

AVAILABLE FOR LEASE OR SALE

16,378 SF ON 1.96 ACRES

106 AUTO COURT, O'FALLON, IL 62269



PROPERTY DETAILS

16,378
SF

1.96
AC

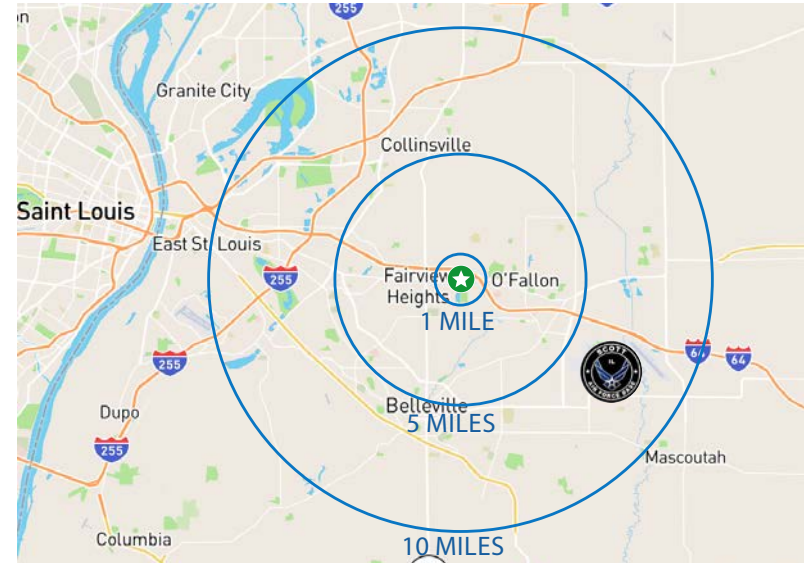
BUILT
2000

- + 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 160 parking spaces
- + 4 Service Drive 10' x 8'-2" Roll-Up doors & 1 Service Department 10' x 8' Roll-Up door
- + 10 Service Bays
- + Zoned B2 Commercial
- + Ideal for Auto, Fast Food or Bank

