

SASAK PLAZA PROGRESS CENTER

Northwest Quadrant of I-64 and IL-157 Interchange, Caseyville, IL 62232



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
 1173 Fortune Blvd. Shiloh, IL 62269
 618.277.4400 barbermurphy.com

John L. Eichenlaub
 C: 618.570.8344
JohnE@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Property Summary

- Office / Retail Lots for Sale or Lease
- 11 Lots Available Ranging from 0.69 to 2.18 Acres
- Total of 12.76 Acres - 8.53 Acres Contiguous (Lots 9-15)
- Located Directly off I-64 at Exit 9. Highly Visible Location with Interstate Visibility (94,700 ADT on I-64)
- Ideal location for Restaurants, Hotels, Retail, Office and Entertainment Uses. The Center currently houses Huck's Convenience Mart and First Western Inn
- Surrounded by other National Restaurants, Hotels and Retail Establishments including McDonald's, Hardee's, Cracker Barrel, Quality Inn and Motel 6

SALE PRICE: \$7.75 - \$11.75/SF

LEASE RATE: \$0.99 – \$1.95/SF

LOT LAYOUT & PRICING



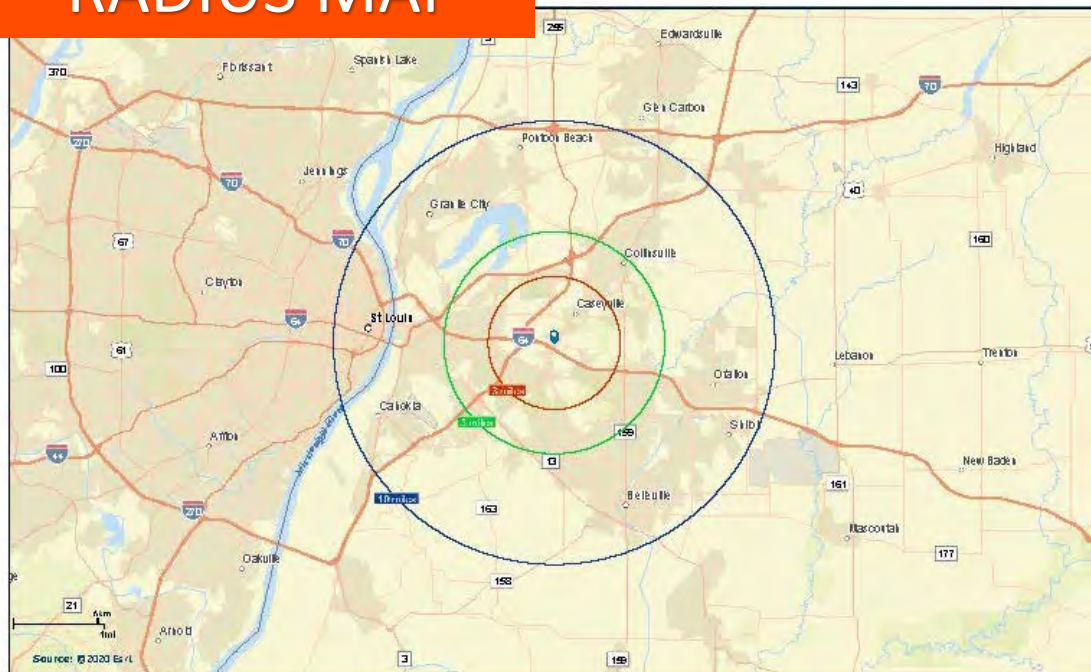
LOT #	ACREAGE	SALE PRICE (PSF)	LEASE RATE (PSF)
1	0.77	\$10.00	\$1.65
2	0.85	\$10.00	\$1.65
3	0.83	\$10.00	\$1.65
4	0.85	UNDER CONTRACT	UNDER CONTRACT
5	0.93	\$11.75	\$1.95
6	SOLD	SOLD	SOLD
7	SOLD	SOLD	SOLD
8	SOLD	SOLD	SOLD
9	2.18	\$8.25	\$1.11
10	1.56	\$8.25	\$0.99
11	1.4	\$8.25	\$0.99
12	0.89	\$7.75	\$0.99
13	0.69	\$7.75	\$0.99
14	0.92	\$7.75	\$0.99
15	0.89	\$7.75	\$0.99



AREA MAP



RADIUS MAP



DEMOGRAPHICS

3 Miles	5 Miles	10 Miles
• Population • 24,862	• Population • 83,387	• Population • 347,122
• HH Income • \$46,433	• HH Income • \$50,423	• HH Income • \$52,690

Listing No: 1045

Land

Commercial Lots

**Sasak Progress Center
I-64 at IL-157
Caseyville, IL 62232**

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$7.75 - \$11.75

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$0.99 - \$1.95
Lease Term:

Comments

Multiple Development Lots for Sale Ranging from 0.69 Acres to 2.18 Acres. Total of 12.76 Acres Available. Ideal for restaurants, hotels, retail, office & entertainment uses. Park currently houses New Huck's Convenience Mart being constructed in the near future & First Western Inn. Interstate visibility, fronts on the on ramp to I-64 West.

Total Acres Available: 12.76
Min Divisible Acres: 0.69

LAND MEASUREMENTS:

Acres: 12.76
Frontage: Varies FT
Depth: Varies FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-64
Rail: No
Barge: No
Airport:

PROPERTY INFORMATION:

Parcel No:	02-13.0-415-001/002/003/004/005	TIF:	Yes	Property Tax:	\$73.00 /Lot
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2018
Zoning:	B-2	Survey:	Yes	Traffic Count:	94,700 (I-64)
Zoning By:	Village of Caseyville	Environmental:	No	Topography:	Flat
Complex:		Archaeological:	No		

UTILITY INFORMATION

Water Provider:	Village of Caseyville	Service:	Location:	On Site upon paying tap fee
Sewer Provider:	Village of Caseyville	Service:	Location:	On Site
Gas Provider:	Ameren IL	Service:	Location:	On Site
Electric Provider:	Ameren IL	Service:	Location:	On Site
Telecom Provider:		Service:	Location:	

Listing Broker(s)

John L. Eichenlaub
 Office: (618) 277-4400
 johne@barbermurphy.com
 Cell: (618) 570-8344

