

# FOR LEASE

1710 Vaughn Road  
Wood River, IL 62095



**8,134 SF AUTO DEALERSHIP BUILDING**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

**Tony Smallmon**

Broker Associate

Cell: (618) 407-4240

Office: (618) 277-4400 (Ext. 18)

tonys@barbermurphy.com



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

1710 Vaughn Road, Wood River, IL 62095



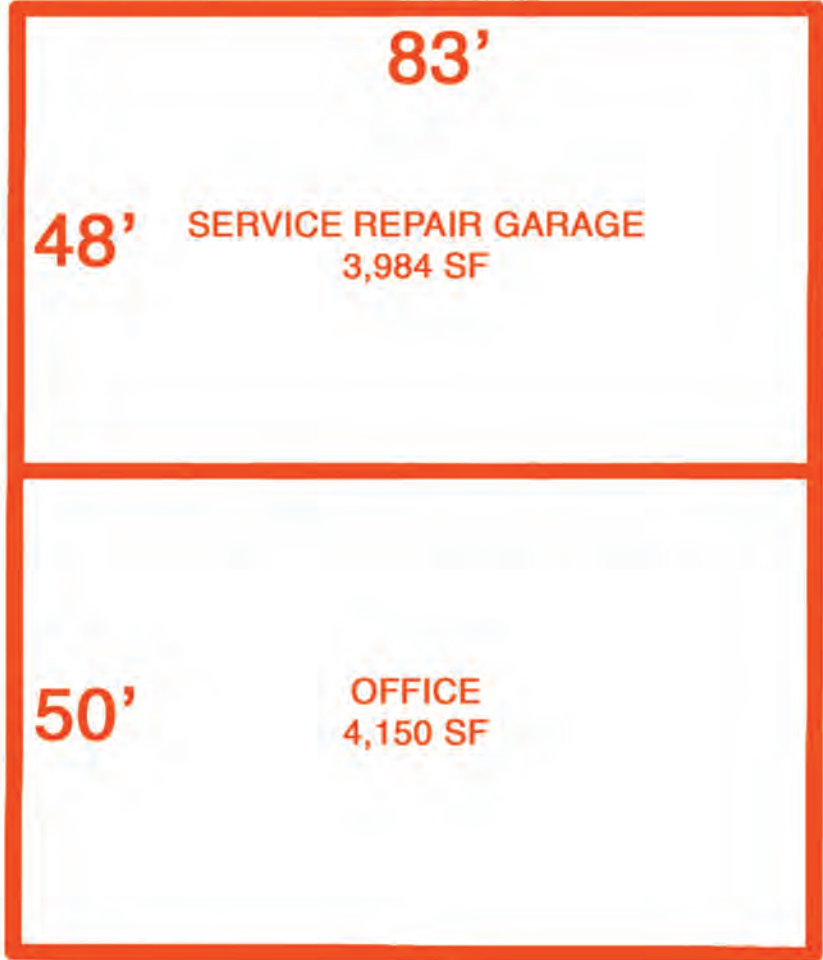
## LOCATION OVERVIEW

3/4 of a mile to Intersection of I-255 and IL Rt 111.

