

# **EXECUTIVE SUMMARY**





#### **OFFERING SUMMARY**

| Available Acres:    | 1.0 AC                                      |
|---------------------|---|
| Lease Rate:         | Negotiable                                  |
| Topography:         | Level                                       |
| Zoning:             | N/A   |
| Within City Limits: | No  |
| Flood Plain:        | No  |
| Traffic Counts:     | I-64 at Exit: 16,400 VPD<br>IL-1: 7,300 VPD |

### **PROPERTY OVERVIEW**

High visibility development site available along Interstate 64, just one mile west of the Indiana state line at the first exit into Illinois. Situated on the corner of Illinois Highway 1 (exit 130 on I-64) and County Rd. 2450 N, this site is located in a growing retail and consumer services area that attracts outdoor enthusiasts and industrial trades personnel serving the region's industrial and power-generating client base.

#### **PROPERTY HIGHLIGHTS**

- Visible from Interstate 64, just one mile west of Indiana state line •
- Adjacent to a well-maintained Super 8 motel, restaurant and gaming facility
- Ideal location for small retail center or 24-hour restaurant for travelers •
- Owner will build to suit for qualified tenant •

#### DEMOGRAPHICS

|                  | 10 MILES | 20 MILES | 30 MILES |
|------------------|----------|----------|----------|
| Total Population | 8,060    | 42,573   | 184,415  |
| Total Households | 3,568    | 17,945   | 75,147   |



**RICHARD CLEMENTS** 812.746.8569 rclements@summitrealestate.us

## FOR LEASE | GROUND LEASE 2060 CO. RD. 2450 N. GRAYVILLE, IL 62844



# **AERIAL VIEW**



### UTILITIES

| SERVICE      | SUPPLIER          | DESCRIPTION     |
|--------------|-------------------|-----------------|
| Natural Gas: | City of Grayville | 4" Main, 20 psi |
| Electric:    | Ameren Illinois   | KV Line         |
| Water:       | City of Grayville | 10" Main        |
| Wastewater:  | City of Grayville | 8" Main         |

### TRANSPORTATION

- Nearest Interstate: Interstate 64, 0.3 miles
- Nearest Airport: Carmi, IL, 12 miles
- Nearest Commercial Airport: Evansville, IN, 35 miles





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# **SITE VIEWS**



View of site looking north from I-64 overpass.



View of site looking east from IL-1.

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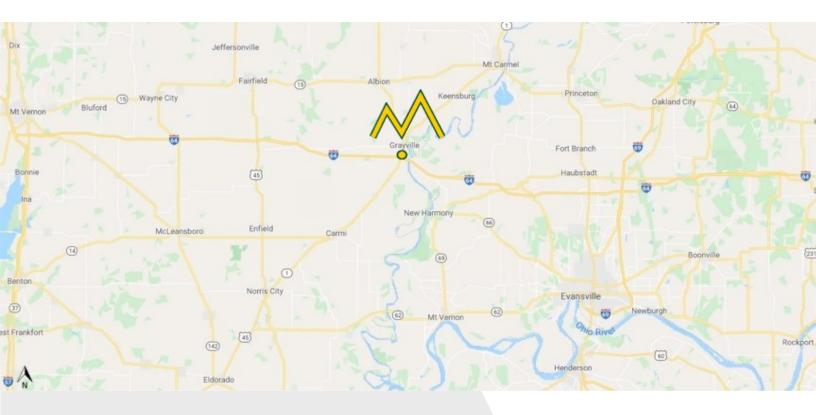
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# LOCATION



View of site looking north from County Rd 2450 N.



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