

COMMERCIAL LOT FOR SALE

960 SAINT LOUIS ROAD, COLLINSVILLE, IL 62234

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



SALE PRICE: \$79,000

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard
Shiloh, IL 62269
618-277-4400 barbermurphy.com

PRESENTED BY:

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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.

PROPERTY PHOTOS

960 SAINT LOUIS ROAD



AREA MAP

960 SAINT LOUIS ROAD



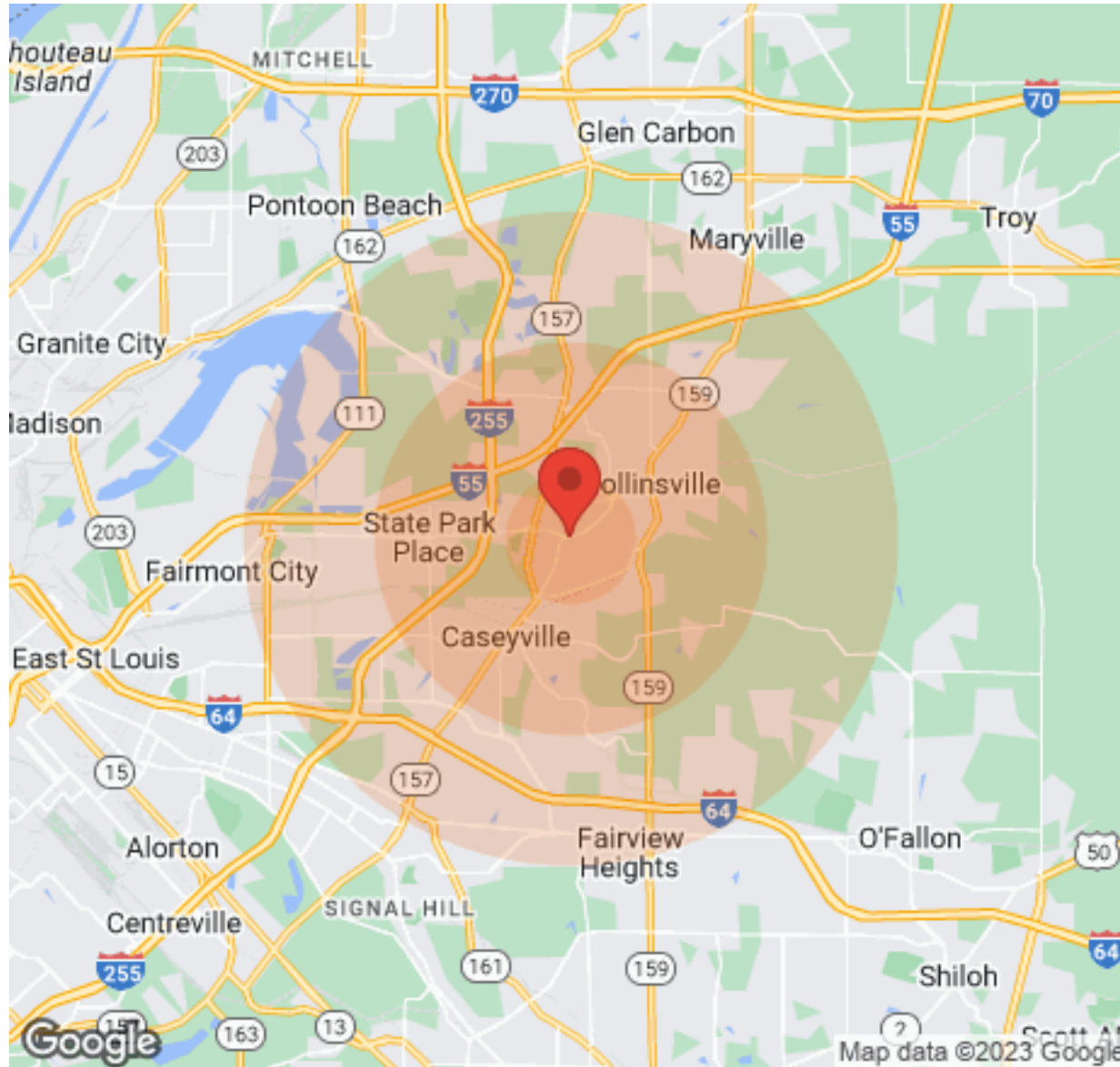
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DEMOGRAPHICS

960 SAINT LOUIS ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,074	16,896	30,786
Female	3,175	17,249	31,477
Total Population	6,249	34,145	62,263

Income	1 Mile	3 Miles	5 Miles
Median	\$70,874	\$47,311	\$47,415
< \$15,000	323	1,840	2,954
\$15,000-\$24,999	224	1,722	2,708
\$25,000-\$34,999	262	1,462	2,524
\$35,000-\$49,999	271	2,312	3,736
\$50,000-\$74,999	715	2,930	4,816
\$75,000-\$99,999	188	1,692	3,072
\$10,000-\$149,999	352	1,528	3,298
\$150,000-\$199,999	141	457	1,056
> \$200,000	46	184	456

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,608	15,094	26,893
Occupied	2,362	13,886	24,725
Owner Occupied	1,576	9,544	18,174
Renter Occupied	786	4,342	6,551
Vacant	246	1,208	2,168

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PROPERTY SUMMARY

960 SAINT LOUIS ROAD

Listing Number: 2716

SALE INFORMATION:

Price: \$79,000

SQUARE FOOT INFO:

Building SF: 377

Retail SF: 377

LAND MEASUREMENTS:

Lot Size: 0.25 Acres

Lot SF: 9,583 SF

Frontage: 117'

Depth: 83'

STRUCTURAL DATA:

Renovated: 1999

Clear Height: 10'

Floors: 1

Exterior: Cinder block and Glass

Property Description

- .25 Acre former Auto Sales lot
- Office and bathroom in working condition
- Would be an ideal Auto sales lot, Rental Lot, Drive through Coffee, or Ice Cream Lot
- 5,100 Cars per day
- 1 Mile from Collinsville Middle School
- 2 Miles from Downtown Collinsville, FanDuel Sports and Horse Racing track



PROPERTY INFORMATION

APN:	13-1-21-32-20-402-003
County:	IL - Madison
Zoning:	B-4
Men's and Women's Restroom:	Yes
Enterprise Zone:	Yes
Traffic Count:	5,100
Parking Spaces:	25
Parking Surface:	Concrete
2021 Property Taxes:	\$1,654