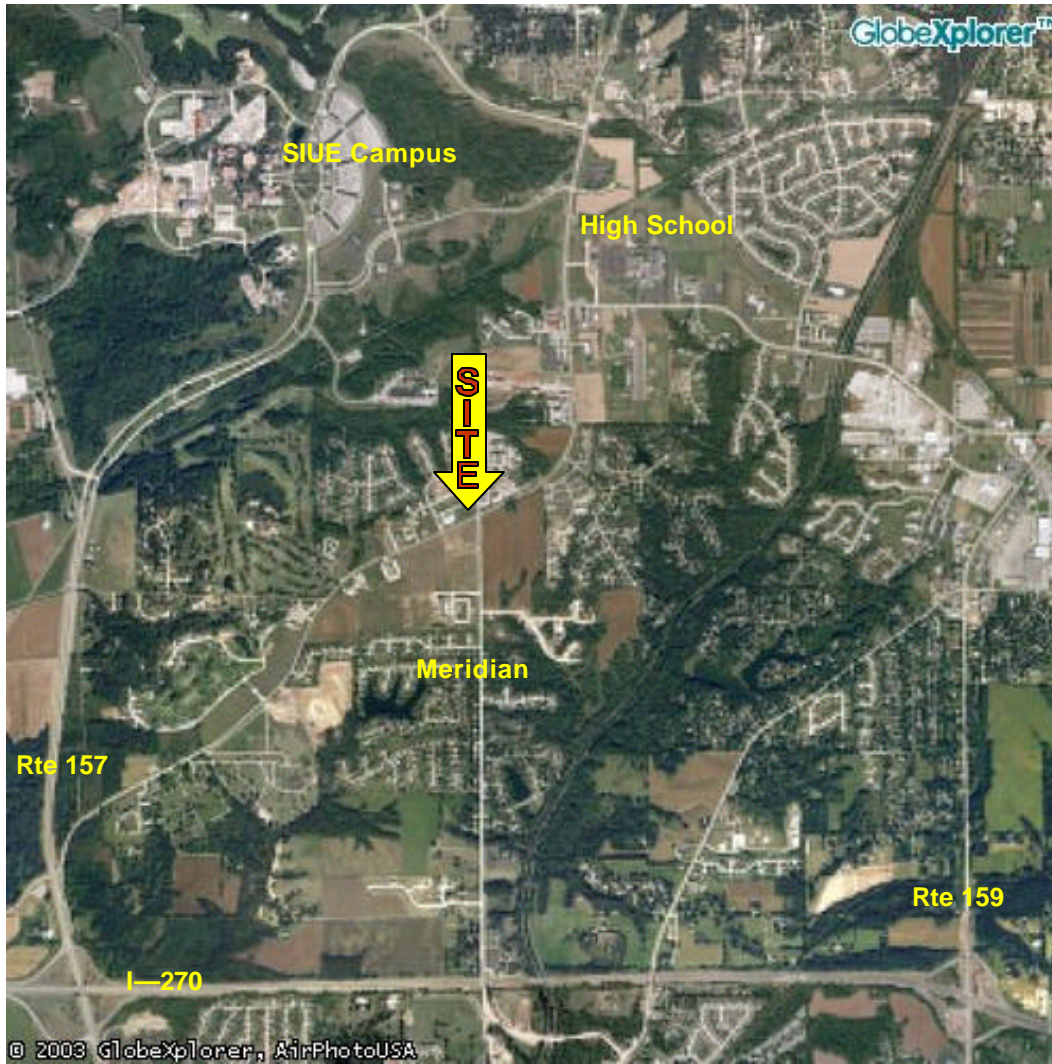


2.0 +/- Acres
FOR LEASE OR Build to Suit

Edwardsville, IL
IL. Rte. 157 & Meridian (NWC)



- ◆ **SIGNALIZED CORNER**
- ◆ **OUTSTANDING VISIBILITY**
- ◆ **EXTREMELY HIGH GROWTH MARKET**
- ◆ **IDEAL FOR RETAIL, RESTAURANT, C-**

DEMOGRAPHIC HIGHLIGHTS			
	1 MILE	3 MILES	5 MILES
2000 Pop +/-	2,900	31,000	46,500
Pop Growth 90-2000 +/-	44.62%	31.33%	28.10%
2000 Avg HH Income +/-	\$72,168	64,500	65,400

- ◆ **AREA POINTS OF INTEREST: SOUTHERN ILLINOIS UNIV. AT EDWARDSVILLE (SIUE); EDWARDSVILLE HIGH SCHOOL; EDWARDSVILLE IS COUNTY SEAT OF MADISON COUNTY, IL; MANY NEW OFFICE BUILDINGS; MANY UPPER END SUBDIVISIONS; MAJOR COMMUTER ROAD INTO AND OUT OF ST. LOUIS; 2 NEW BANKS ACROSS STREET FROM STIE**

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