

AVAILABLE FOR LEASE OR SALE

31,414 SF ON 4.11 ACRES

176 AUTO COURT, O'FALLON, IL 62269



PROPERTY DETAILS

31,414
SF

4.11
AC

BUILT
1997

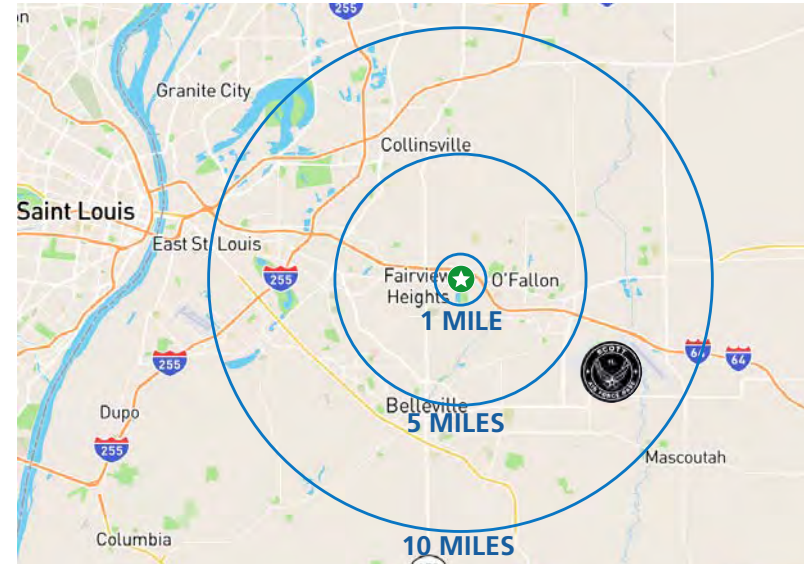
- + Located at signalized intersection with direct access and visibility on Hwy 50 with 25,700+ VPD
- + Outparcel of Lincoln Crossing Shopping Center anchored by Home Depot and Walmart (**\$58.5M in sales**) with high customer traffic.
- + Turn-key auto dealer retail/showroom building with 225 parking spaces
- + 4 Service Drive 12'x10' Roll-Up doors & 2 Service Department 14'x 14' Roll-Up door
- + 14 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

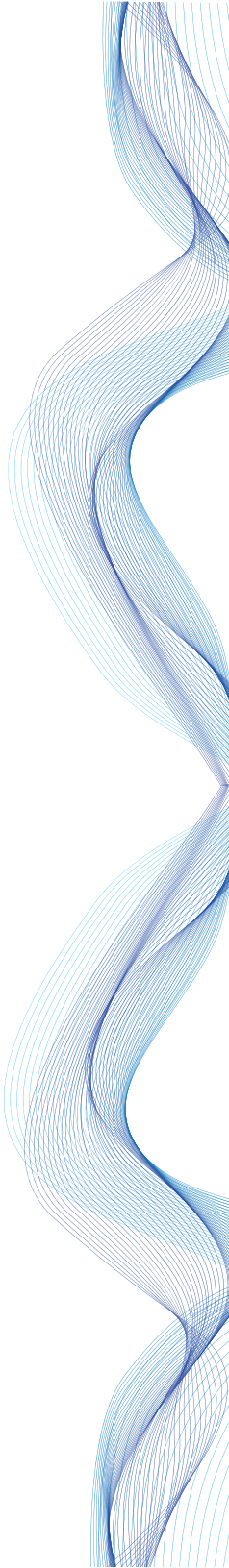
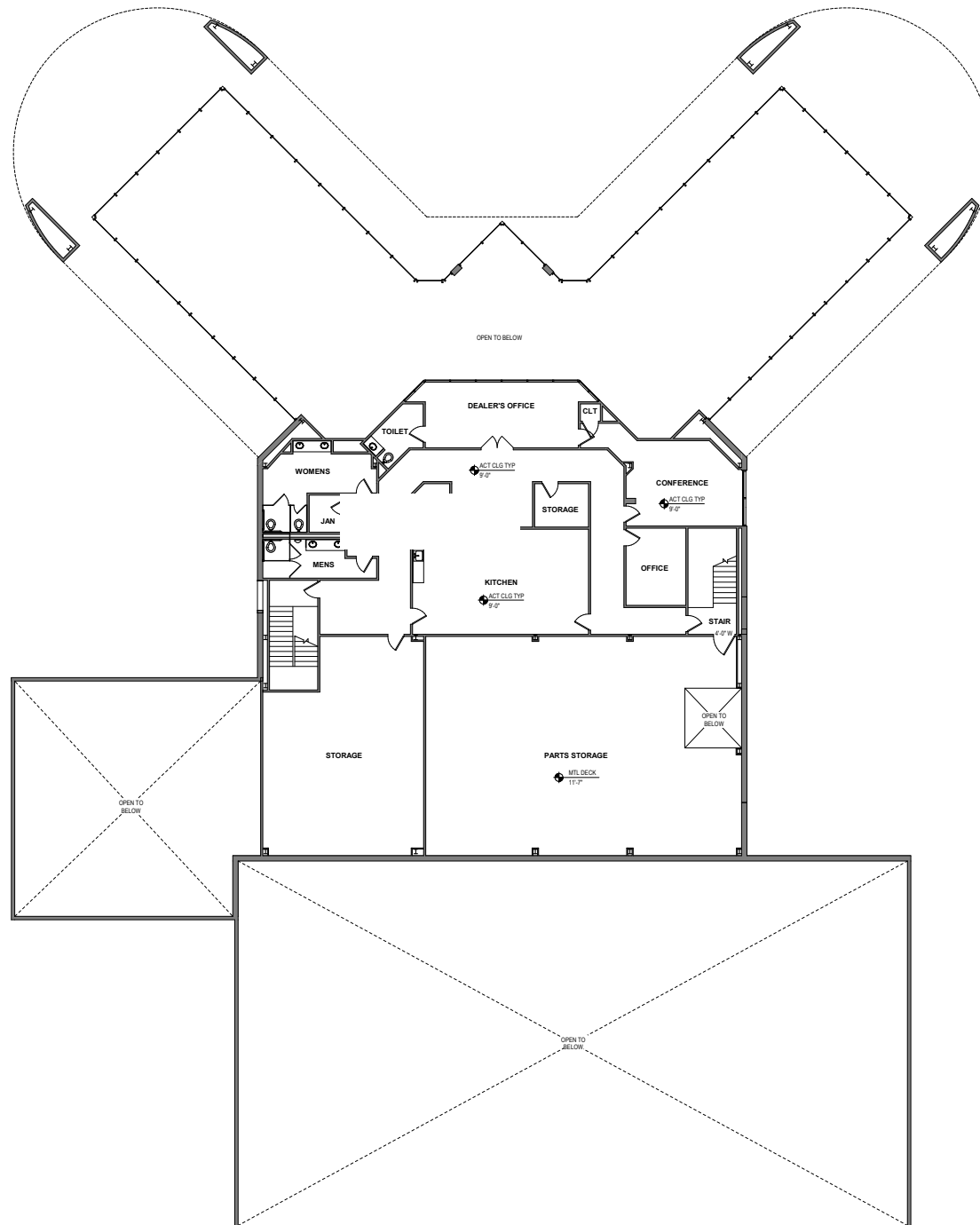
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SITE PLAN - 2ND FLOOR



SITE SURVEY

