

# FOR SALE / LEASE

## 0.69 Acre Restaurant Site

Ludwig Drive & IL Route 159, Fairview Heights IL 62208

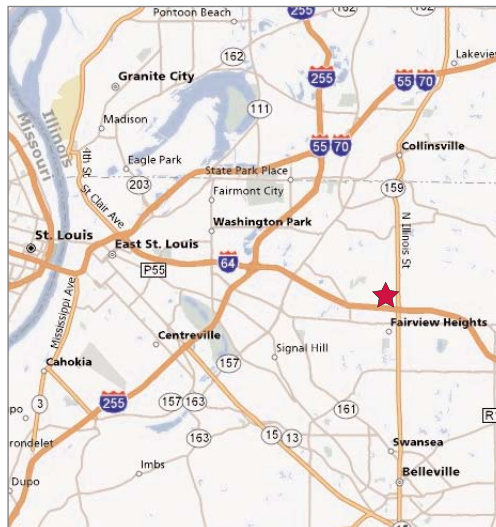


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	2,236	24,716	99,983
Households	979	9,922	40,998
Avg HH Inc. \$	\$60,640	64,389	60,006

### Traffic Counts

- 12,300 ADT on Ludwig Dr
- 24,700 ADT on IL Rte 159
- 62,000 ADT on I-64



### Property Highlights

- Corner lot at 1st stoplight north of I-64 at IL Rte 159 (on Ludwig Dr)
- Adjacent to Bob Evans and Drury Hotel with cross parking agreement
- Area retailers include 5 hotels, TGI Friday's, Wehrenberg Theaters, Houlihan's, Joe's Crab Shack, Applebee's, Olive Garden, Carlos O'Kellys, Red Lobster, Circuit City, Sports Authority, Michaels & more
- Sale Price: \$595,000
- Lease Rate: \$59,500 / yr, NNN

### Contact



Commercial Real Estate Services, Worldwide.

Daniel Hayes  
 314 994 4068 Direct  
 314 401 4944 Mobile  
 dhayes@naidesco.com

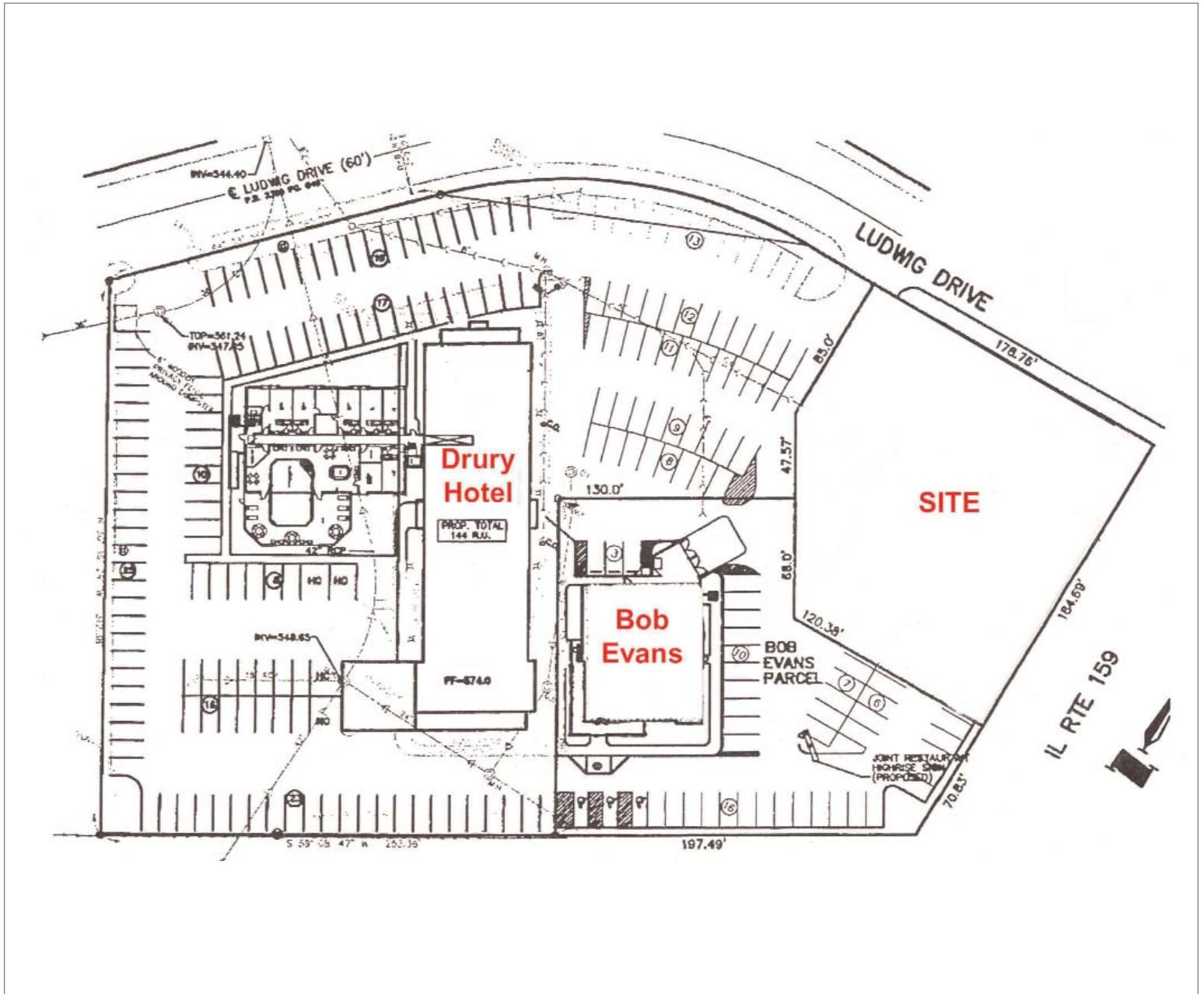
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
 Phone 314 994 4444 Fax 314 994 4088  
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# SITE PLAN

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## Contact

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