

SALE

201 W. HIGH ST.

201 W. High St Edwardsville, IL 62025



SALE PRICE

\$1,030,000

Rick Lauschke
(618) 444-9182

Angie Zangori
(618) 779-0204

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PROPERTY DESCRIPTION

Position your business for success in the heart of downtown Edwardsville with this expansive 17,000+ square foot commercial property (zoned B-2) offering unmatched versatility. Rich in history and potential, this property has previously housed a well-established lumber company and most recently, well known Kitchenland, making it ideally suited for retail, showroom, warehouse, distribution, light industrial, or mixed-use concepts. The building features: Dedicated office space, Expansive warehouse area, Loading dock, two overhead doors and receiving area, 8 storage-unit style spaces for additional income or operational flexibility. With its prime location, flexible layout, and substantial square footage, this property presents a rare opportunity for an owner-occupant or investor looking to maximize multiple revenue streams under one roof. Endless possibilities. Exceptional location. Ready for its next chapter.

OFFERING SUMMARY

Sale Price:	\$1,030,000
Number of Units:	1
Lot Size:	26,240 SF
Building Size:	17,056 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	423	1,126	3,060
Total Population	1,054	2,784	7,404
Average HH Income	\$94,578	\$94,723	\$93,915

PROPERTY HIGHLIGHTS

- Located in downtown Edwardsville
- Loading Dock w/ 10' OHD
- Drive in with 14' OHD

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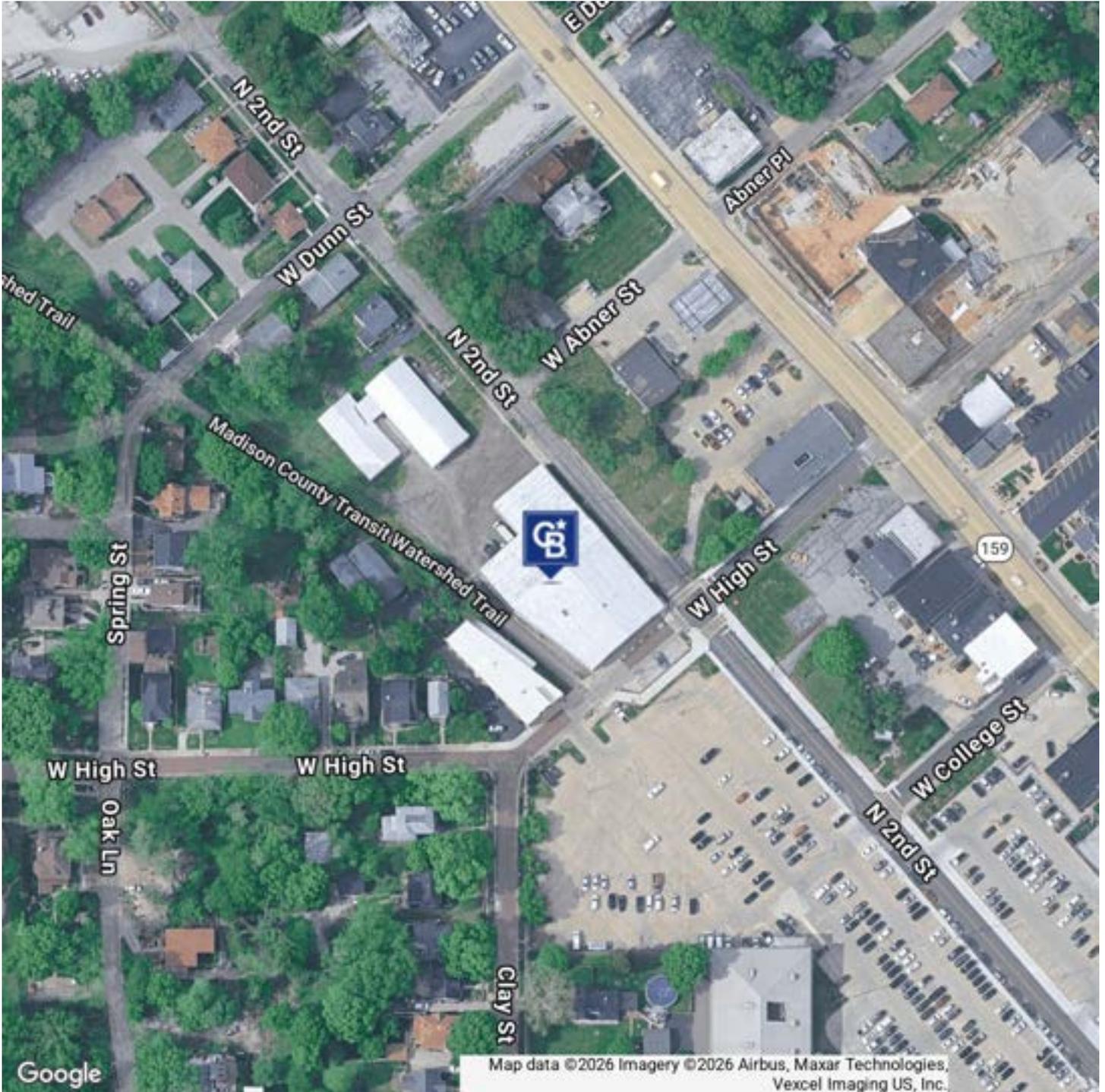


