



WP WITTENAUER PROPERTIES



SITE  
1 ACRE LOT  
(\$750,000.00)



5 ACRES  
(\$850,000.00)



25,400 (2023)



46,000 (2023)



705 ILLINOIS ROUTE 157

COLLINSVILLE, IL 62234

1 ACRE LOT FOR SALE OR LEASE



# 705 ILLINOIS ROUTE 157

## SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION  
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET




WITTENAUER PROPERTIES  
DAVID WITTENAUER

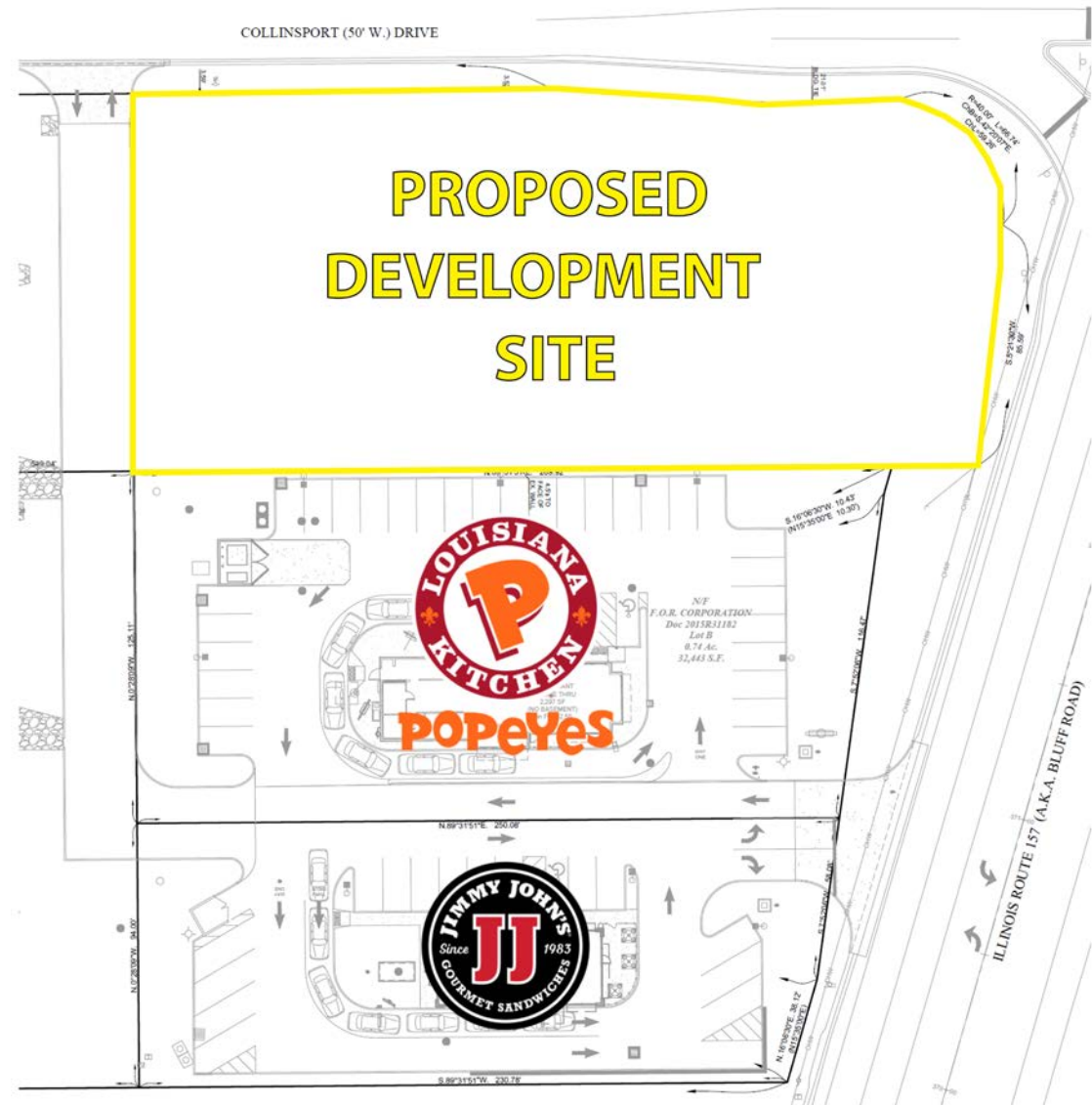
618.622.2349 (DIRECT)

618.719.1197 (MOBILE)

