

**NEW 2.26-ACRE
PAD OPPORTUNITY**



SCAN HERE!



EDDIE CHERRY

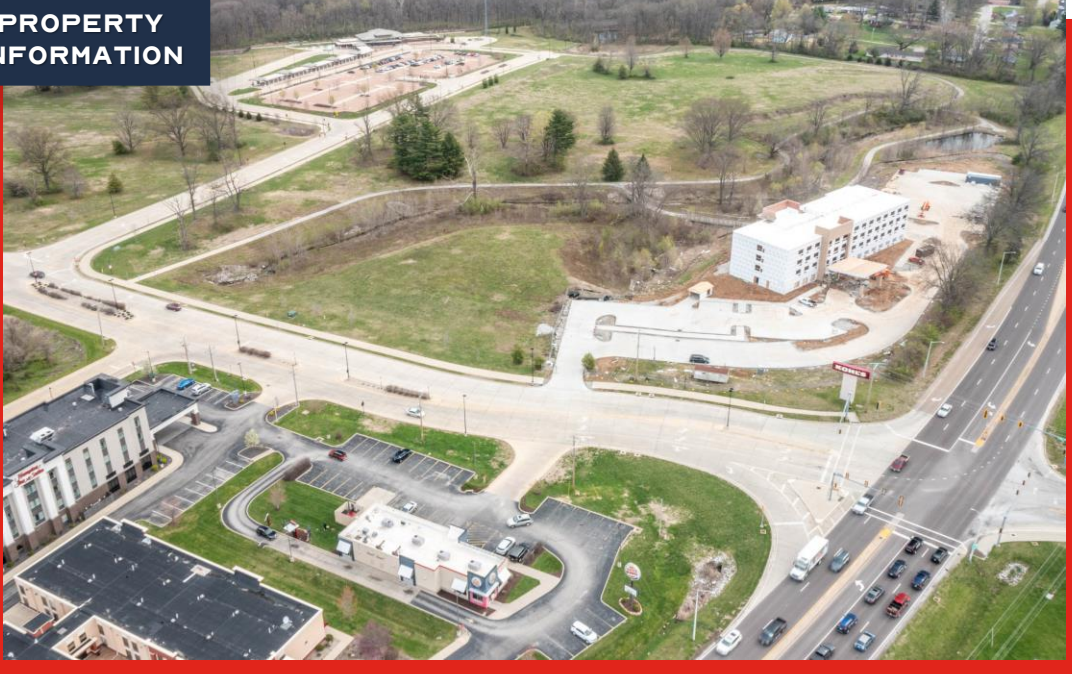
Phone: 314.647.6611 ext. 113

Eddie@ManorRealEstate.com

**1 GOLF ROAD
ALTON, IL 62002**

2.26 ACRES | \$85,000 ANNUALLY

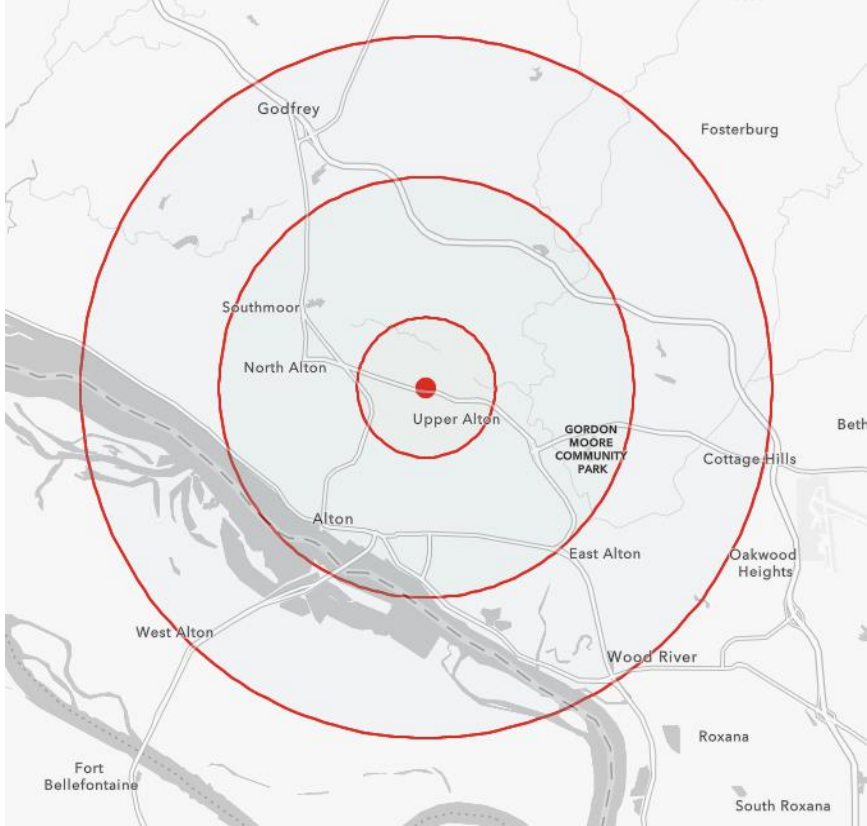
PROPERTY INFORMATION



- NEW 2.26-ACRE PAD OPPORTUNITY IN ALTON, ILLINOIS
- LOCATED AT SIGNALIZED INTERSECTION OF HOMER ADAMS PARKWAY (19,800 VPD+) AND GOLF ROAD
- ADJACENT TO NEW 120-ROOM HOLIDAY INN EXPRESS CURRENTLY UNDER CONSTRUCTION (OPENING SUMMER 23')
- DEVELOPMENT READY WITH ALL UTILITIES TO SITE
- ADDITIONAL CURB-CUT AVAILABLE
- IMMEDIATE PROXIMITY TO ALTON PUBLIC TRANSIT, HOME DEPOT, KOHL'S, AND TARGET
- AVAILABLE FOR GROUND LEASE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,020	34,233	55,200
HOUSEHOLDS	1,488	15,280	24,066
AVERAGE HH INCOME	\$55,443	\$77,601	\$83,610



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SURVEY



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AERIAL



SITE

19,800 V.P.D.

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.