

# AVAILABLE FOR LEASE OR SALE 10,427 SF ON 1.79 ACRES

141 AUTO COURT, O'FALLON, IL 62269



## PROPERTY DETAILS



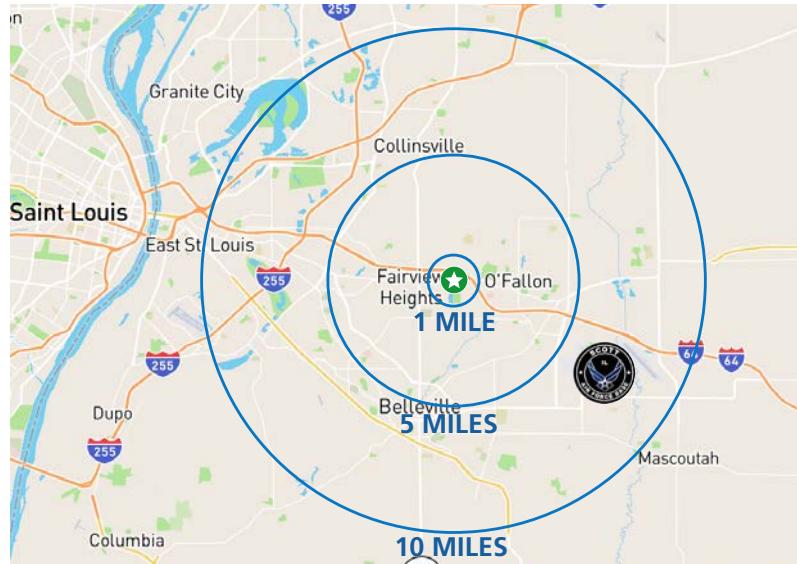
- + Located at signalized intersection with direct access and visibility on Hwy 50 with 25,700+ VPD
- + Outparcel of Lincoln Crossing Shopping Center anchored by Home Depot and Walmart (**\$58.5M in sales**) with high customer traffic.
- + Turn-key auto dealer retail/showroom building with 105 parking spaces
- + 5 Service Drive 12'x10' Roll-Up doors & 1 Service Department 12'x12' Roll-Up doors
- + 11 Service Bays
- + Zoned B2 Commercial

## CONTACT BROKER FOR PRICING



**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 SURVEY

N/F  
ROTHMAN - O'FALLON LIMITED PARTNERSHIP  
2617/246 N. 00

N 00°33'16" W  
1011.00'

