



## 2439 Old Country Inn Drive

Caseyville, IL 62232

### Property Features

- 2.96 acre commercial development site
- Excellent visibility from I-64 with 600' of interstate frontage and exposure to 93,239 vehicles per day
- ±10 minutes from Downtown St. Louis
- Ideal location for QSR, restaurant, hotel, retail, C-store & more
- Zoned B2 – Highway Business District
- Located in a TIF District

### NEW Sale Price:

~~\$350,000~~ \$315,000



### For more information:

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# Parcel Map

2439 Old Country Inn Dr  
Caseyville, IL



| Demographics  | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------|----------|----------|----------|
| Population    | 1,016    | 22,521   | 77,216   |
| Households    | 373      | 8,814    | 31,641   |
| Daytime Pop   | 1,605    | 15,427   | 59,584   |
| Avg HH Income | \$60,639 | \$70,885 | \$74,614 |
| Med HH Income | \$55,589 | \$49,569 | \$55,784 |

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