



**CUSHMAN &
WAKEFIELD**

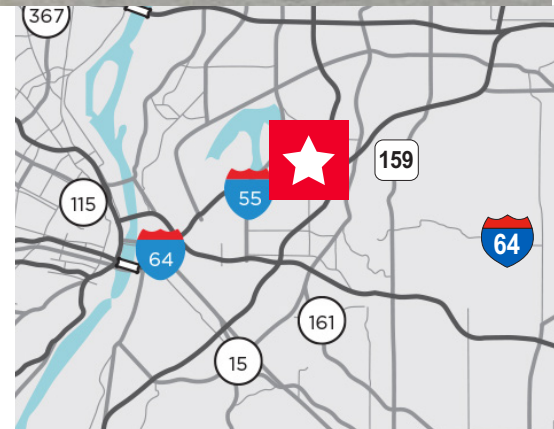
FOR SALE OR LEASE
1065 Collinsville Crossing Blvd
Collinsville, IL 62234



SALE PRICE: \$1,158,000
LEASE RATE: \$20/SF NNN

Property Highlights

- 5,940 SF on 0.69 acres
- Built 2006
- 8-bays, concrete block construction with pitched roof
- Location within a regional trade area on the main road
- Power Center out lot with Walmart and Home Depot anchors located at the strategic intersection of I-55 and I-255
- Walmart recognized as one of the top producing stores in the St Louis area



Demographics

	1 Mile	3 Mile	5 Mile
Population	3,723	31,130	51,684
AVG. HH Income	\$62,644	\$66,514	\$76,108

Traffic Counts

Collinsville Crossing Blvd & N Bluff Rd	17,801 (MPSI 2018)
I-70 & N Bluff Rd	52,853 (MPSI 2018)

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AVAILABLE
1065 Collinsville Crossing Blvd
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Address	1065 Collinsville Crossing Blvd, Collinsville, IL 62234
County	Madison County
Assessor ID	13-2-21-29-03-302-061
Location	From I-55- Take IL-157/N Bluff Rd Exit head South, right on Collinsville Crossing Blvd, property will be on left From I-255- Take Collinsville Rd exit head East, left on IL-157/N Bluff Rd, left on Collinsville Crossing Blvd
Lot Dimensions	Approximately 160' x 190', rectangular shaped parcel
Land Area	0.687 acres
Building Description	Automotive Service building, consisting of 8-bays
Building Type	Concrete block and steel frame construction with pitched roof
Age	Built in 2006
# of Stories	1
Building SF	5,940 SF
Roof	Pitched, with composite shingle
Ceiling	Approximately 14' clear height in shop area. Office space/customer area drop ceiling at various heights
Floors	Concrete in shop area, tile in office space/customer area
Basement	None
Parking	25 marked spaces
Bays	8 bays
Gas	Spire Energy (Laclede Gas)
Electric	Ameren Illinois; 600 AMP Service, 128/208v, 3 phase
Water & Sewer	City of Collinsville
Zoning & Permitted Uses	City of Collinsville P-CP-1, Commercial Park District
Flood Plain	Zone C - outside 100-year floodplain

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Area Amenities



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