

HIGHLY VISIBLE 1.69 ACRE RURAL KING SHADOW PAD SITE AVAILABLE

AT 9497 COLLINSVILLE RD

COLLINSVILLE, IL

I-255 43,700 (2023)

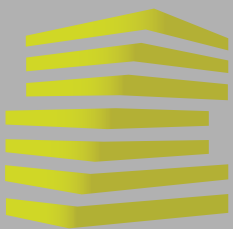
SITE

Collinsville Rd 10,400 (2023)



LOCATION.
commercial real estate





9497 COLLINSVILLE RD

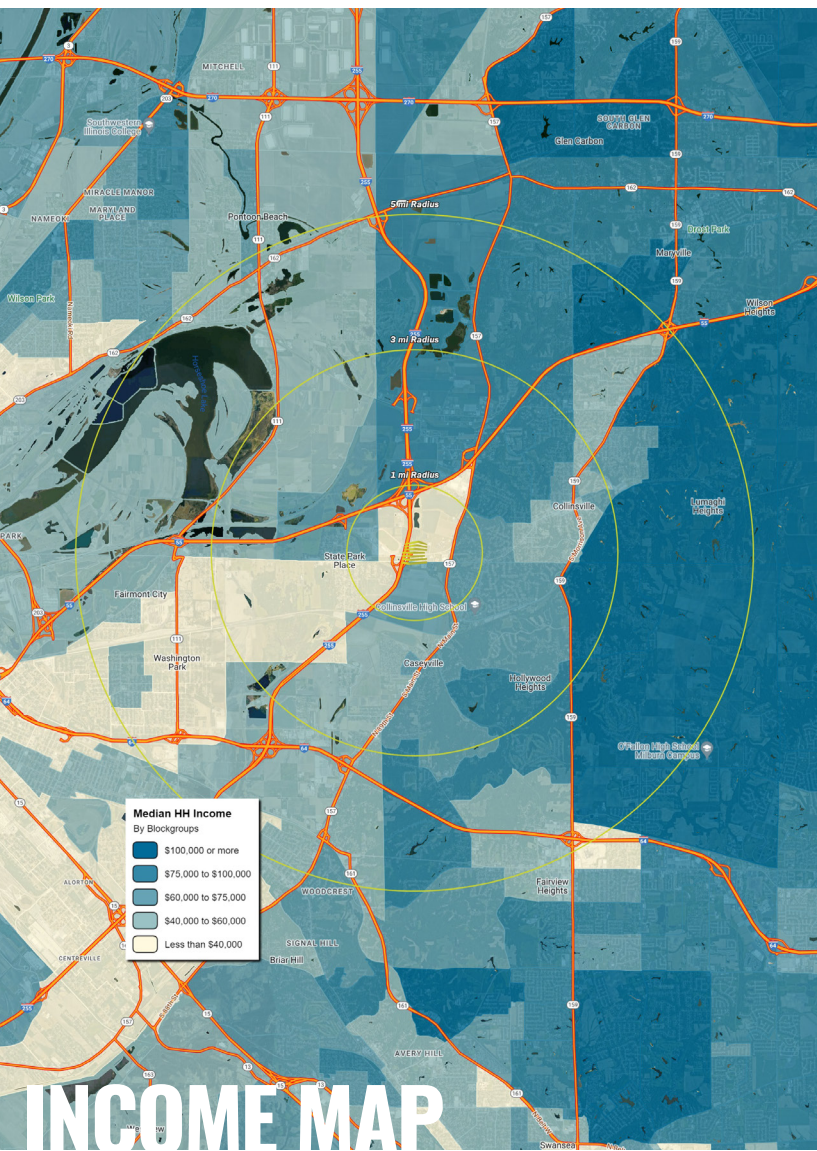
neighborhood vibe

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
tony@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

Collinsville, located in southwestern Illinois and part of the Greater St. Louis metropolitan area, is a vibrant city known for its rich history, unique attractions, and strong community spirit. Founded in 1817 and officially incorporated in 1850, Collinsville proudly carries the title of the "Horseradish Capital of the World," a nod to its extensive horseradish farming.

