

891-897 EDWARDSVILLE RD.



LEGACY
COMMERCIAL PROPERTY

891-897 EDWARDSVILLE RD., WOOD RIVER, IL 62095

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the vibrant surroundings of Wood River, IL, where 891-897 Edwardsville Rd. offers a lucrative opportunity for retail and strip center tenants. Situated in a bustling commercial hub, the area enjoys proximity to key attractions including the Wood River Museum and Visitors Center, Wood River Aquatic Center, and bustling local shops. With a blend of convenience and community charm, the location boasts high foot traffic and abundant exposure, making it a prime choice for businesses seeking to thrive in a dynamic retail environment. From well-established retailers to popular dining spots, this area presents an enticing prospect for retailers and strip center businesses to establish a strong presence in the heart of Wood River's commercial landscape.

PROPERTY HIGHLIGHTS

- Versatile retail and strip center space
- Ample parking for tenants and patrons
- Flexible layout to accommodate various business needs

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	4,538 SF
Building Size:	8,134 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,546	13,209	26,734
Total Population	7,463	27,230	55,812
Average HH Income	\$60,778	\$58,680	\$57,983

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,538 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
895 E Edwardsville Rd	Ruby's	2,248 SF	NNN	-	-
895 E Edwardsville Rd	Available	4,538 SF	NNN	Contact Broker for Pricing	-
895 E Edwardsville Rd	Pizza Hut	1,348 SF	NNN	-	-

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RETAILER MAP



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LEGACY

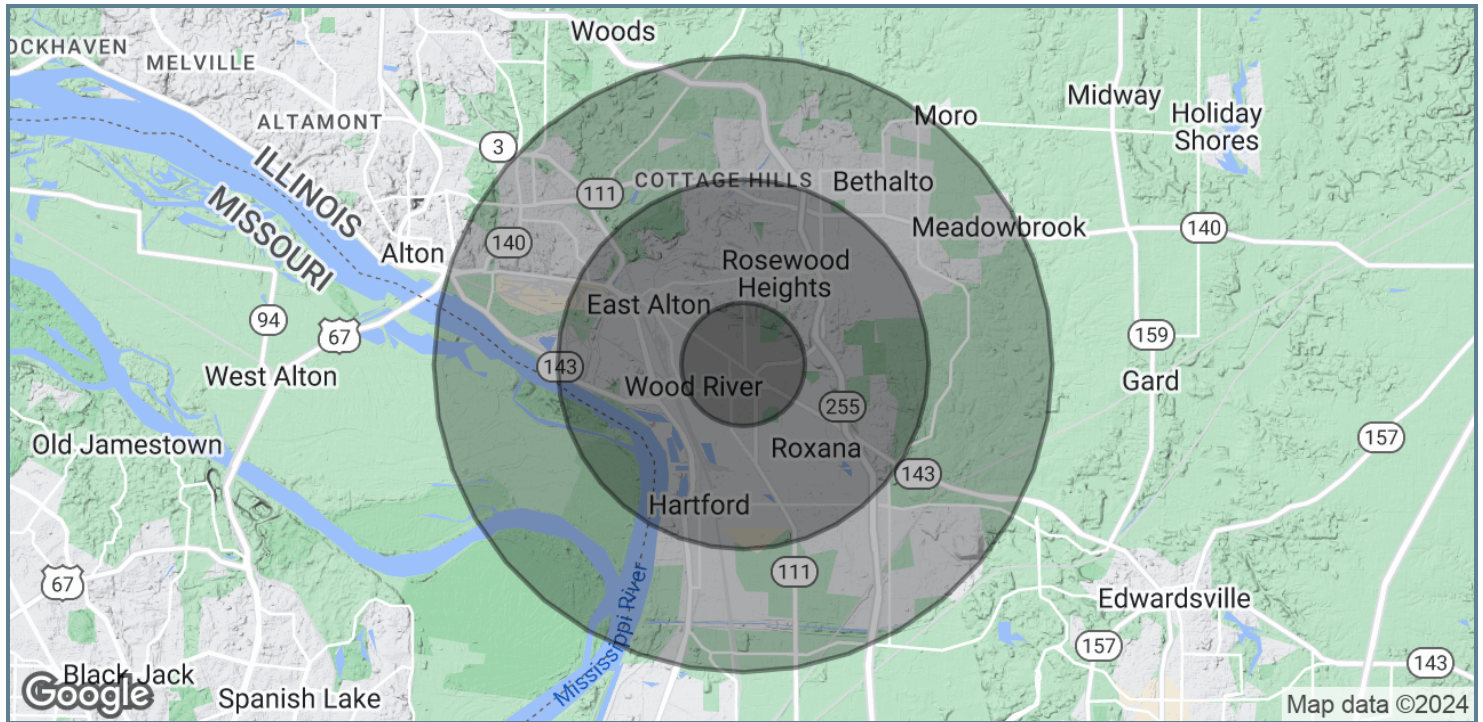
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,463	27,230	55,812
Average Age	38.0	40.0	38.9
Average Age (Male)	39.6	39.8	38.0
Average Age (Female)	36.0	39.3	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,546	13,209	26,734
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$60,778	\$58,680	\$57,983
Average House Value	\$94,285	\$98,559	\$102,632

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

