

LAND FOR SALE

# .44 ACRE OFFICE DEVELOPMENT LOT

2006 MALL ST, COLLINSVILLE, IL 62234

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS



Google Earth  
Image Landsat / Copernicus

**SALE PRICE: \$39,900**

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# PROPERTY SUMMARY

.44 Acre Lot  
2006 Mall St | Collinsville, IL 62234



## Property Summary

Listing #:	2721
Price:	\$39,900
Lot Size:	0.44 Acres
Dimensions:	100' x191'
Zoning:	B-2
APN:	13-2-21-29-03-302-028
Electric and Gas:	Ameren IL
Water and Sewer:	City Served
2021 Taxes:	\$1,197.00

## Property Overview

- .44 Acres located
- Adjacent to multiple office buildings.

## Location Overview

- Average Daily Traffic: 2,000 on Mall Street
- Adjacent to Walmart
- Great interstate access to I-55
- Situated in Madison County

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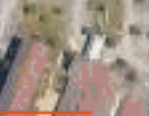
# BUSINESS MAP

.44 Acre Lot  
2006 Mall St | Collinsville, IL 62234



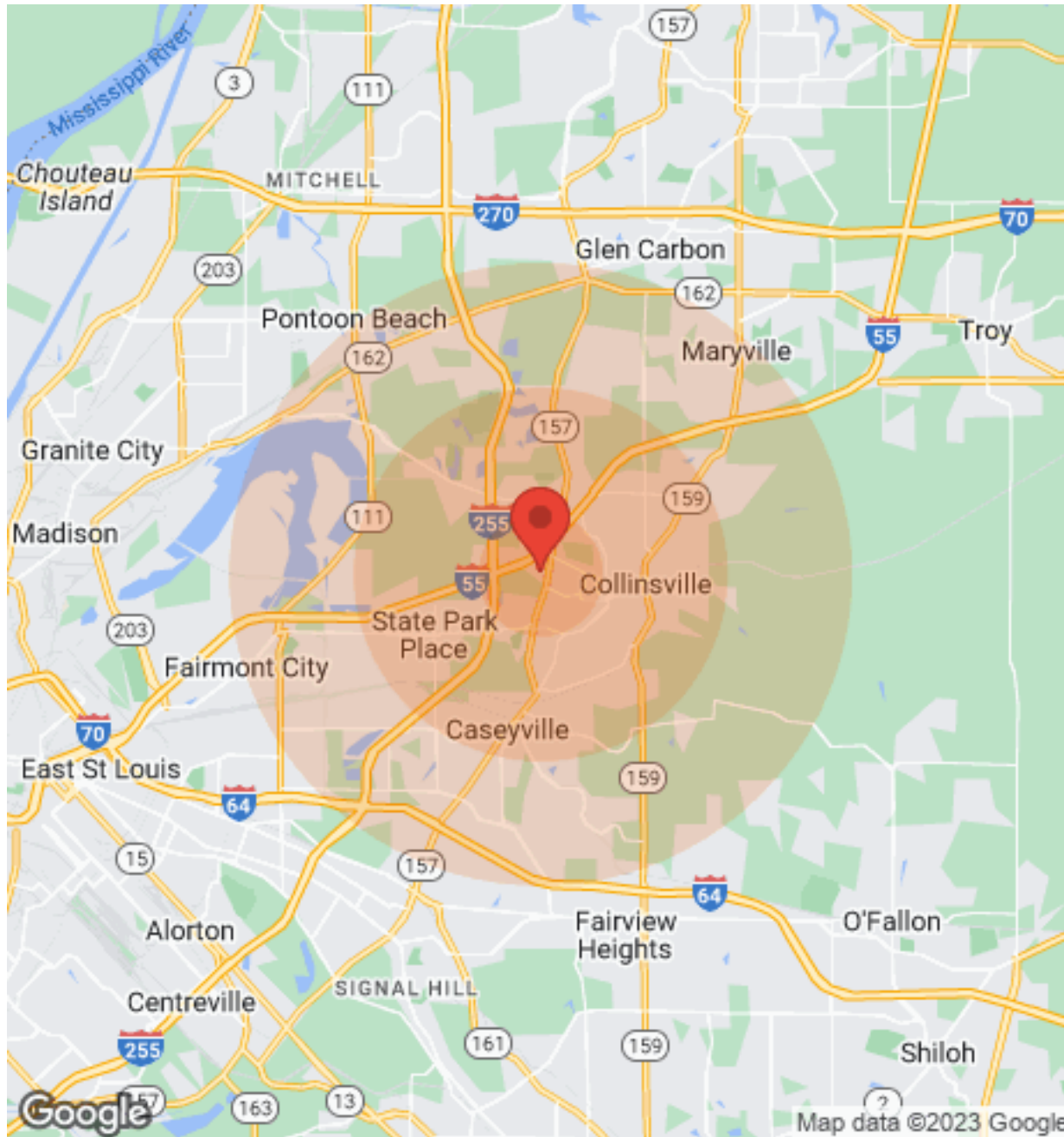
 Walmart Supercenter

Collinsville Food Pantry



# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,172	15,410	28,507
Female	2,270	15,974	28,871
Total Population	4,442	31,384	57,378

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	711	5,790	10,771
Ages 15-24	473	3,987	7,480
Ages 55-64	590	3,769	7,007
Ages 65+	944	4,857	9,293

Income	1 Mile	3 Miles	5 Miles
Median	\$66,996	\$47,267	\$47,382
< \$15,000	127	1,750	2,845
\$15,000-\$24,999	249	1,656	2,513
\$25,000-\$34,999	163	1,380	2,270
\$35,000-\$49,999	480	2,102	3,354
\$50,000-\$74,999	445	2,797	4,475
\$75,000-\$99,999	177	1,395	2,825
\$10,000-\$149,999	235	1,369	3,106
\$150,000-\$199,999	72	434	905
> \$200,000	47	128	381

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,161	13,929	24,581
Occupied	1,981	12,784	22,537
Owner Occupied	1,308	8,616	16,393
Renter Occupied	673	4,168	6,144
Vacant	180	1,145	2,044