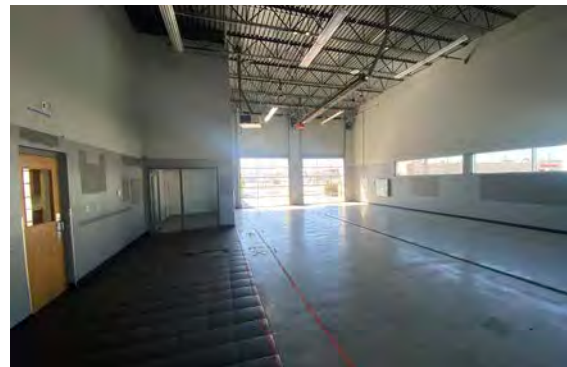
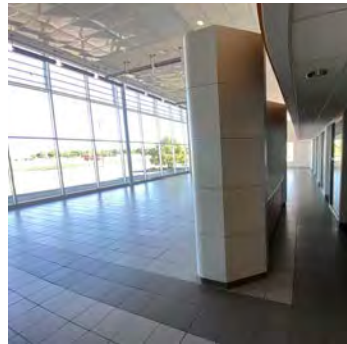


AVAILABLE FOR LEASE OR SALE

17,661 SF ON 2.44 ACRES

1690 NEW CAR DRIVE O'FALLON, IL 62269



PROPERTY DETAILS

17,661
SF

2.44
AC

BUILT
2004

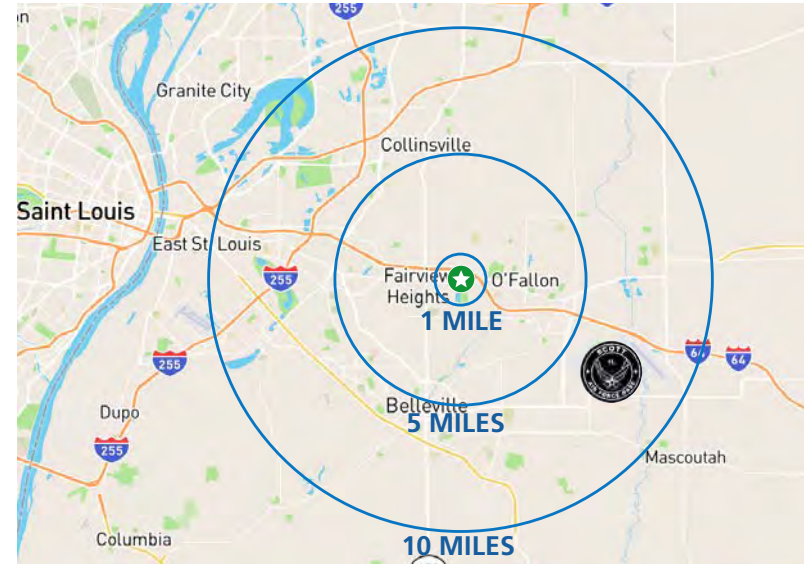
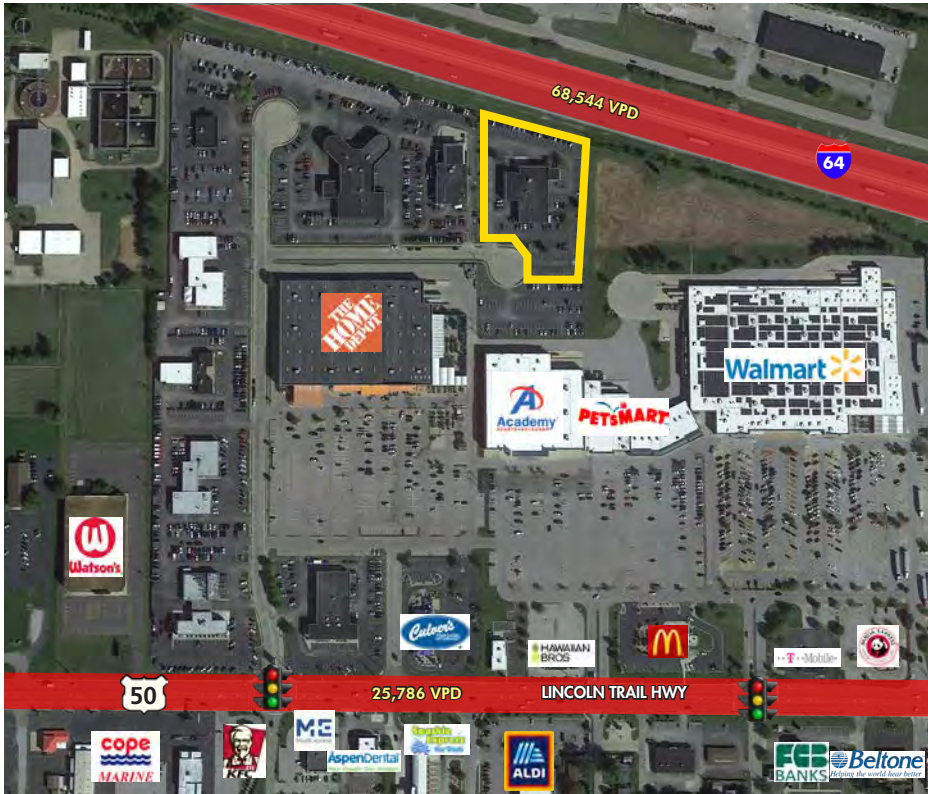
- + Located at signalized intersection with direct access and visibility on Hwy 50 with 25,700+ VPD
- + Outparcel of Lincoln Crossing Shopping Center anchored by Home Depot and Walmart (*\$58.5M in sales*) with high customer traffic.
- + Turn-key auto dealer retail/showroom building with 200 parking spaces
- + 2 Service 10' x 8' Roll-Up doors & One 12' x 8' Roll-Up door
- + 10 Service Bays
- + Zoned B2 Commercial

