

FOR LEASE | GROUND LEASE

2060 CO. RD. 2450 N.
GRAYVILLE, IL 62844

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 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

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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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LOCATION



View of site looking north from County Rd 2450 N.



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