



FOR LEASE

1401 VAUGHN RD.
WOOD RIVER, IL 62095



**1,400-6,735 SF
Available**



**1-4 AC Outlot
Available**



**Adjacent to the only
Walmart within a
10 mile radius**



**Great access
from IL Route 3
and IL Route 255**



**Signalized
Intersection**

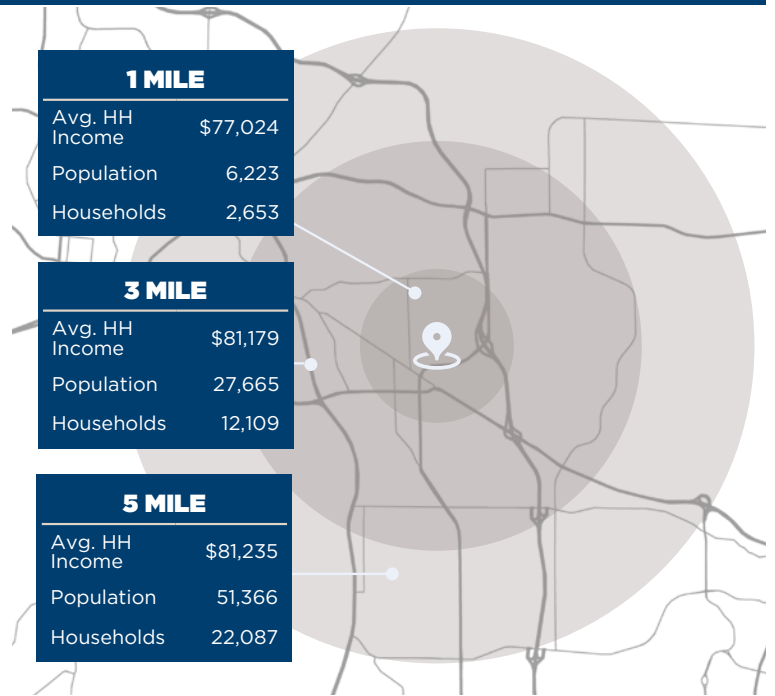
Tom Bajardi, CCIM, SIOR
tbajardi@sansonegroup.com

Tim McFarland
tmcfarland@sansonegroup.com

Property Features

- Nearby retailers include; Walmart, Dollar Tree, Mcdonalds, Aldi, Walgreens, AT&T, GameStop
- Adjacent to the only Walmart within a 10 mile radius
- Excellent visibility at signalized intersection on Vaughn Rd
- Great access from Illinois Route 3 and Illinois Route 255

Area Demographics

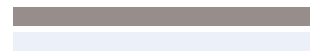


Site Plans



Tenant Index

SUITE	TENANT	SF
1	StorCo	70,000
2	AVAILABLE	1,401
3	AVAILABLE	1,393
4	AVAILABLE	1,954
5	AVAILABLE	4,985
6	AVAILABLE	6,735
Outlot	AVAILABLE	1 - 4 AC



= AVAILABLE
= LEASE PENDING





Tom Bajardi, CCIM SIOB
tbajardi@sansonegroup.com

Tim McFarland
tmcfarland@sansonegroup.com



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.