

FOR SALE

Prime Redevelopment Opportunity - 0.5 Ac

6697 Center Grove Rd, Edwardsville IL 62025

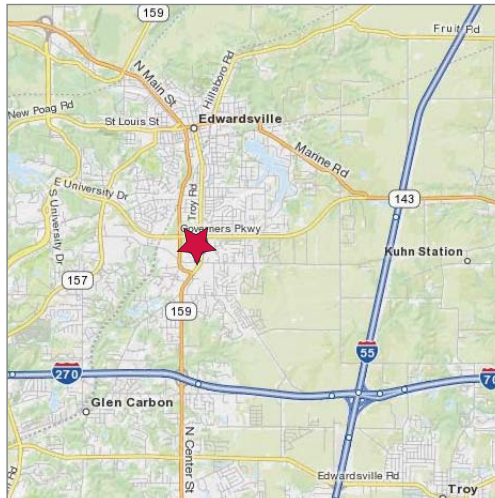


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	6,939	37,116	58,914
Households	2,827	13,959	21,507
Avg HH Inc.	\$86,150	85,400	86,763

Traffic Counts

- 14,800 VPD on Center Grove
- 21,300 VPD on Troy



Property Highlights

- 8,970 SF free standing building
- Approximately 0.51 Ac.
- Prime corner for redevelopment
- Zoned B-2
- Located at the northwest corner of Troy Rd (Hwy 159) & Center Grove Rd, opposite Home Depot & Quik Trip

Sale Price

\$495,000



Commercial Real Estate Services, Worldwide.

Contact

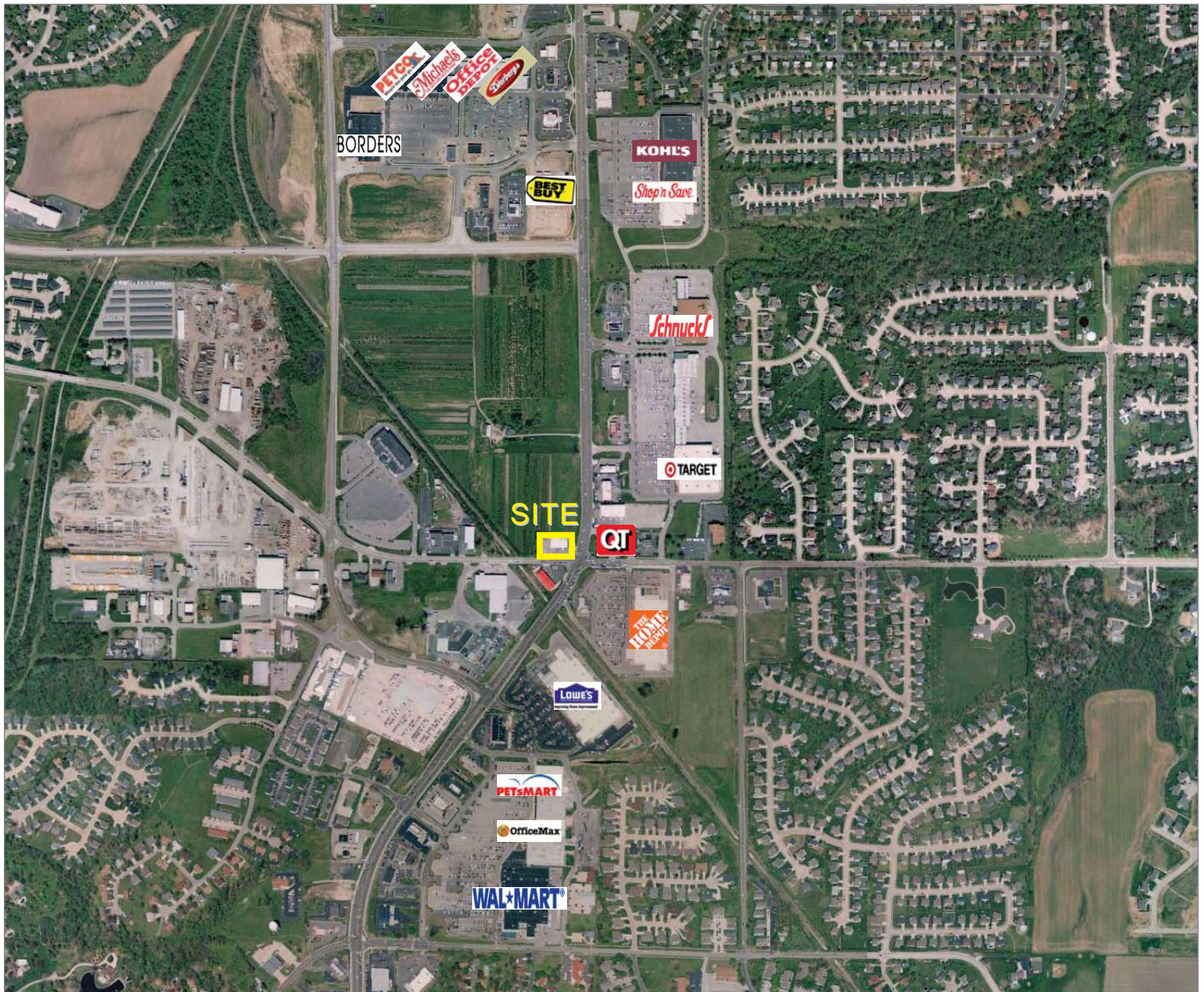
Josh Hibbits
314 994 2320
jhibbits@naidesco.com

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.

Illinois Office: 1177 N. Green Mount Rd Ste 201
O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270
Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com

SURROUNDING RETAILERS

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