DAVID@WITTENAUERPROPERTIES.COM

## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
 <u>3 MILE</u> 29,975	 <u>3 MILE</u> 12,876	 <u>3 MILE</u> \$75,721
<u>5 MILES</u> 57,478	<u>5 MILES</u> 23,624	<u>5 MILES</u> \$84,362
<u>10 MILES</u> 263,103	<u>10 MILES</u> 105,908	<u>10 MILES</u> \$84,140



- NEW RETAIL / RESTAURANT DEVELOPMENT AVAILABLE FOR LEASE, BUILD-TO-SUIT OR SALE WITH DRIVE-THRU POTENTIAL
- NORTH OF EASTPORT PLAZA NEAR 1-55/I-70 INTERCHANGE
- ZONED HP-1 (HOSPITALITY PARK DISTRICT)
- IN CLOSE PROXIMITY TO HOME DEPOT, WALMART AND PROPOSED CHICK-FIL-A

VIEW & DOWNLOAD:

**DEMO REPORT**

# 705 ILLINOIS ROUTE 157

## MULTI-TENANT SITE PLAN OPTION

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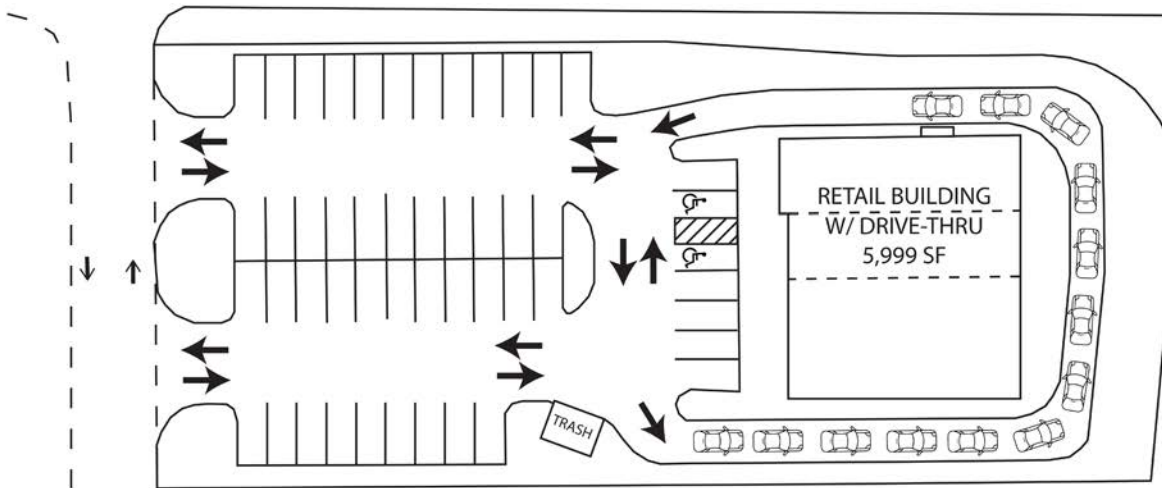
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COLLINSPOUR DR



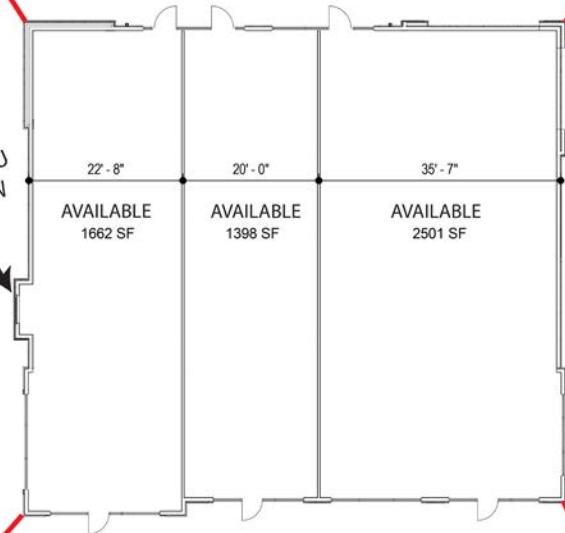
RETAIL BUILDING  
W/ DRIVE-THRU  
5,999 SF

BLUFF RD/HWY 157

REAR OF SITE (EAST FACING)



DRIVE-THRU  
WINDOW



FRONT OF SITE (WEST FACING)

- MULTI-TENANT RETAIL OPTION WITH DRIVE-THRU END CAP
- UP TO 5,999 SQUARE FEET OF RETAIL AVAILABLE
- FLEXIBLE SIZING OPTIONS
- 228' FRONTAGE ON BLUFF ROAD (ILLINOIS ROUTE 157)
- OUTDOOR SEATING AVAILABLE
- 50 PARKING SPACES

