



## Wood River Plaza

1555 Vaughn Rd | Wood River, IL 62095

### Property Features

- 4,802 SF available for lease in a 6,892 SF two-tenant building
- Great investor or owner/user opportunity with rental income
- AT&T leases 2,090 SF with 3 years remaining on term at \$18.00 / SF, NNN
- 1.09 acre lot with 60 parking stalls
- Zoned Commercial
- Located at the signalized intersection of Vaughn Rd & Wesley Dr at the entrance to the Walmart-anchored Wood River Plaza

**Lease Rate:** \$15.00 / SF, NNN

**Sale Price:** Contact Broker

U. S. Census	1 Mile	3 Miles	5 Miles
Population	4,132	28,174	50,163
Daytime Pop	3,120	17,956	30,754
Households	1,828	12,505	22,079
Avg HH Inc.	\$73,381	\$74,757	\$73,725
Med HH Inc.	\$63,144	\$60,650	\$58,640

**For more information:**

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# Site Plan

1555 Vaughn Rd  
Wood River, IL





# Aerial

1555 Vaughn Rd  
Wood River, IL

