

FOR SALE OR LEASE (BUILD-TO-SUIT)

SOUTHPORT PLAZA

SOUTHPORT DR., COLUMBIA, IL 62236



1.0 ACRE HIGHLY VISIBLE DEVELOPMENT SITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Joe Hardin
Broker Associate
Office: (618) 277-4400 (Ext. 16)
Cell: (618) 660-8759
joeh@barbermurphy.com

Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@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.



SOUTHPORT PLAZA

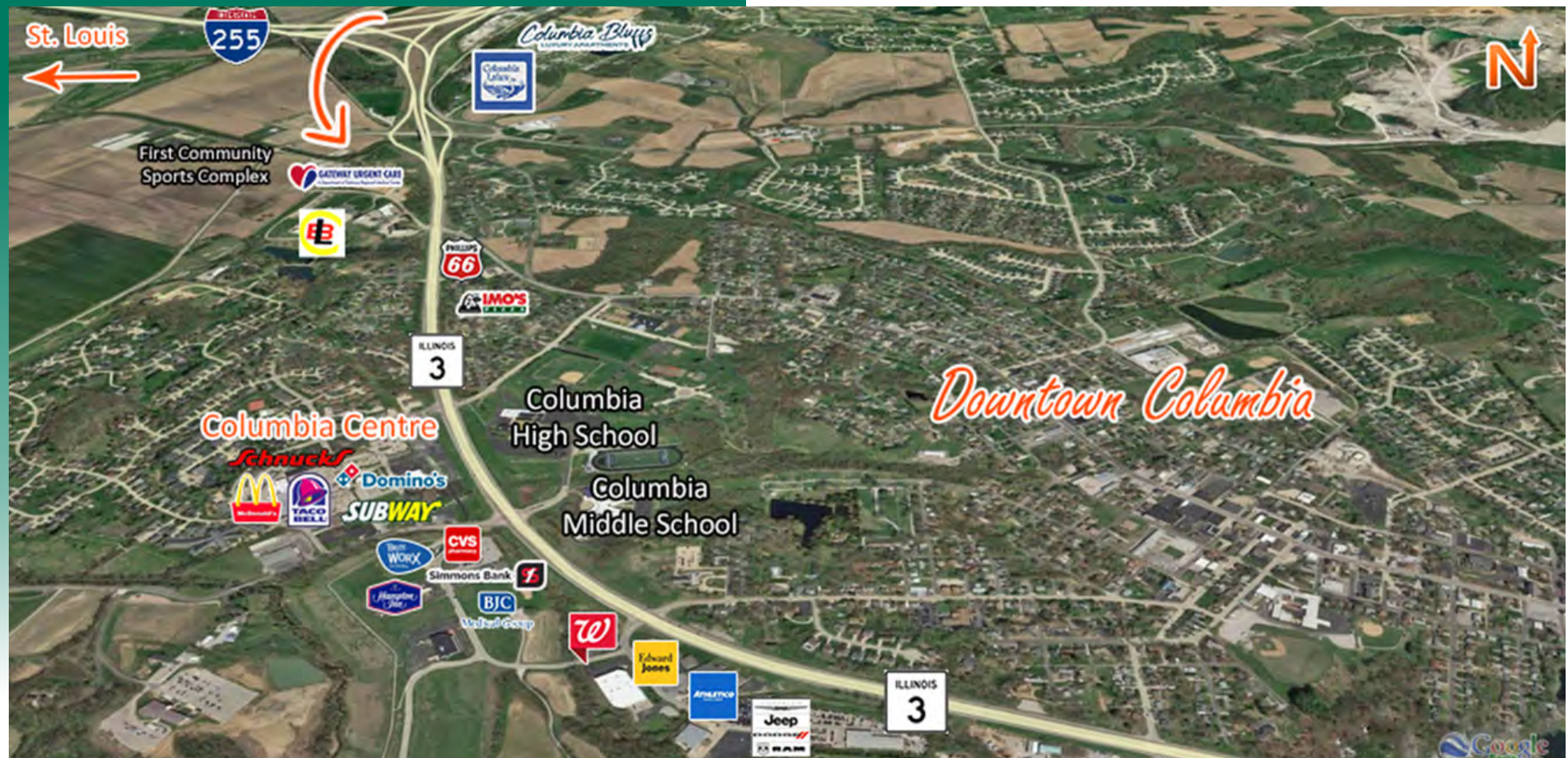
COLUMBIA, ILLINOIS

Southport Plaza is a dynamic new commercial center, strategically located to attract traffic from north Columbia. Featuring mixed-use zoning, drive-thru options, and excellent visibility, it offers an ideal setting for retail, light office, or medical services aiming to capitalize on the area's growing neighborhoods and expanding economic development.