The city is home to the Cahokia Mounds State Historic Site, a UNESCO World Heritage Site that was once the largest urban center north of Mexico. Another distinctive landmark is the Brooks Catsup Bottle Water Tower, which is listed on the National Register of Historic Places and celebrated as the world's largest ketchup bottle.

Collinsville is also known for its exciting recreational and entertainment venues, such as the FanDuel Sportsbook and Horse Racing track. This facility not only offers thrilling horse racing but also features a state-of-the-art sports betting area, making it a popular destination for sports enthusiasts.

Additionally, the Gateway Convention Center plays a crucial role in the local economy by hosting a variety of events and conferences. The city boasts a diverse range of dining and shopping options, from local breweries and restaurants to specialty shops that showcase its cultural diversity. For those who enjoy the outdoors, there are numerous parks, golf courses, and trails to explore.

Combining a small-town feel with convenient access to St. Louis, Collinsville offers a unique blend of historical charm and modern vibrancy, making it a welcoming community with deep roots and a promising future.

DEMOGRAPHICS

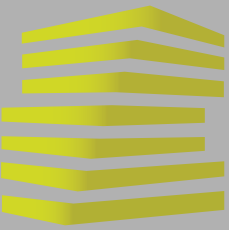
	1 mile	3 miles	5 miles
POPULATION	1,605	25,563	60,709
HOUSEHOLDS	652	10,671	24,685
EMPLOYEES	794	8,326	17,173
MED HH INCOME	\$50,015	\$63,816	\$70,342

