

# Retail/Restaurant/Office Land

Highway 162/Edwardsville Road, Troy, Illinois 62294



## 3 COMMERCIAL LOTS FOR SALE

### PROPERTY OVERVIEW

- Multiple lots with frontage on Highway 162 (Edwardsville Rd)
- 3 Commercial Lots
- 40 Single Family Homesites
- Zoned C-2 General Commercial
- Ideal for restaurants, office, and retail
- Only ½ mile from I-55/I-70 with 14,600 VPD
- Sewer, water, electric, and gas available

### TRAFFIC COUNTS

Highway 162: 14,200 VPD

### SALE PRICE

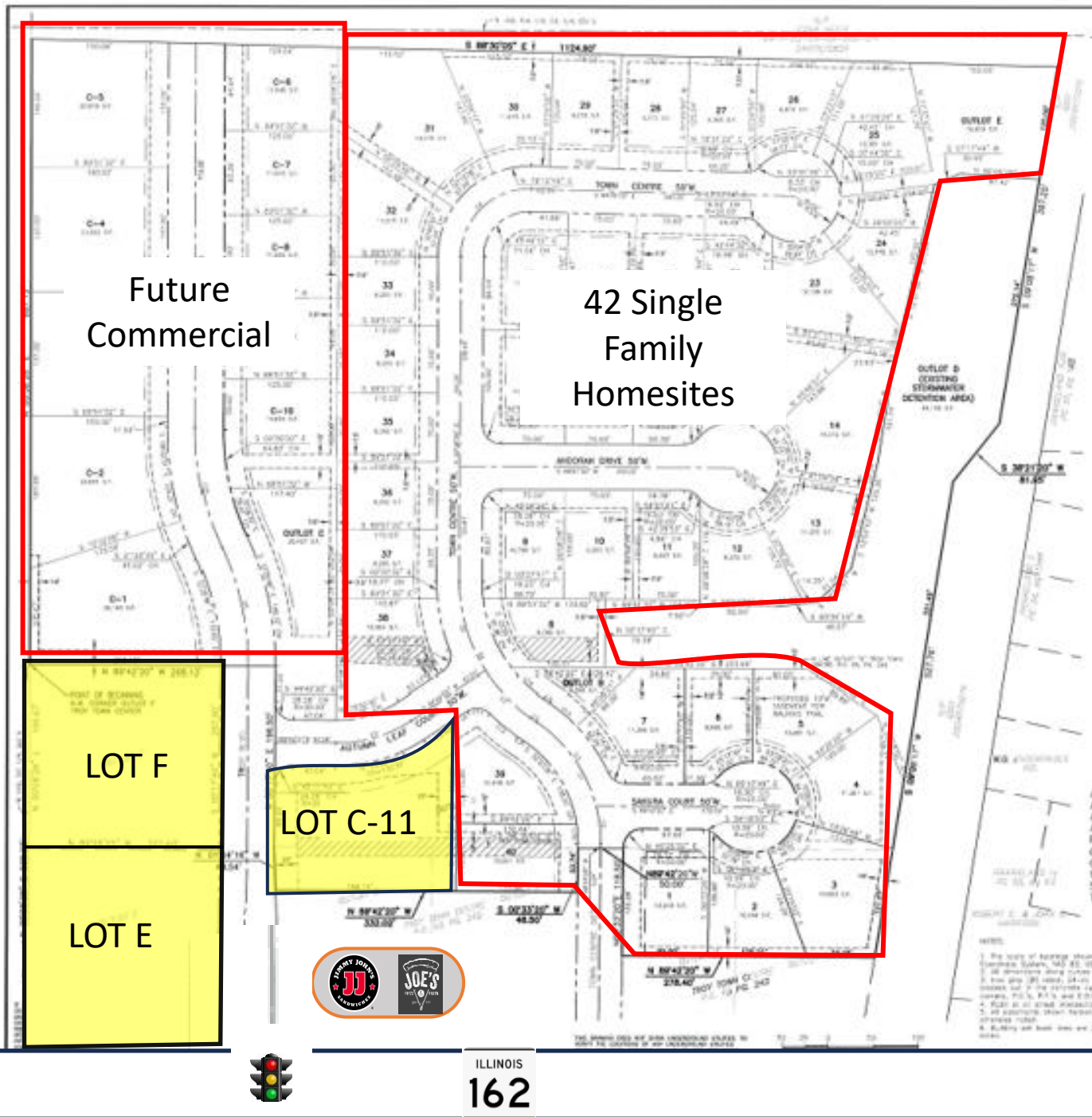
Lot F	29,666 sf	\$7.95 psf
Lot E	56,974 sf	\$12.95 psf
Lot C-11	29,806 sf	\$7.95 psf

**WITTENAUER**  
PROPERTIES

**NAIDESCO**

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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## FOR INFO, CONTACT:

### WITTENAUER PROPERTIES

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,540	20,609	49,969
Households	1,565	7,840	19,526
Avg. HH Income	\$74,901	\$117,365	\$127,663

