

Professional Real Estate Auctions By:

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Online Only Real Estate Auction

Tract 2 - 1200-1290 Camp Jackson Road
Cahokia Heights, IL 62206

**94,167± SF
COMMERCIAL BUILDING**

11.27± ACRES

**MULTI-TENANT
OPPORTUNITY**



Bidding Closes: 5PM
Monday, June 1, 2026

Viewing: 12-1PM
Wednesday, May 26, 2026

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County: St. Clair ♦ **2024 Taxes:** \$115,541
**Taxes will be re-assessed after split recorded*

Exemptions: None

Parcel Numbers: 06-02.0-316-020, 06-02.0-316-021

Zoning: Commercial

Tract 2 Lot Size: 11.27± Ac

Terms: \$50,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6 % Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

Tract #1 - 1200-1290 Camp Jackson Road Property Information

94,167± SF ♦ Year Built: 1972 ♦ All Public Utilities Available ♦ Roof: EPDM ♦ Basement: None ♦ Electric: Circuit Breakers



This exclusive investment opportunity offers the chance to acquire a 94,167± square foot shopping center currently operating as Nova Plaza. Anchored by national and regional tenants such as Dollar Tree, Citi Trends, Aaron's, Imo's Pizza, and other complementary retailers, the center generates approximately \$496,479 in annual rental revenue, providing a stable income stream with meaningful value add potential. Located within a well established urban retail corridor just ten miles from downtown St. Louis, the property combines reliable cash flow with the possibility for future redevelopment or repositioning. Strategically situated along the signalized thoroughfare of Camp Jackson Road, the site benefits from strong visibility and consistent exposure, supported by an average daily traffic count of 25,000± vehicles. The surrounding area is bolstered by solid demographics, including a population of more than 127,000 within a five mile radius and an average household income of approximately \$45,000 within three miles, reinforcing strong consumer demand in the trade area. A distinguishing feature of the property is the onsite electrical substation, offering a significant advantage for power intensive users. With City approval and coordination with Ameren for necessary infrastructure upgrades, the site presents a compelling opportunity for conversion to a data center or other high demand utility driven operations, in addition to its continued retail or mixed use potential. Optional Add On: Tract #1, formerly operated as a Kmart, is comprised of approximately 89,107± square feet and may be purchased separately, providing another large scale redevelopment or repositioning opportunity within the same established commercial corridor. With its established tenancy, dependable income production, strategic location, and long term redevelopment upside, this property represents a compelling opportunity for investors seeking a well positioned retail asset in the Metro East submarket with significant future optionality.



Additional Photographs