<p>FRONTAGE: 300' DEPTH: 169'</p>	<p>CLEAR HEIGHT 8'-16</p>
<p>MARQUEE SIGNAGE</p>	<p>SHOP 3,984 SF</p>

# FLOOR PLAN

1710 Vaughn Road, Wood River, IL 62095



\*Not to Scale



# PROPERTY PHOTOS

1710 Vaughn Road, Wood River, IL 62095

1.1 ACRE ADJACENT LOT AVAILABLE



EXTERIOR PHOTO



PARKING LOT



MARQUEE SIGNAGE





# PROPERTY PHOTOS

1710 Vaughn Road, Wood River, IL 62095

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



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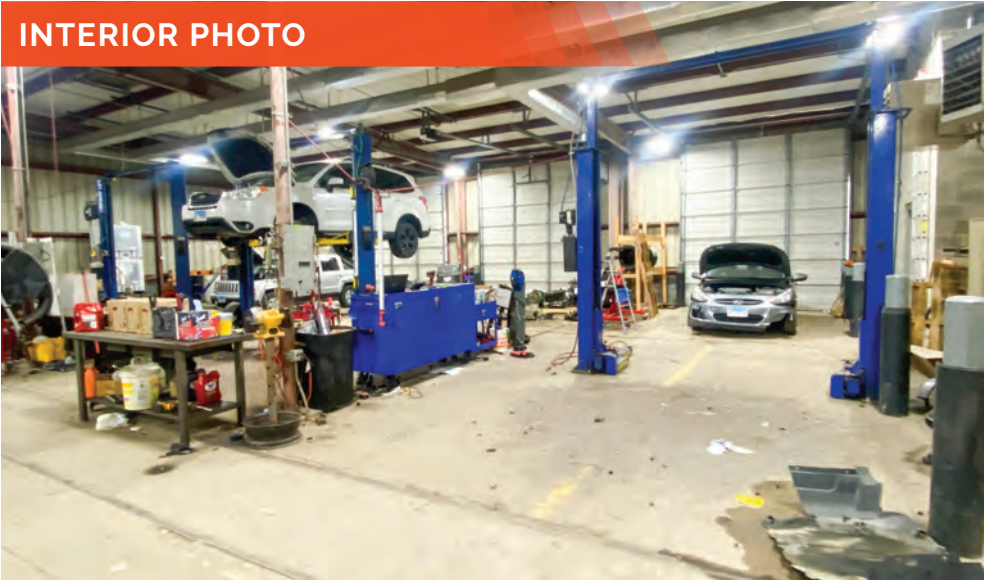
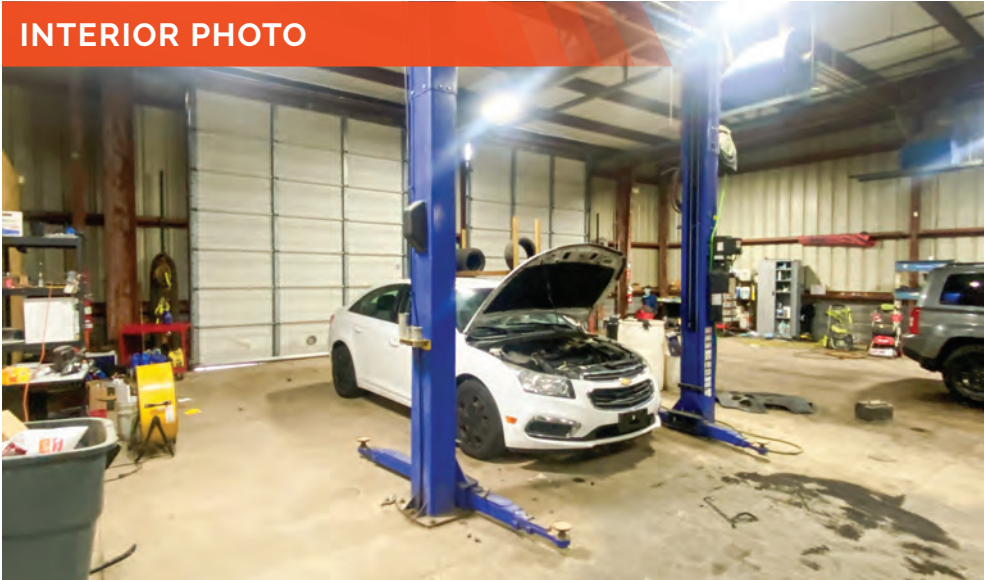
INTERIOR PHOTO





# PROPERTY PHOTOS

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# OFFICE/RETAIL PROPERTY SUMMARY

1710 VAUGHN RD

**LISTING #** 3017

## LOCATION DETAILS:

**Parcel #:** 19-2-08-23-18-301-005  
**County:** IL - Madison  
**Zoning:** B-2

## PROPERTY OVERVIEW:

**Building SF:** 8,134  
**Vacant SF:** -  
**Usable Sqft:** 8,134  
**Min Divisible SF:** 8,134  
**Max Contig SF:** 8,134  
**Office SF:** 4,150  
**Retail SF:** 3,984  
**Signage:** Marquee  
**Lot Size:** 1.17 Acres  
**Frontage:** 300  
**Depth:** 169  
**Parking Spaces:** -  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1986  
**Yr Renovated:** 1986  
**Building Class:** C  
**Ceilings:** 8'- 16'  
**Construction Type:** Exterior - Block, Metal

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** Yes  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Lease Rate:** \$5,500.00/MO  
**Lease Type:** NNN

## FINANCIAL INFORMATION:

**Taxes:** \$30,304.53  
**Tax Year:** 2024

## DEMOGRAPHICS:

**Traffic Count:** 11,000

## PROPERTY DESCRIPTION:

8,134 SF Building with a 1.17 Acre lot available for Sub-Lease  
Building currently used as a Byrider Franchise Auto Dealership.  
3,984 SF Shop with four-10,000 lb. lifts, five-12x14 garage doors, service counter, parts room and tools room.  
4,150 SF Office area includes customer waiting area, male/female bathrooms, conference room, kitchenette and five private offices.  
Additional 1.1 Acre lot available next door.

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