The planned Dupu interchange project on I-255 is set to accelerate development in northern Columbia, positioning the plaza as a key element of the city's growth plan.

AREA MAP

Southport Dr., Columbia, IL



LOCATION OVERVIEW

Premium Exposure: 30,200 vehicles per day along the IL Route 3 corridor, providing exceptional visibility and market exposure for tenant businesses

Anchor Destination Adjacency: Direct adjacency to First Community Sports Soccer Complex.

Metropolitan Market Access: 10 miles to downtown St. Louis, positioning tenants within the greater St. Louis metropolitan market

BUILD-TO-SUIT OPTIONS

Southport Dr., Columbia, IL

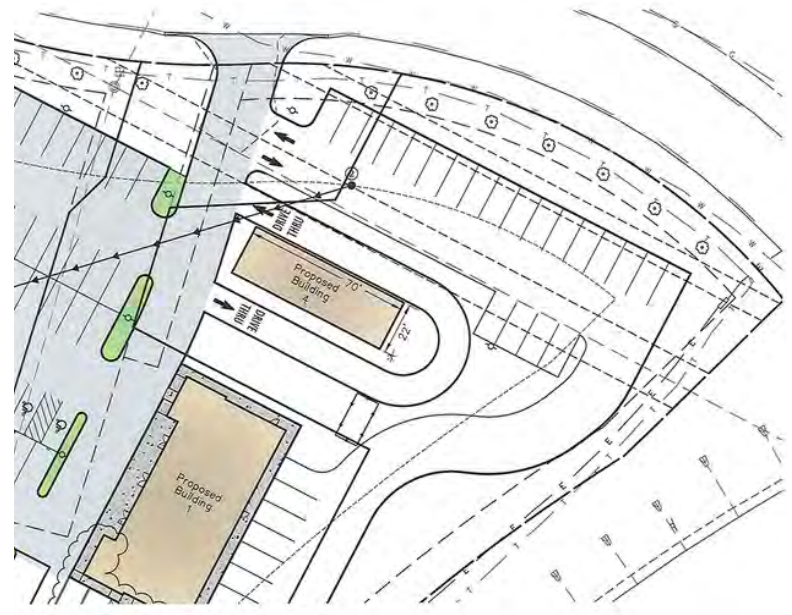


OUTLOT PAD DEVELOPMENT:

1.00-acre outlot parcel available for lease or build-to-suit development

Drive-thru capabilities integrated into site design, ideal for quick-service restaurants, financial institutions, or specialty retail concepts

Freestanding development opportunity with maximum visibility and dedicated access

