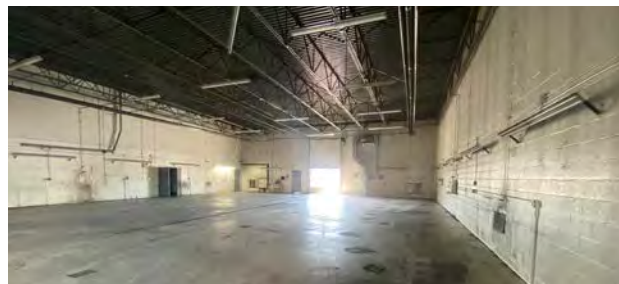


AVAILABLE FOR LEASE OR SALE

16,991 SF ON 1.66 ACRES

1708 NEW CAR DRIVE O'FALLON, IL 62269



PROPERTY DETAILS

16,991
SF

1.66
AC

BUILT
2000

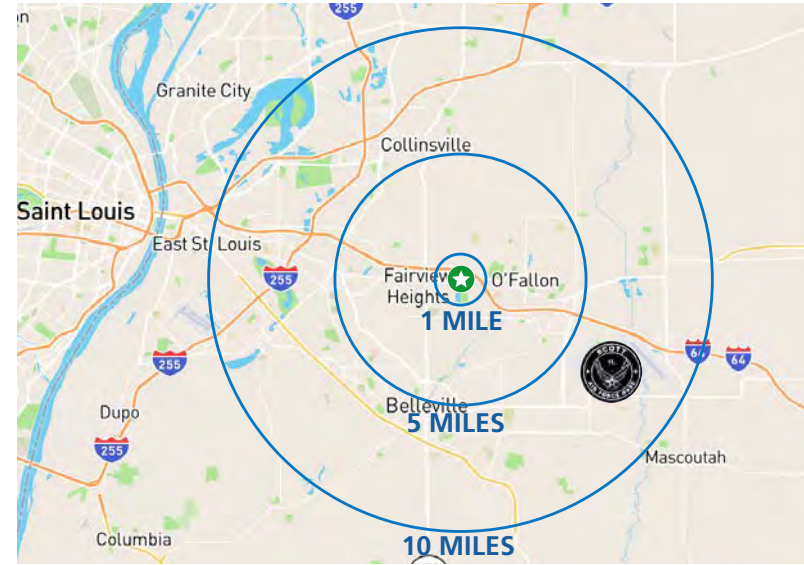
- + Located at signalized intersection with direct access and visibility on Hwy 50 with 25,700+ VPD
- + Outparcel of Lincoln Crossing Shopping Center anchored by Home Depot and Walmart (**\$58.5M in sales**) with high customer traffic.
- + Turn-key auto dealer retail/showroom building with 140 parking spaces
- + 2 Service 10' x 8' Roll-Up doors & One 12' x 8' Roll-Up door
- + 9 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

