

AVAILABLE FOR LEASE OR SALE

3,104 SF ON 2.38 ACRES

187 AUTO COURT, O'FALLON, IL 62269



PROPERTY DETAILS

3,104
SF

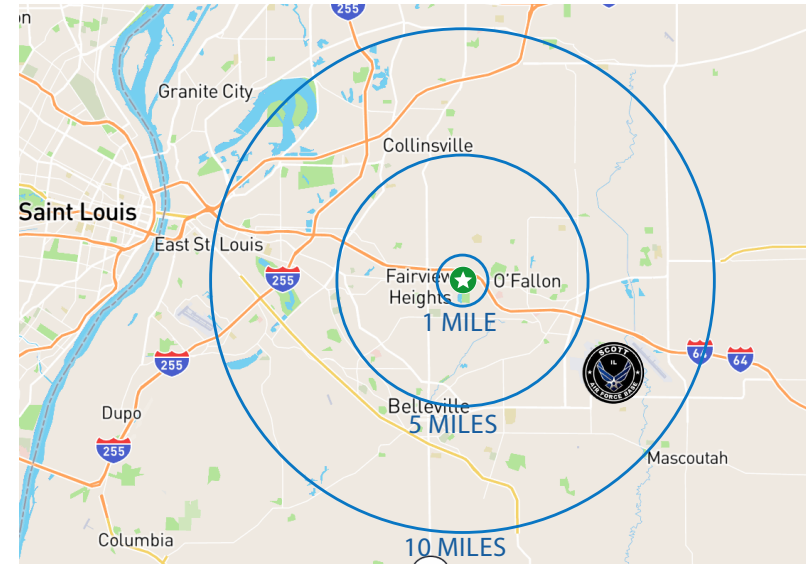
2.38
AC

BUILT
1989

- + Located at signalized intersection with direct access and visibility on I-64 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 155 parking spaces
- + Zoned B2 Commercial