NEW PRICING

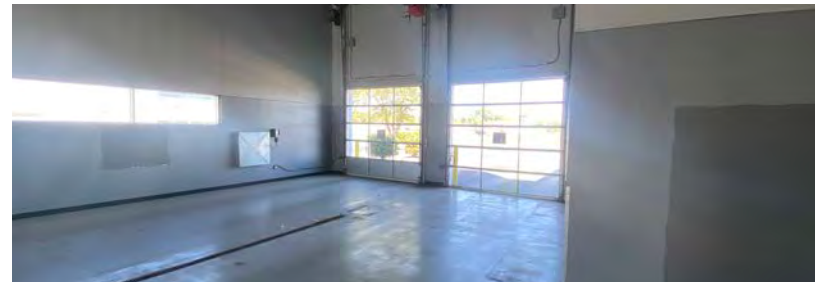
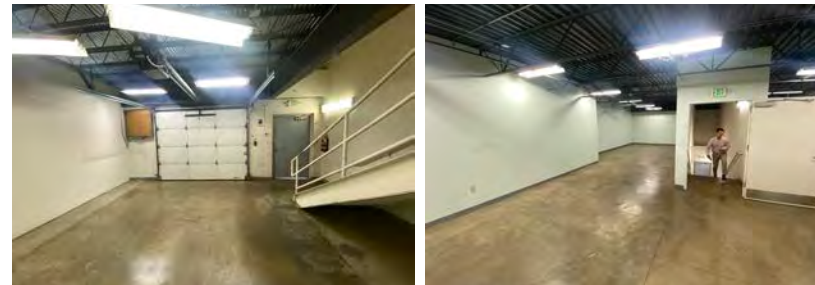
VIRTUAL
TOUR

CBRE

SITE OVERVIEW



DAYTIME POPULATION	AVG. HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME	POPULATION	HOUSEHOLDS
6,938 - 1 mile	\$83,363 - 1 mile	\$65,770 - 1 mile	3,346 - 1 mile	1,389 - 1 mile
53,483 - 3 miles	\$103,169 - 3 miles	\$79,205 - 3 miles	50,180 - 3 miles	19,890 - 3 miles
95,387 - 5 miles	\$95,227 - 5 miles	\$71,776 - 5 miles	98,739 - 5 miles	40,054 - 5 miles