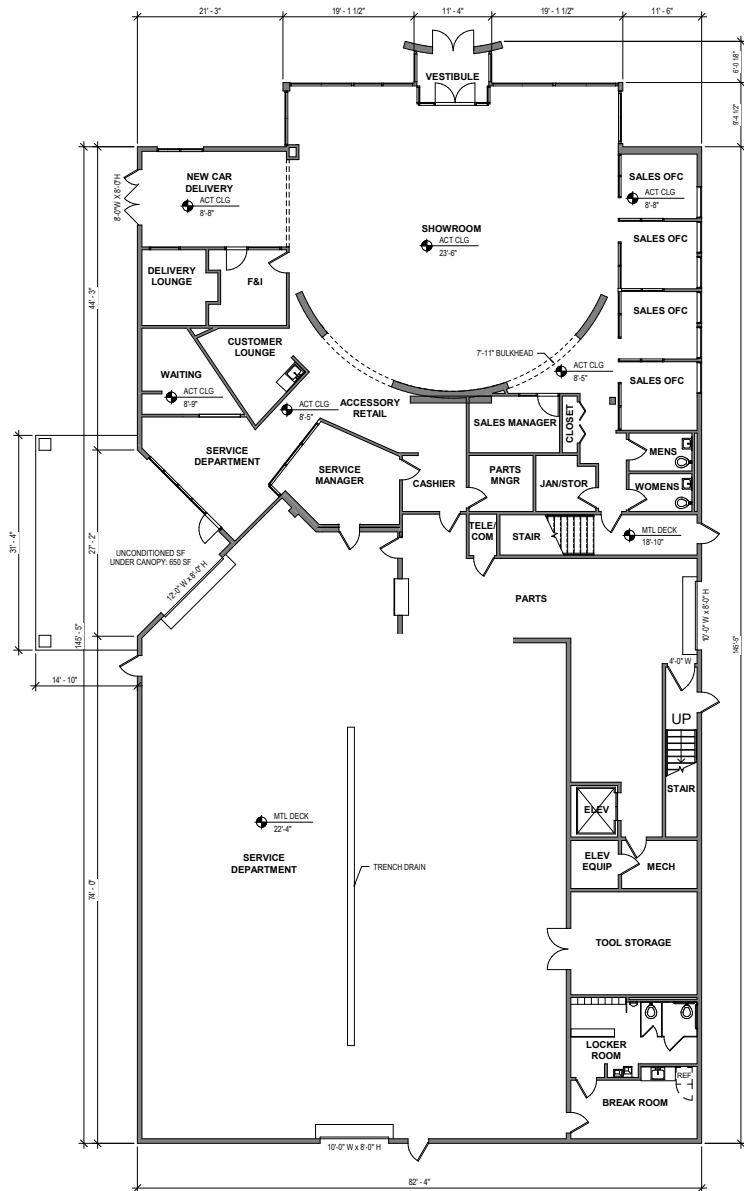
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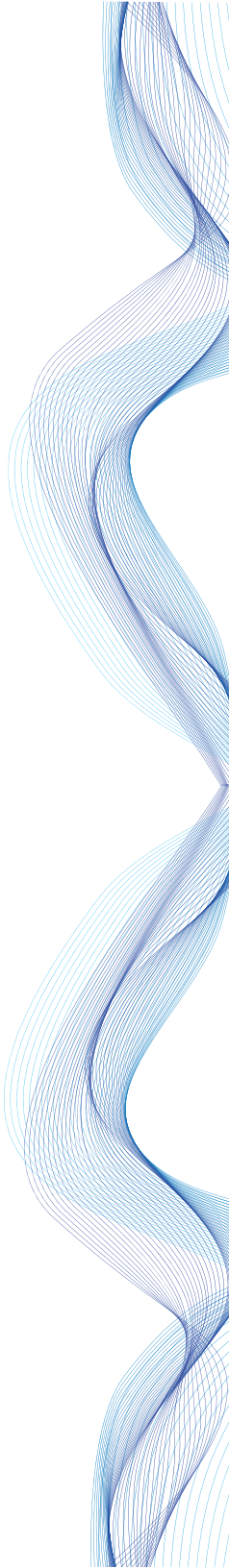
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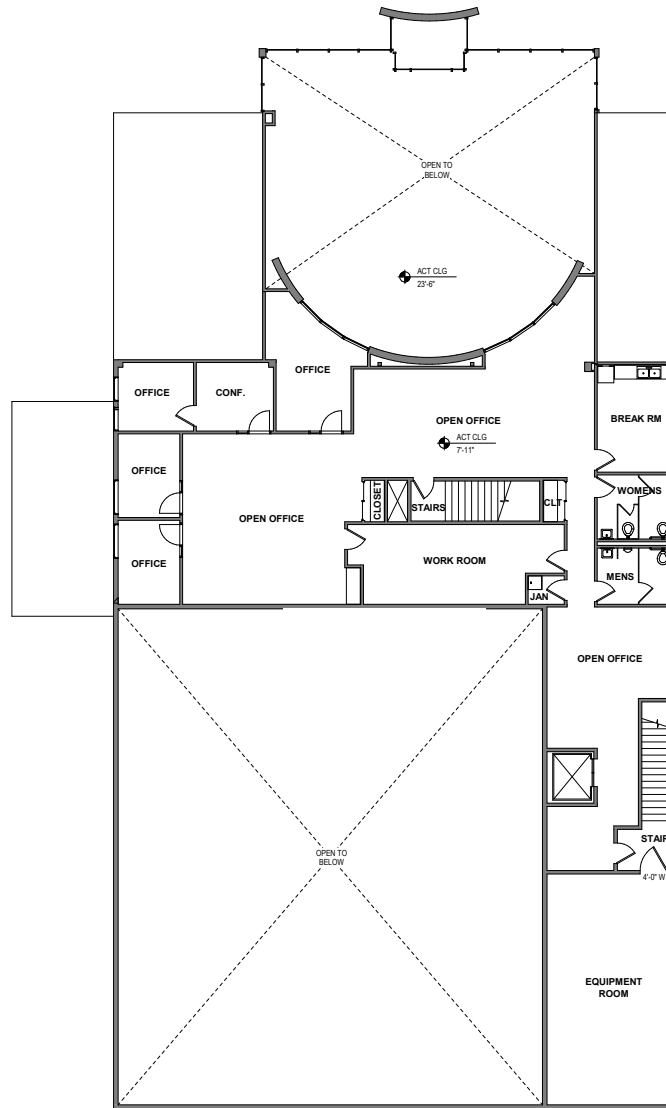
SITE PLAN



- MTL DECK - BOTTOM OF METAL DECK
12'-9"
 - ACT CLG - ACOUSTICAL TILE CEILING
15'-8 1/2"
 - GYP BD CLG - GYPSUM BOARD CEILING OR SWIFT
15'-8 1/2"
- FIRST FLOOR GROSS SF: 12,316 SF
 SECOND FLOOR GROSS SF: 4,675 SF
TOTAL GROSS SF: 16,991 SF



SITE PLAN



SITE SURVEY

