



**2,880 S.F. RETAIL BUILDING
+DRIVE-THRU**

SCAN HERE!



EDDIE CHERRY

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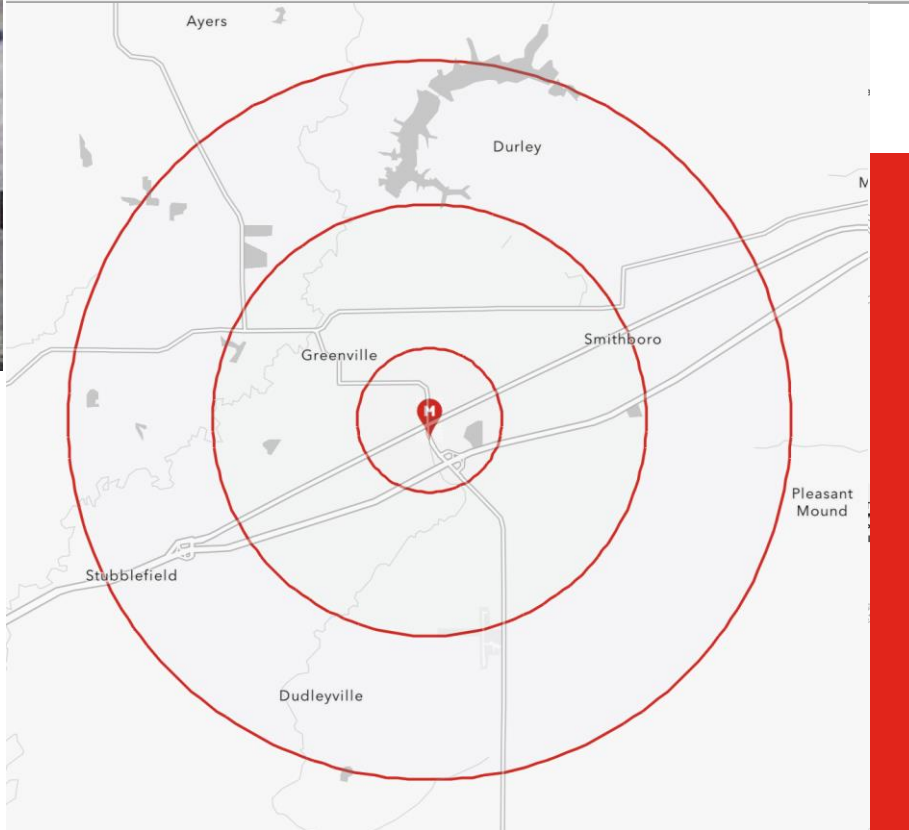
**1500 S. STATE ROUTE 127
GREENVILLE, IL 62246
2,880 S.F. | \$415,000 (144.09/S.F.)
1.15 ACRES**

PROPERTY INFORMATION



- **TURNKEY 2,880 S.F. FORMER C-STORE WITH DRIVE THRU**
- **CLEAN SITE, TANKS REMOVED (2022) + N.F.R. LETTER**
- **LARGE 1.15-ACRE LOT**
- **PROPERTY INCLUDES OVERSIZED PYLON SIGN**
- **VERSATILE BUILDING IDEAL FOR CONVERSION TO RETAIL, QSR, C-STORE, ETC.**
- **EXCELLENT ACCESSIBILITY TO I-70 VIA STATE ROUTE 127**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,059	7,545	8,806
HOUSEHOLDS	470	2,389	2,934
AVERAGE HH INCOME	\$54,155	\$65,261	\$69,700



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