CONTACT BROKER FOR PRICING

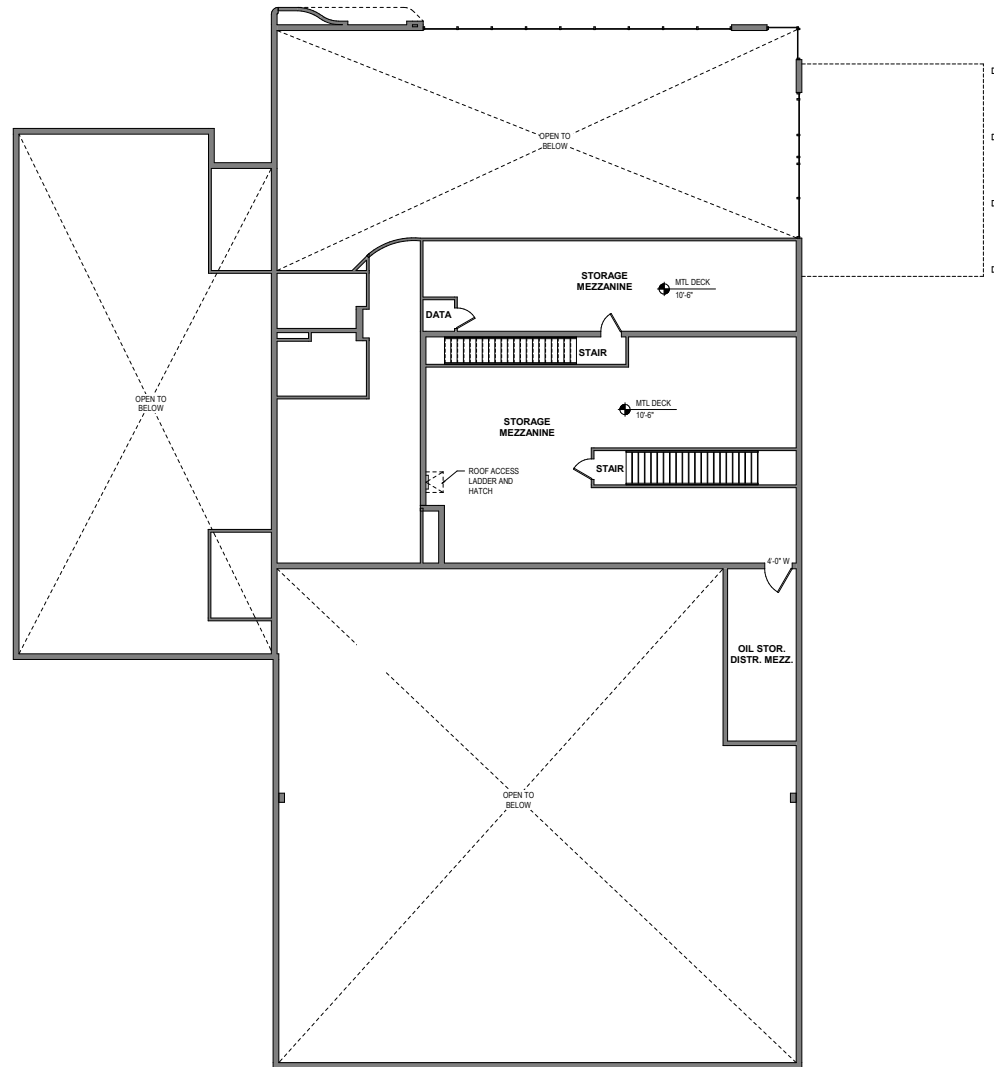
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SITE PLAN



SITE SURVEY

PARKING				
CUSTOMER	SERVICE	EMPLOYEE	NEW VEHICLE	OVERFLOW
18	28	12	122	17

BUILDING AREAS:
 SALES - 6856 SQ. FT.
 STORAGE - 10445 SQ. FT.
 (9 SERVICE BAYS)

