



2307 – 2309 N. Center Street, Maryville, IL

7.88 ACRE REDEVELOPMENT SITE

- *SELLER WILL NOT DIVIDE!*
- *2 PARCELS LOCATED ON STATE ROUTE 159 (N. Center Street)*
- *DAILY TRAFFIC COUNT 18,200*
- *LOCATED IN MADISON COUNTY DISCOVERY ENTERPRISE ZONE AND MARYVILLE TIF DISTRICT*
- *ZONED B-1 COMMERCIAL*
- *INTERSTATES 55, 70, & 270 NEARBY*
- *PARCEL NUMBERS: 13-1-21-11-14-301-042 & 13-1-21-11-14-301-043*
- *LIST PRICE: \$2,950,000 (\$8.59 PSF) CALL LUKE FOR DETAILS!*

Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

Dave Kunkel

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Kelly Hulvey

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Luke Alan

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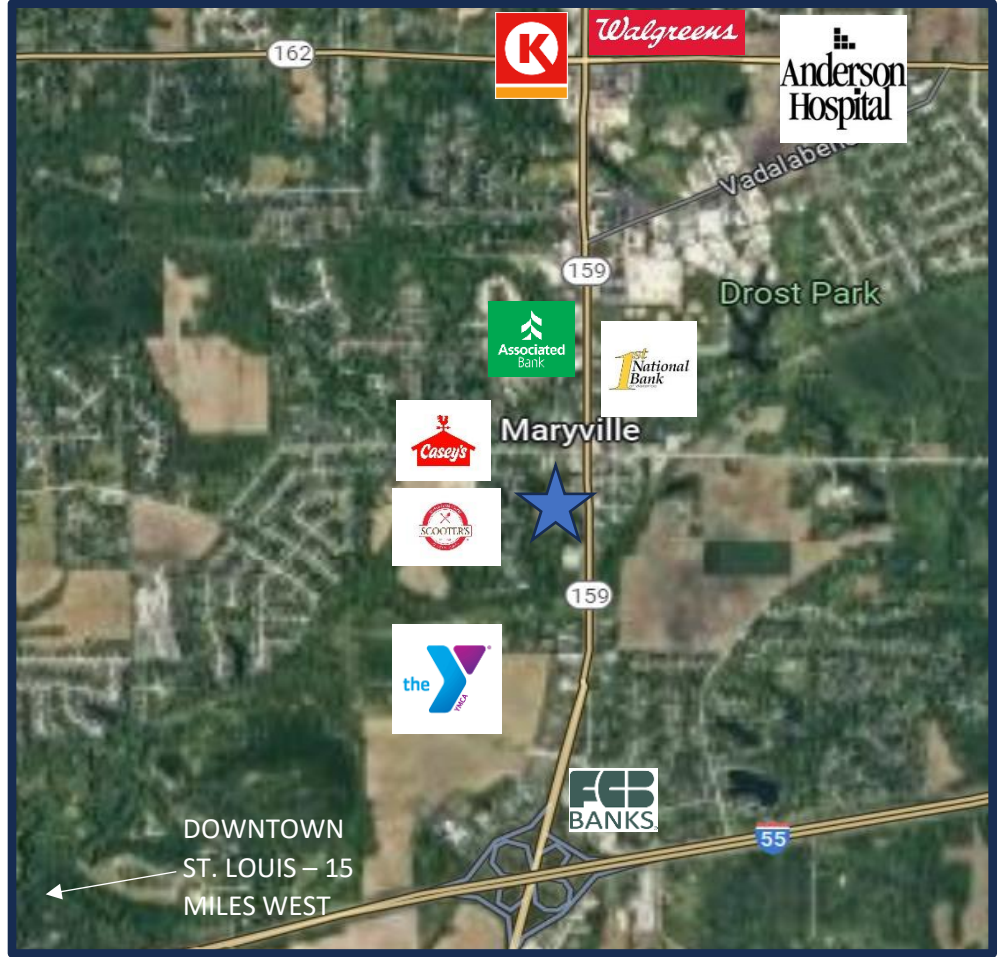
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**VILLAGE OF MARYVILLE IS EAGER TO
WELCOME NEW COMMERCIAL
RETAIL AND BUSINESSES!**

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