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## SINGLE TENANT SITE PLAN OPTION

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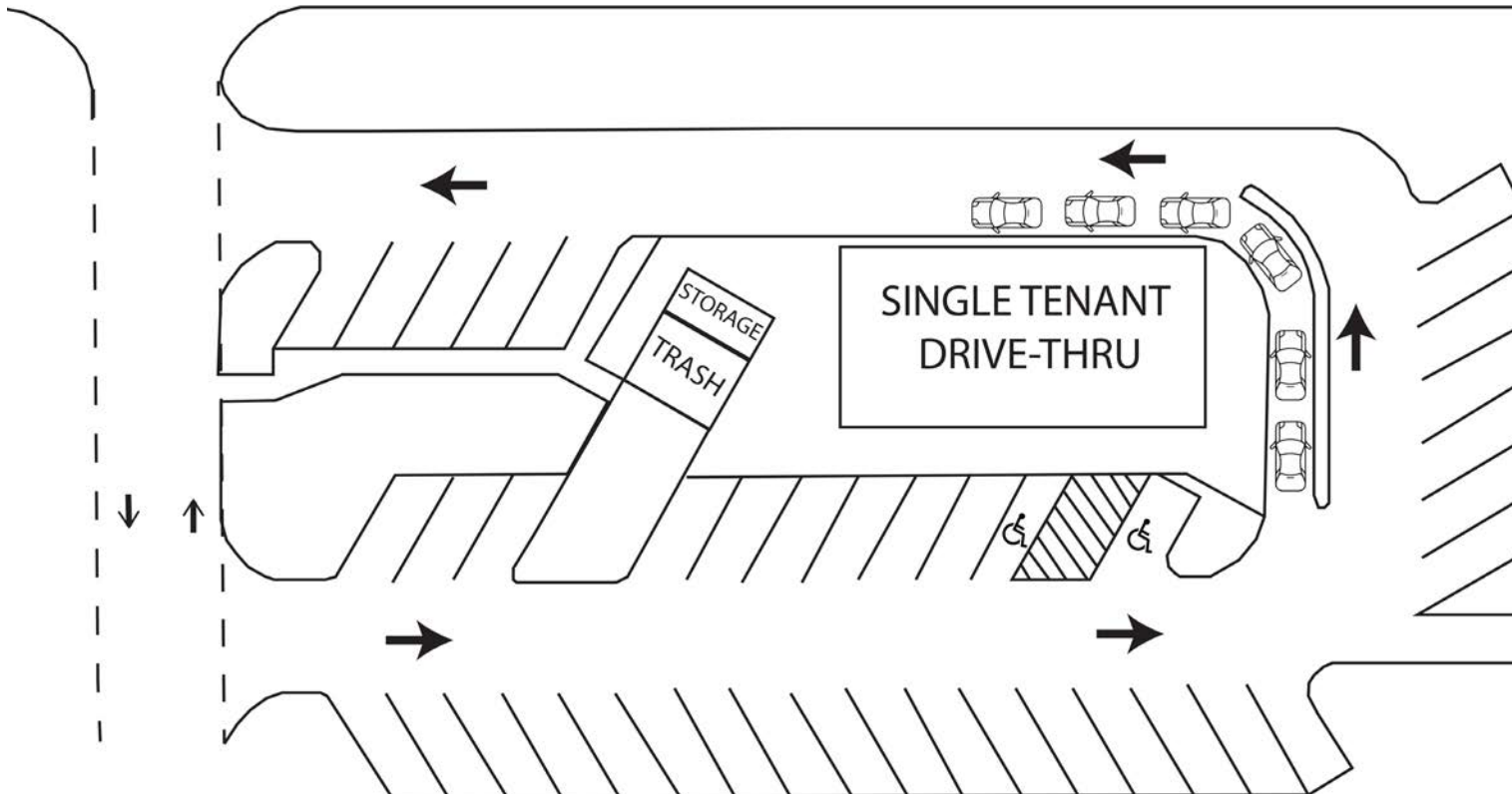
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COLLINSPOUR DR



BLUFF RD/HWY 157

- SINGLE TENANT DRIVE-THRU OPTION SITING ON ONE ACRE
- OVER 3,000 SQUARE FEET AVAILABLE
- 40 PARKING SPACES
- NEXT TO NEW POPEYES AND JIMMY JOHNS QUICK SERVICE RESTAURANT LOCATIONS

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## MARKET AERIAL

PLEASE CONTACT:

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