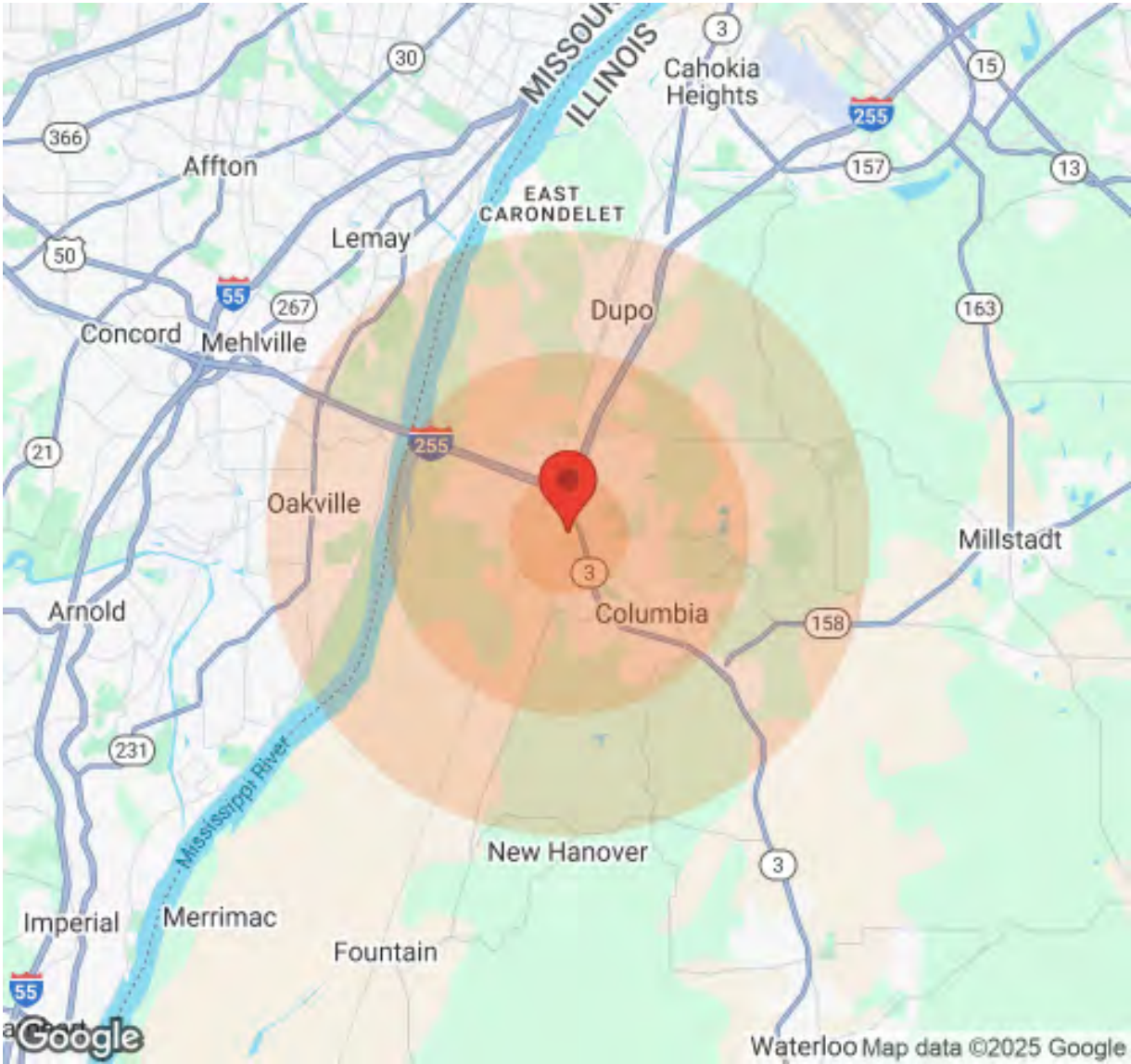


Southport Dr., Columbia, IL



DEMOGRAPHICS

Southport Dr., Columbia, IL



POPULATION

1 Mile	3 Miles	5 Miles
6,196	11,713	44,914



MEDIAN INCOME

1 Mile	3 Miles	5 Miles
\$95,835	\$59,363	\$62,740



HOUSING - TOTAL UNITS

1 Mile	3 Miles	5 Miles
2,385	4,828	18,454

LAND PROPERTY SUMMARY

310 SOUTHPORT DR

LISTING # 3107

LOCATION DETAILS:

Parcel #: 04-08-401-013-000
County: IL - Monroe
Zoning: Commercial

PROPERTY OVERVIEW:

Lot Size: 1.0 Acres
Min Divisible Acres: 1
Max Contig Acres: 1
Frontage: 460
Depth: Varies
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TRANSPORTATION:

Interstate Access: I-255 & Route 3

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 30,200
Taxes: \$1,861.88
Tax Year: 2025



SALE/LEASE INFORMATION:

Sale Price: Contact Broker
Lease Rate: Contact Broker

UTILITY INFO:

Water Provider: City
Water Location: On Site
Sewer Provider: City
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

1.00-acre development site highly visible on I-255 and IL Route 3 available for sale, lease, or build-to-suit development. Drive-thru capabilities integrated into site design, ideal for quick-service restaurants, financial institutions, or specialty retail concepts. Freestanding development opportunity with maximum visibility and dedicated access.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

JOE HARDIN
Broker Associate
O: (618) 277-4400
C: (618) 660-8759
joeh@barbermurphy.com

KATIE BUSH
Broker Associate
O: (618) 277-4400
C: (701) 213-3301
katieb@barbermurphy.com