

AVAILABLE

959 IL Route 3
Waterloo, IL 62298



PREMIER OUTPARCEL ANCHORED BY WAL-MART SUPERCENTER

BARBERMURPHY
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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

959 IL Route 3, Waterloo, IL 62298



LOCATION OVERVIEW

Walmart Supercenter outparcel with excellent access and exposure on IL Rte 3 (Market St) in Waterloo, IL. With a sophisticated, experienced ownership group capable of structuring around nearly any use case, this site presents a rare opportunity to secure a premier outparcel location in one of the strongest-performing trade areas in the Metro East / St. Louis MSA.

AREA OVERVIEW / DEMOGRAPHICS

959 IL Route 3, Waterloo, IL 62298



	<u>5 min</u>	<u>10 min</u>	<u>15 min</u>
	6,777	17,014	34,007
	\$93,145	\$99,702	\$106,299



Waterloo serves as the county seat of Monroe County, Illinois, one of the wealthiest and fastest-growing markets in the St. Louis MSA, boasting a median household income near \$99,000 and a population that has grown steadily for over a decade. Located just 24 miles from downtown St. Louis, Waterloo offers retailers unmatched purchasing power with limited big-box competition, positioning new entrants to capture pent-up demand from an underserved, high-income trade area.

OFFICE/RETAIL PROPERTY SUMMARY

959 IL ROUTE 3, WATERLOO, IL 62298

LISTING # 3287

LOCATION DETAILS:

Parcel #: 07-13-401-002-000
County: IL - Monroe
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 5,100
Vacant SF: 5,100
Usable Sqft: 5,100
Min Divisible SF: 2,500
Max Contig SF: 5,100
Retail SF: 5,100
Signage: Yes
Lot Size: 0.98 Acres
Frontage: 165
Depth: 265
Parking Spaces: 69
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2007
Yr Renovated:
Building Class:

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: Contact Broker

FINANCIAL INFORMATION:

Taxes: \$24,781.36
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 23600

PROPERTY DESCRIPTION:

Positioned as a premier outparcel to a Walmart Supercenter along Illinois State Route 3, this site offers a rare combination of flexibility and location for retail, restaurant, medical, or service users seeking to establish a presence in the growing Waterloo / Monroe County trade area, just 23 miles from downtown St. Louis. The property currently features a 5,100 SF freestanding building, well-suited for reuse as a restaurant, medical/urgent care facility, financial branch, or similar user requiring a high-visibility, high-traffic location with ample parking. Ownership is highly flexible and prepared to structure a transaction around what works best for the end user, including: Existing building retrofit or lease, build-to-suit, ground/land lease or outright purchase.

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