

3,096 SF SHOWROOM ON ±2.36 ACRES | I-64 EXPOSURE

187 Auto Court., O'Fallon, IL 62269

AVAILABLE



SALE PRICE: \$850,000

BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

187 Auto Court., O'Fallon, IL 62269



LOCATION OVERVIEW



Trade area supports a population of 101,584 within a 5-mile radius



Adjacent to Lincoln Crossing, a 500,000 SF retail center



Average household income of \$81,892 within 1 mile



Trade area that includes over six million square feet of retail space within two miles

AREA MAP

187 Auto Court., O'Fallon, IL 62269



TRAFFIC COUNT: W HWY 50

25,786 ADT



TRAFFIC COUNT: I-64

68,544 ADT

PROPERTY INFORMATION

187 Auto Court., O'Fallon, IL 62269



HIGHLIGHTS

- **±2.36 Acres | 3,096 SF Building | B-2 Zoning**
- **High-Visibility Location:**
 - 279' frontage on I-64
 - Signalized access
- **Property Features:**
 - 205 parking spaces
 - 10' clear height
 - 4 offices | 2 restrooms
 - Open showroom with floor-to-ceiling glass
- **Traffic Counts:**
 - 25,786 CPD (Hwy 50)
 - 68,544 CPD (I-64)
- **Highlights:**
 - Prime retail corridor location
 - Surrounded by national retailers
 - Expansion potential up to ±8.28 acres
- **Contact brokers for details**



PROPERTY PHOTOS

187 Auto Court., O'Fallon, IL 62269

SHOWROOM



SHOWROOM



PRIVATE OFFICE



2 ADDITIONAL AUTO COURT PROPERTIES

141 & 176 Auto Court., O'Fallon, IL 62269



141 AUTO COURT

±1.79 acres with a ±10,977 SF commercial building



176 AUTO COURT

3.7± acres of cleared commercial land



Potential for a combined total of +/- 8.28 contiguous acres across all three sites.

OFFICE/RETAIL PROPERTY SUMMARY

187 AUTO COURT

LISTING # 3233

LOCATION DETAILS:

Parcel #: 03-26.0-101-065
County: IL - St. Clair
Zoning: B-2 - General Business

PROPERTY OVERVIEW:

Building SF: 3,096
Vacant SF: 3,096
Min Divisible SF: 3,096
Max Contig SF: 3,096
Office SF: 3,096
Retail SF: 3,096
Signage: Yes
Lot Size: +/- 2.36 Acres
Frontage: 279
Depth: 481
Parking Spaces: 205
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1996
Ceilings: 10'
Construction Type: Concrete, Exterior - Block, Mixed

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: Yes



SALE & LEASE INFORMATION:

Sale Price: \$850,000
Lease Rate: Contact Broker

FINANCIAL INFORMATION:

Taxes: \$24,133.42
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 94,330 combined Highway 50 & I-64

PROPERTY DESCRIPTION:

187 Auto Court in O'Fallon, Illinois (62269) is a highly visible commercial property situated on approximately 2.36 acres within the city's retail corridor. The site includes a 3,096-square-foot office, showroom, and retail building that is zoned B-2 General Business. It features 279 feet of frontage along Interstate 64 and offers excellent accessibility from a signalized intersection, making it well-suited for high-visibility retail, service, or office users.

The building includes a functional layout with four private offices, two restrooms, and a 10-foot clear height. An expansive open-concept showroom is enhanced by floor-to-ceiling glass on three sides, providing abundant natural light, strong visibility, and a prominent street presence. The property also offers 205 parking spaces to accommodate customers and employees.

Traffic counts in the area are strong, with approximately 25,786 cars per day on West Highway 50 and 68,544 cars per day on I-64. The surrounding suburban trade area is anchored by national retailers, contributing to consistent consumer activity. Additionally, the property may be combined with adjacent parcels to create up to approximately 8.28 acres of contiguous land.

For more information, please contact the brokers.

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