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

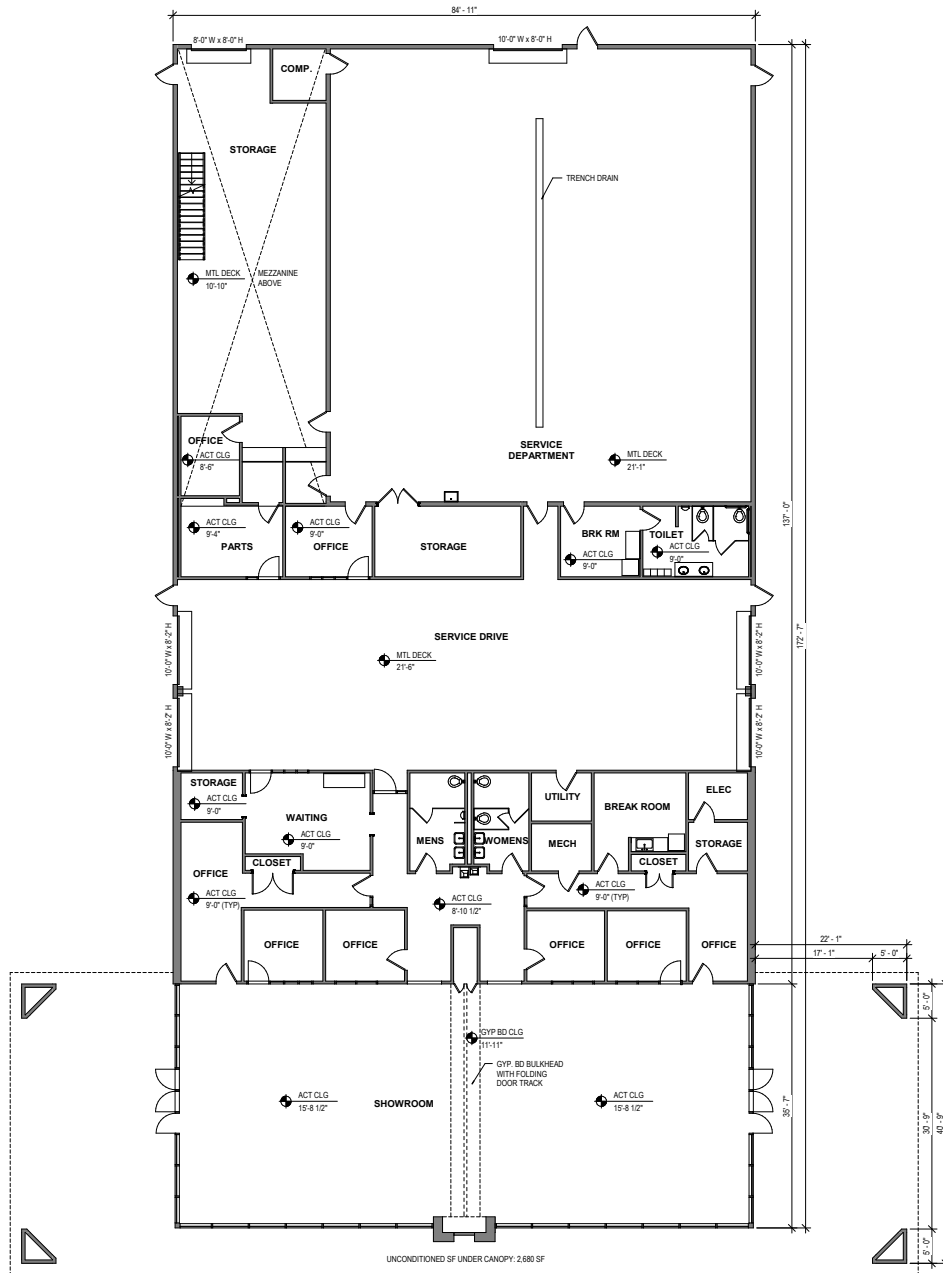


CONTACT BROKER FOR PRICING

NICK GARAVAGLIA

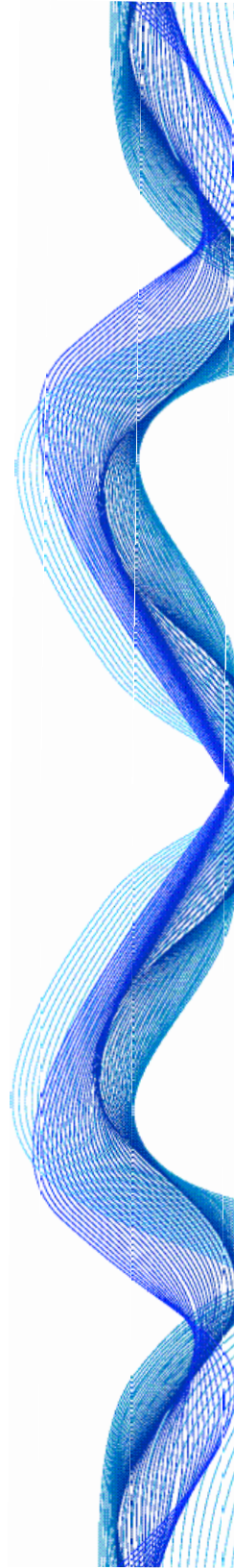
Vice President
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 nick.garavaglia@cbre.com