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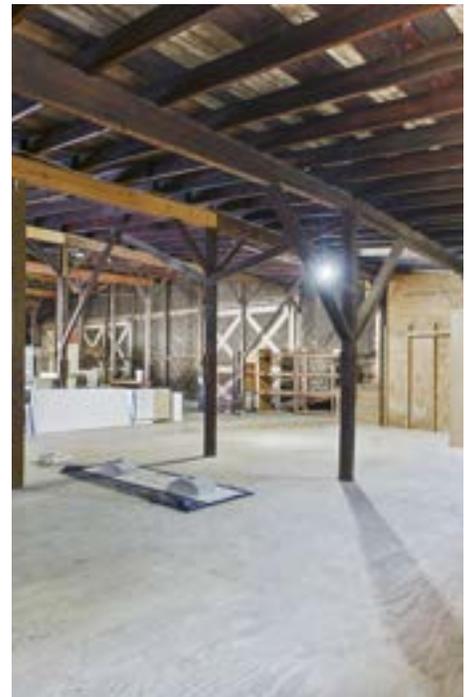
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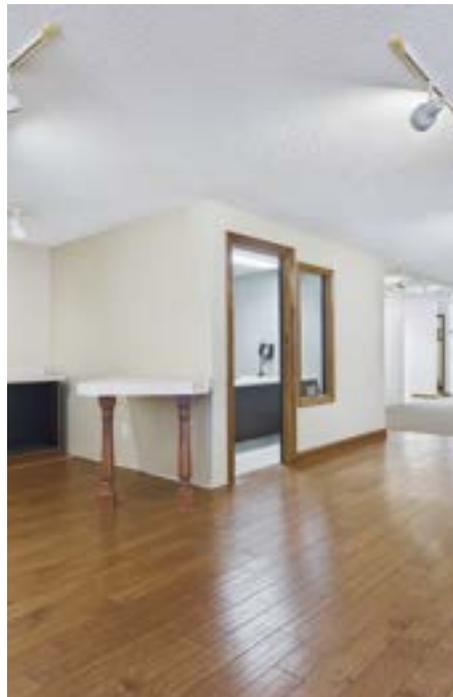
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Floor Plan Created by Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



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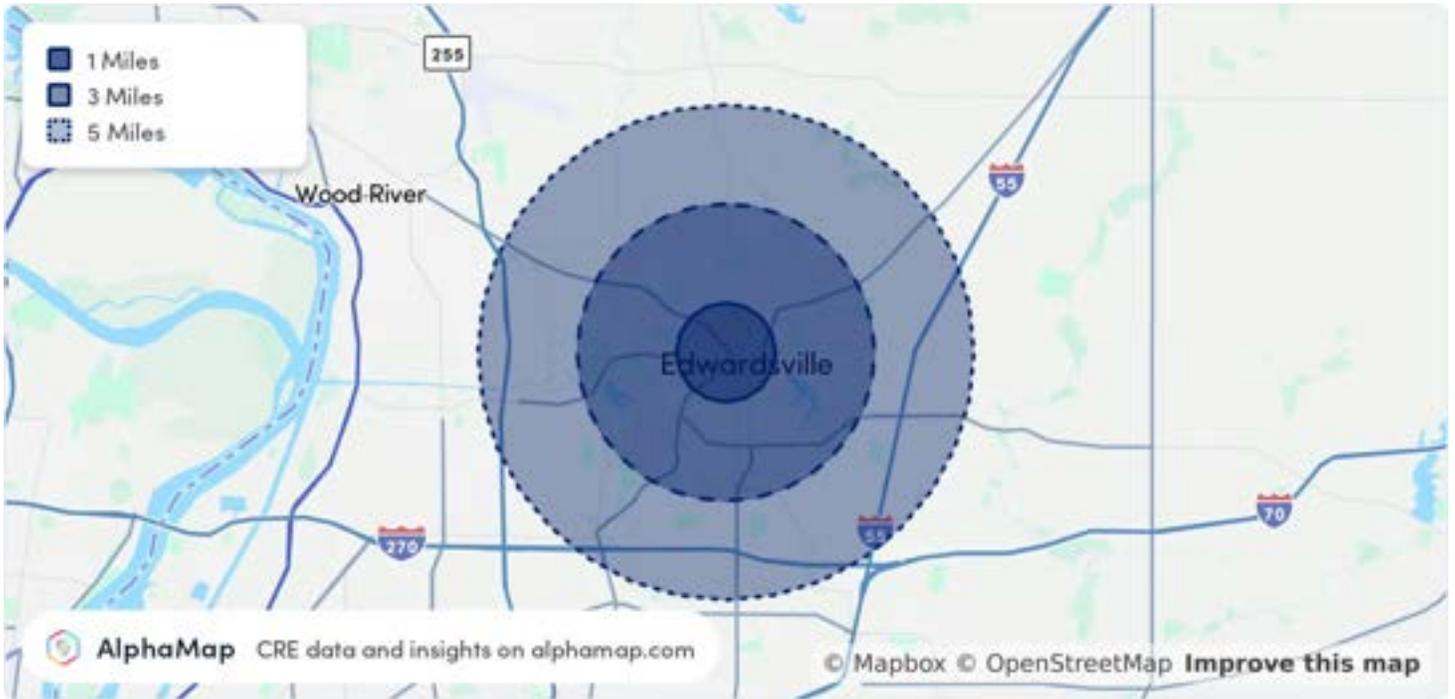
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,404	28,476	47,491
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,060	10,552	17,523
Persons per HH	2.4	2.7	2.7
Average HH Income	\$93,915	\$131,913	\$135,096
Average House Value	\$258,572	\$334,715	\$336,053
Per Capita Income	\$39,131	\$48,856	\$50,035

Map and demographics data derived from AlphaMap

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