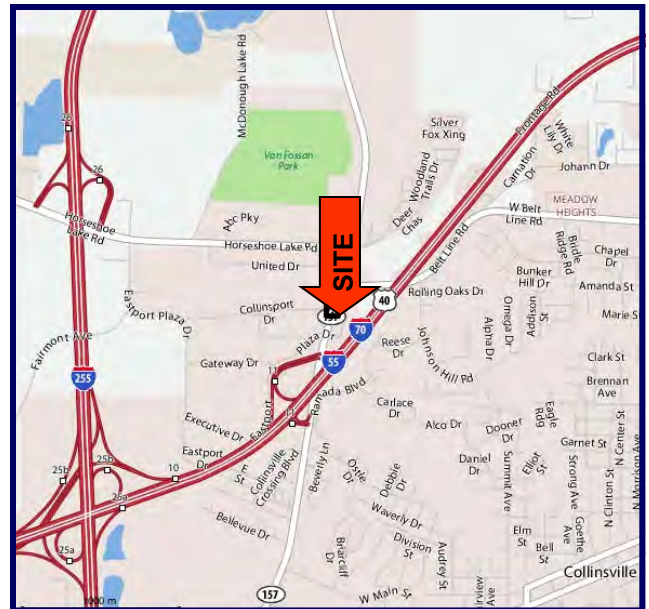


SR 157 & COLLINSPOUR DR. (I-55/I-70 & SR 157) COLLINSVILLE, ILLINOIS 62234



**FOR SALE
\$725,000
FOR LEASE
\$72,500/YR
NNN**



Ideal for restaurant; gas-convenience store; retail; hotel; interstate related business!

- ◆ 1.69 acres located at the intersection of North Bluff Rd. (SR 157) and Collinsport Dr.
- ◆ 116.54 linear feet of frontage along the west side of SR 157
- ◆ Great visibility from both SR 157 & Collinsport Dr.
- ◆ Zoned HP-1, Hospitality Park District

SEE REVERSE

DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	31,986	57,139	274,794
Household			
Income (Avg)	\$61,585	\$63,897	\$63,625

**Traffic Counts 23,900 (ADOT)
@ Collinsport Dr. & N. Bluff Rd. (SR 157)**



1000 Macklind Avenue, St. Louis, MO 63110
www.kaplanrealestate.com

For more information please contact
DAVID WRIGHT
314.652.7000 x 109
314.422.1689 cell

**SR 157 & COLLINSPO RT DR.
COLLINSVILLE, ILLINOIS 62234**

(1-55/1-70 & SR 157)



RESTAURANTS/RETAIL/HOTELS AT I-55/I-70 & SR 157 INTERCHANGE:

SWQ/SEQ: Walmart, Home Depot, Walgreens, Panera, Waffle House, Qdoba, McDonald's, Denny's, Wendy's, Midas, A & W, Long John Silvers, Casey's

NWQ/NEQ: Culvers, Applebee's, Borders, Arby's, White Castle, Drury, Steak 'N Shake, Pizza Hut, Ponderosa, Dairy Queen, Burger King, Moto Mart

**KAPLAN
REAL ESTATE CO. INC.**

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