SITE PLAN



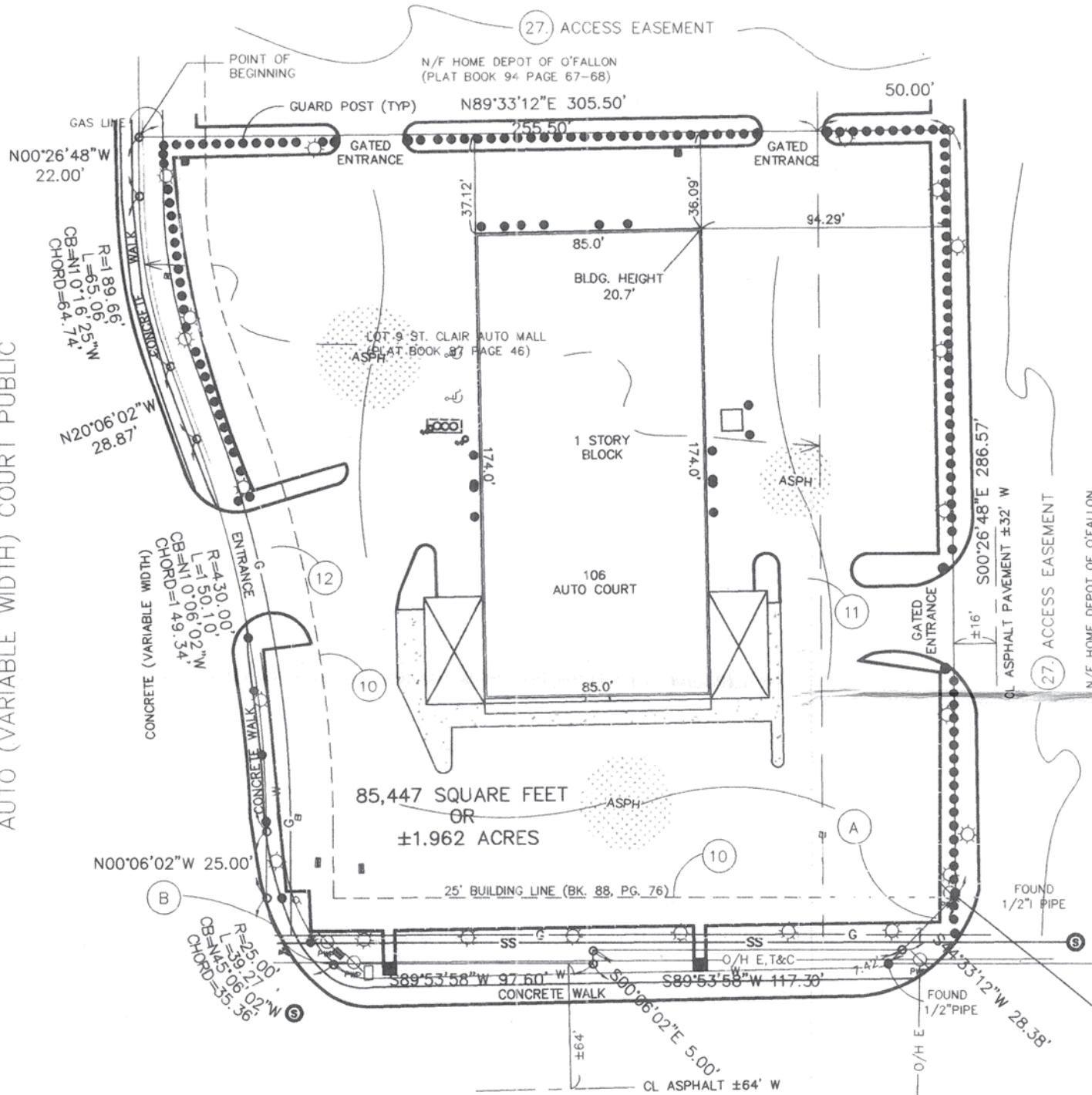
- ◆ MTL DECK - BOTTOM OF METAL DECK
12'-9"
- ◆ ACT CLG - ACOUSTICAL TILE CEILING
15'-8 1/2"
- ◆ GYP BD CLG - GYPSUM BOARD CEILING OR SOFFIT
15'-8 1/2"

FIRST FLOOR GROSS SF: 14,650 SF
 MEZZANINE SF: 1,726 SF
TOTAL GROSS SF: 16,376 SF



SITE SURVEY

AUTO (VARIABLE WIDTH) COURT PUBLIC



CONCEPTUAL SITE PLAN

