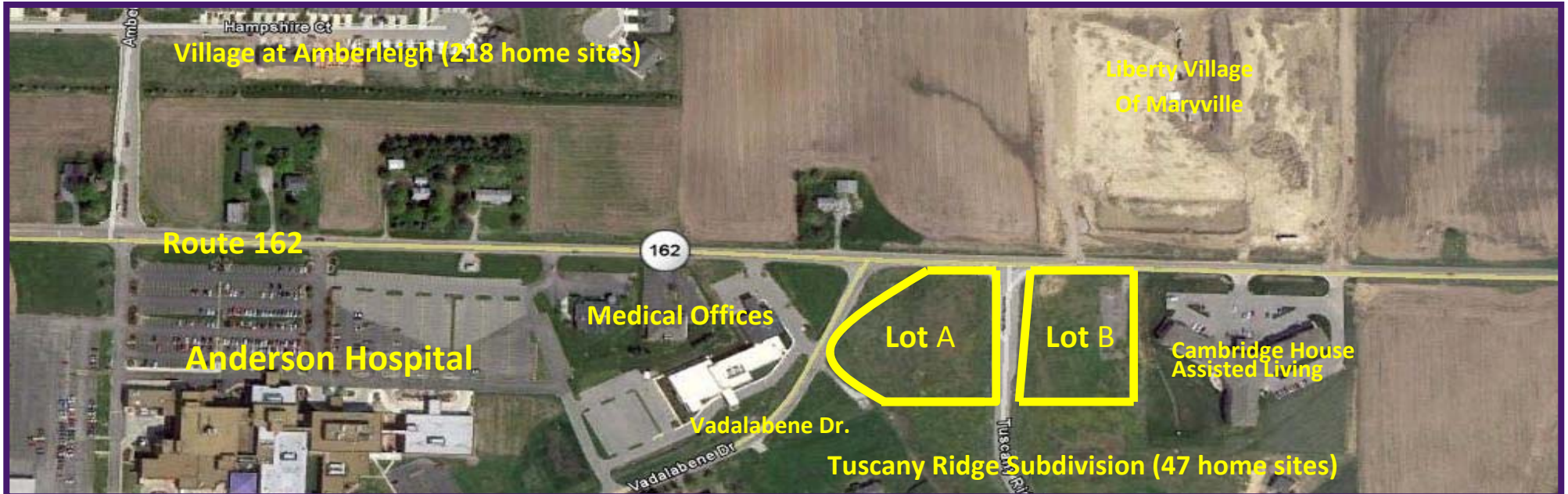


FOR SALE

Commercial Lots

Route 162, Maryville, IL 62062

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Just East of Anderson Hospital & Vadalabene Dr.

EXPERIENCE... DEDICATION... RESULTS

- Lot A: 1.93 acres (84,112 SF) 180' Frontage
- Lot B: 1.86 acres (81,073 SF) 261' Frontage
- All Utilities
- Zoned B-1
- \$6.50 psf



For information contact:

DAVE KUNKEL

DAVE@KUNKELCOMMERCIAL.COM

618.632.8200 OFFICE

618.977.1846 MOBILE

618.632.5608 FAX

784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.



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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	3,897	22,030	59,817
Households	624	8,387	23,795
Avg HH Inc.	77,943	\$75,946	\$73,177



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