

LAND FOR SALE OR LEASE

5171 Pagano Court, Pontoon Beach, IL 62040



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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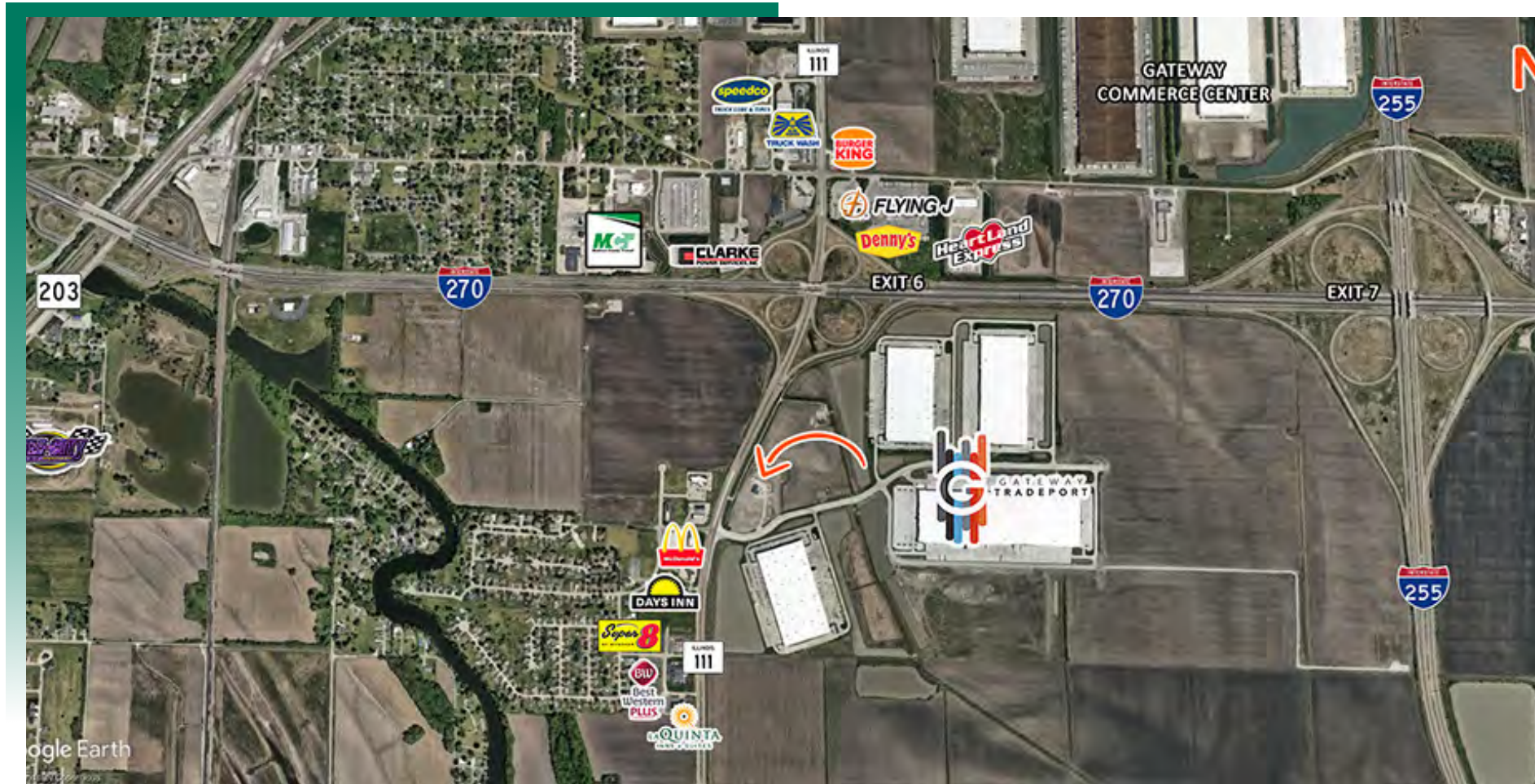
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

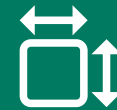
AREA MAP

5171 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

5171 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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