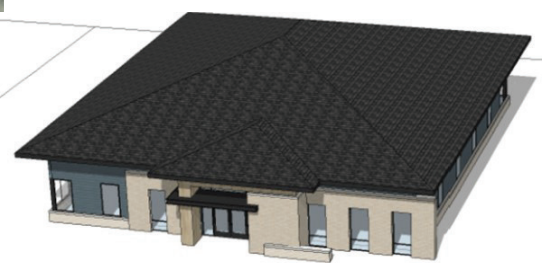


FOR SALE

OFFICE LOTS



Office Building Concept

481 Meridian Road | Glen Carbon, Illinois 62304
(NE Corner IL Rt 157 and Meridian Road)

PROPERTY HIGHLIGHTS

- 43.3± Acre Mixed Use Development
- **AVAILABLE:** 5,400± SF Office Available; 5 Additional Lots
- **SOLD:** Single-Family Home Development; 29 Lots
- **SOLD:** Lot 14: 144-Unit Upscale Apartments
- **SOLD:** 7 Commercial Lots
- 20,000± VPD
- **CONTACT BROKER FOR PRICING**



Paul Nagel

Vice President

Mobile: (314) 409-1313

pnagel@gundakercommercial.com



55 Westport Plaza Drive, Suite 200
St. Louis, MO 63146
636-728-5100
www.gundakercommercial.com



Demographics	1 Mile	5 Miles	10 Miles
Population	4,862	56,923	177,182
Households	1,892	21,475	71,318
Av. HH Income	\$112,920	\$113,508	\$92,721
Daytime Employees	4,119	28,222	65,553

Office Lots	Square Feet
Lot 8	27,191
Lot 9	28,280
Lot 10	27,997
Lot 11	27,673
Lot 12	25,838
Lot 13	45,419
182,398 Total SF	



Paul Nagel

Vice President

Mobile: (314) 409-1313

pnagel@gundakercommercial.com



GUNDAKER
COMMERCIAL GROUP

55 Westport Plaza Drive, Suite 200
St. Louis, MO 63146
636-728-5100
www.gundakercommercial.com