CONTACT BROKER FOR PRICING

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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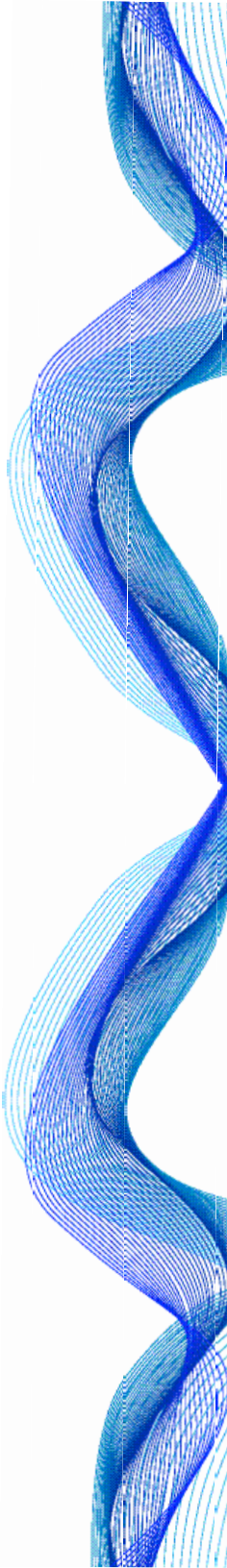
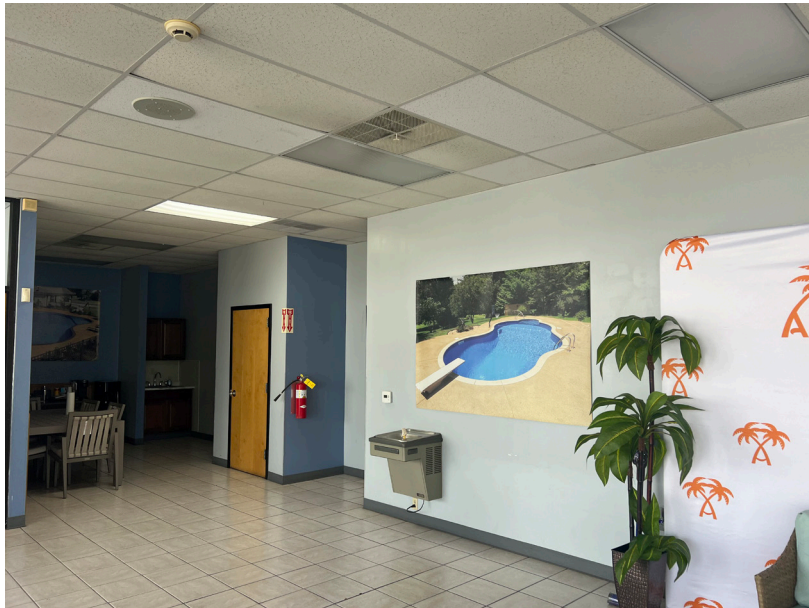
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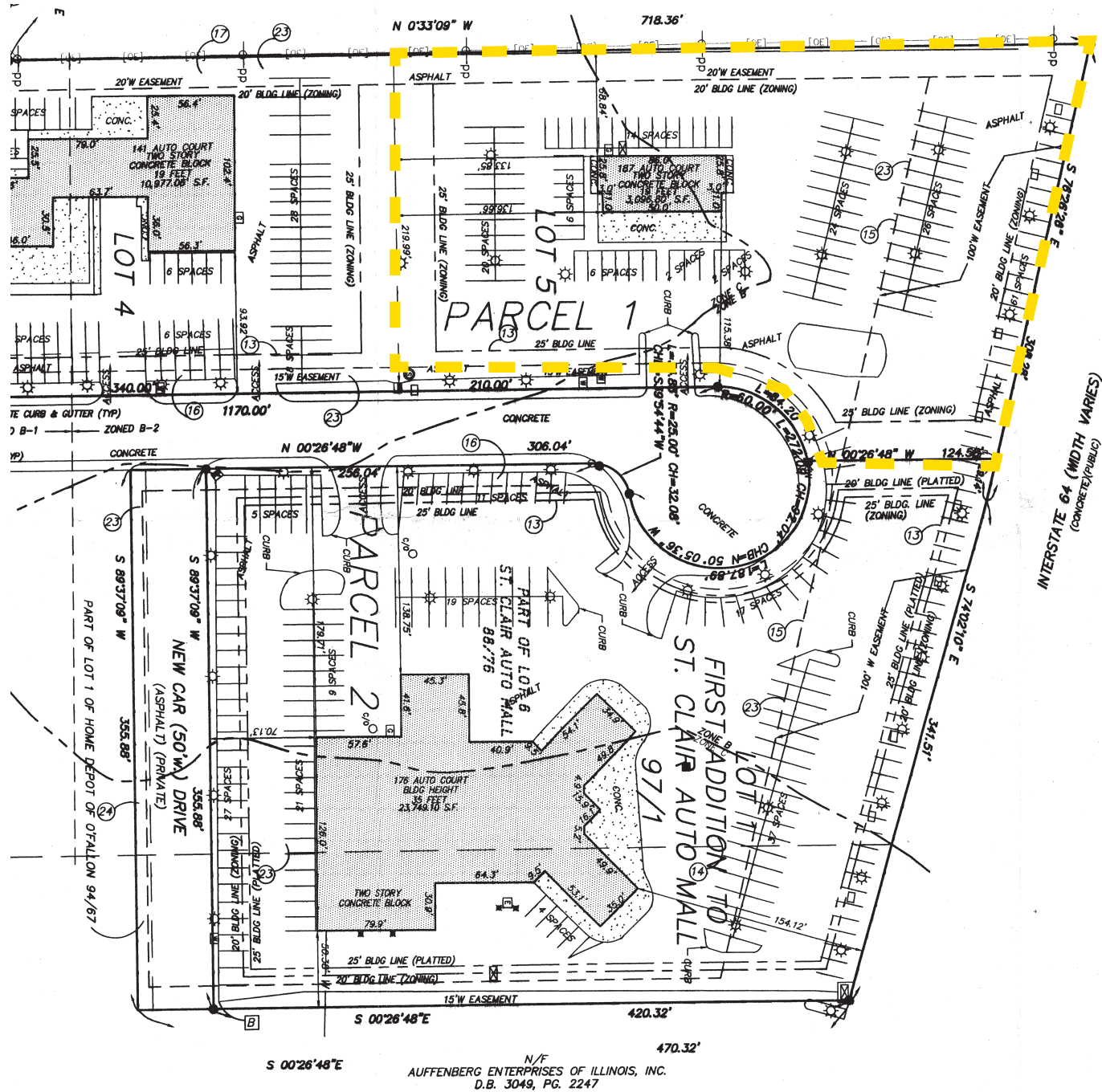
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SITE PHOTOS



SITE SURVEY



S 00°26'48"E

N/F
AUFFENBERG ENTERPRISES OF ILLINOIS, INC.
D.B. 3049, PG. 2247

470.32'