AREA RETAIL | RESTAURANTS



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



9497 COLLINSVILLE RD

market aerial + details

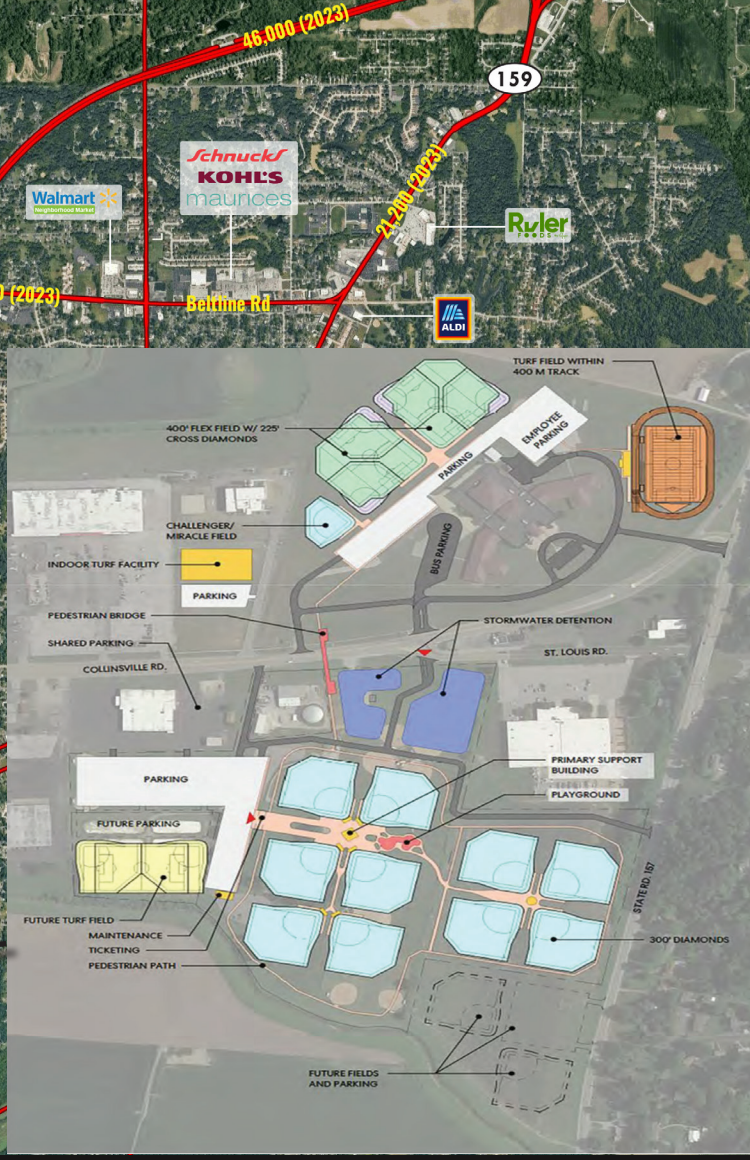
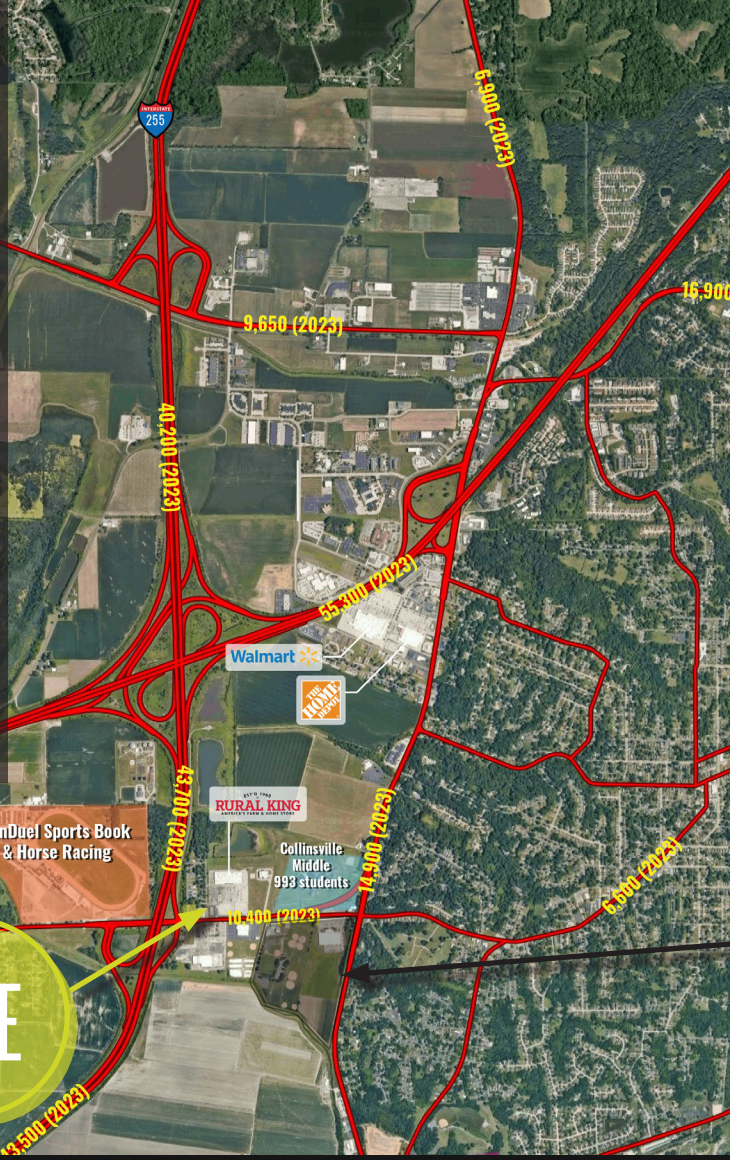
TONY MOON

IAN SILBERMAN

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
tony@LocationCRE.com

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com

- EXCELLENT 1.69 ACRE RURAL KING SHADOW PAD SITE AVAILABLE IN COLLINSVILLE, IL
- LOCATED AT I-255 INTERCHANGE
- VISIBILITY TO OVER 43,000 VPD ON I-255 NORTH AND SOUTH AND OVER 10,000 VPD ON COLLINSVILLE RD
- NEW SPORTS COMPLEX REDEVELOPMENT, STRATEGICALLY SITUATED A QUARTER MILE FROM I-255 ON COLLINSVILLE ROAD
- LESS THAN 0.25 MILES FROM FANDUEL SPORTS PARK AND HORSE RACING TRACK
- PROPOSED CASINO AT FANDUEL SPORTS PARK
- PROXIMATE TO COLLINSVILLE MIDDLE SCHOOL
- FULL ACCESS FROM COLLINSVILLE RD
- MAJOR ENTRY INTO COLLINSVILLE
- EASY ACCESS TO I-55/70



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.