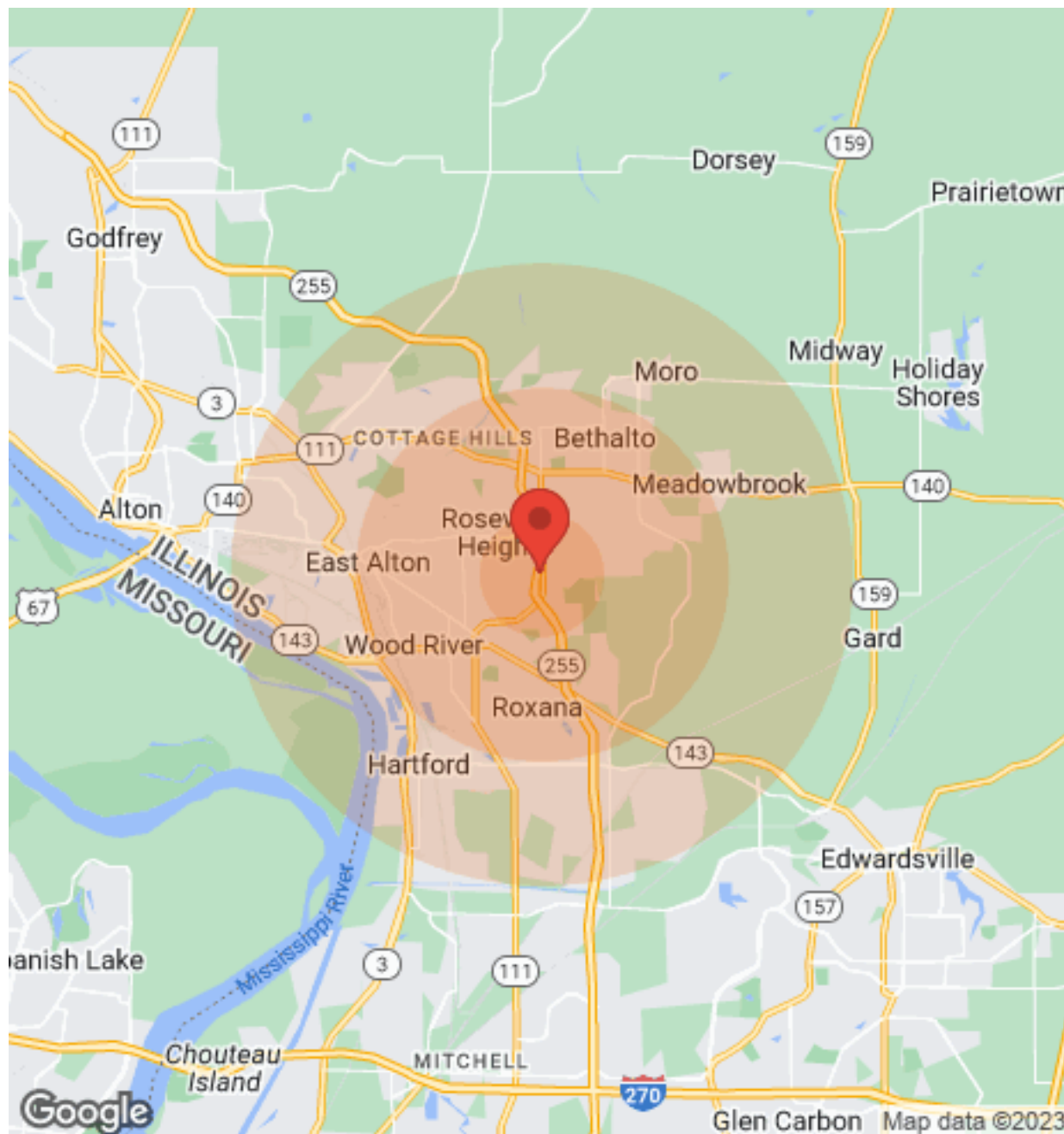
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,371	16,170	24,996
Female	1,581	17,151	26,468
Total Population	2,952	33,321	51,464

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	516	5,804	9,141
Ages 15-24	370	4,276	6,668
Ages 55-64	392	4,266	6,532
Ages 65+	576	5,852	8,703

Income	1 Mile	3 Miles	5 Miles
Median	\$54,880	\$45,908	\$45,356
< \$15,000	69	1,971	2,967
\$15,000-\$24,999	64	1,657	2,899
\$25,000-\$34,999	134	1,529	2,311
\$35,000-\$49,999	138	2,201	3,479
\$50,000-\$74,999	407	2,867	4,343
\$75,000-\$99,999	225	1,736	2,548
\$100,000-\$149,999	120	1,382	1,900
\$150,000-\$199,999	49	282	423
> \$200,000	8	214	308

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,255	14,966	23,054
Occupied	1,161	13,771	21,152
Owner Occupied	861	9,729	14,913
Renter Occupied	300	4,042	6,239
Vacant	94	1,195	1,902