

# FOR LEASE

16 W. Edwardsville Road  
Wood River, IL 62095



## PROPERTY HIGHLIGHTS

- Space Available: 2,800± SF
- Downtown Wood River Retail Commercial District
- Located at Signalized Intersection
- 4 Parking Spaces per 1,000 SF
- Basement Storage Space Available
- Call Broker for Property Details and Tour

**LEASE RATE: \$10.00 PSF NNN**



## CONTACT US:

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# AERIAL MAP AND DEMOGRAPHICS



| Demographics       | 1 mile   | 3 miles  | 5 miles  |
|--------------------|----------|----------|----------|
| Households         | 4,451    | 13,026   | 25,265   |
| Population         | 10,109   | 30,038   | 58,525   |
| Avg HH Income      | \$69,018 | \$70,178 | \$70,791 |
| Daytime Employment | 2,846    | 12,133   | 28,025   |

| Traffic           | Cross Street | VPD    |
|-------------------|--------------|--------|
| W Edwardsville Rd | Haller St    | 9,171  |
| E Edwardsville Rd | Vaughn Rd    | 12,034 |
| St. Louis Ave     | Haynes St    | 12,961 |

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