

LAND FOR SALE OR LEASE

5147 Pagano Court, Pontoon Beach, IL 62040



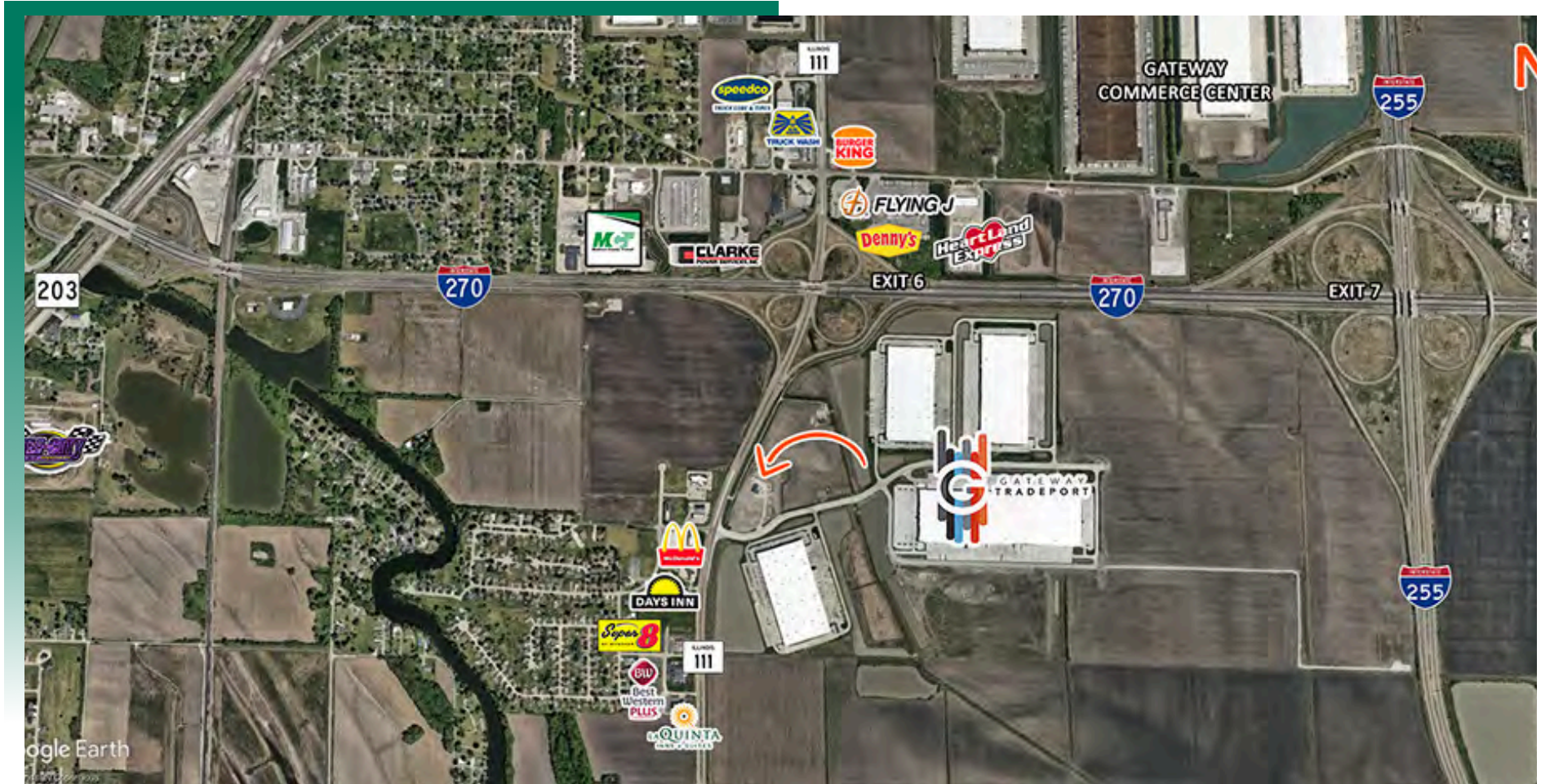
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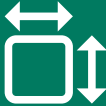



AREA MAP

5147 Pagano Court, Pontoon Beach



LOCATION OVERVIEW

Located just off I-270 (exit 6) at Rt 111. Excellent interstate visibility and access. Located by the Gateway Tradeport. Good access to I-255.

 FRONTAGE: 130'	 I-270 & I-255
 ZONED B-2	 EXIT 6 & 7

LAND PROPERTY SUMMARY

#2922

5147 Pagano Court, Pontoon Beach

SALE /LEASE INFORMATION:

Sale Price/SF: \$12.00
Lease Rate/SF
Build to Suit: \$2.00

LAND MEASUREMENTS:

Acres: 1.05 AC
Total Acres Available: 1.05 AC
Min Divisible Available: 1.05 AC
Frontage: 130 FT
Depth: 300 FT
Subdivide Site: No

PROPERTY INFORMATION:

Parcel No: 18-2-14-35-00-000-055
County: Madison
Zoning: B-2
Traffic Count: Rt 111-13,200
I-270-52,400
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: -
Tax Year: -
Topography: Flat



UTILITY INFORMATION:

Water Provider: IL American
Location: On Site
Sewer Provider: Madison Co
Location: On Site
Gas Provider: Ameren IL
Location: On Site
Electric Provider: Ameren IL
Location: On Site

TRANSPORTATION:

Interstate: I-270 & I-255
Rail: N/A
Barge: N.A
Airport: N/A

COMMENTS:

1.05 prime acres of retail located at the SE quadrant of I-270 and Rt 111. Land lease or Build to suit available. Current businesses are Rosati's Pizza and sports bar, a truck stop will be developed on the adjoining property in near future. All utilities available. Location lends itself to not only local business but interstate business as well.



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