

SALE

12 PROFESSIONAL DR.

12 Professional Dr. Alton, IL 62002

SALE PRICE

\$80,000



**COLDWELL BANKER
COMMERCIAL
BROWN REALTORS**

Rick Lauschke

618 444 9182

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

12 PROFESSIONAL DR.

12 Professional Dr. Alton, IL 62002



PROPERTY DESCRIPTION

This 2.94 acre lot in a professional business park is zoned Commercial and light industrial and is located in a commercial area with hotels, restaurants, offices, medical/health services and retail. Located near a high traffic intersection at College Ave, Route 3 and Homer Adams Parkway (approximately 30000 VPD). It's priced excellent. The owner is motivated.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$80,000
Lot Size:	2.94 Acres
Zoning:	B-2 Commercial

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	801	3,446	5,932
Total Population	1,513	6,995	11,964
Average HH Income	\$54,887	\$51,103	\$48,144

Rick Lauschke
618 444 9182

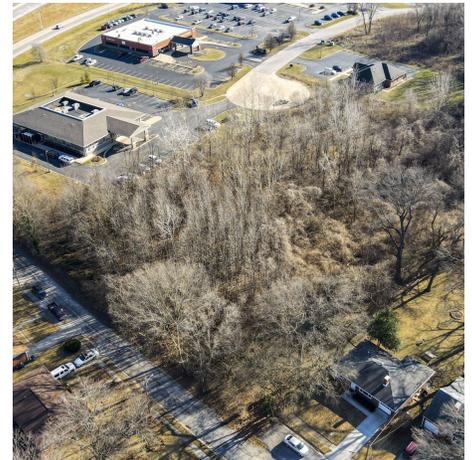
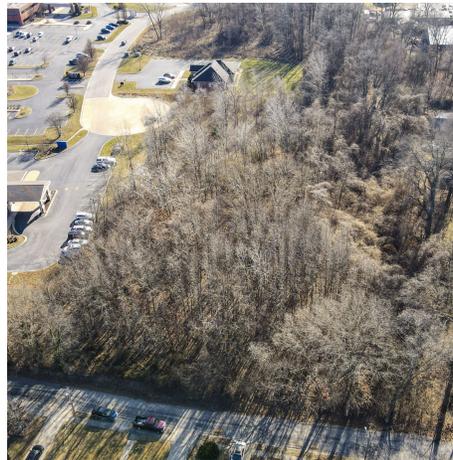


COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

12 PROFESSIONAL DR.

12 Professional Dr. Alton, IL 62002



Rick Lauschke
618 444 9182

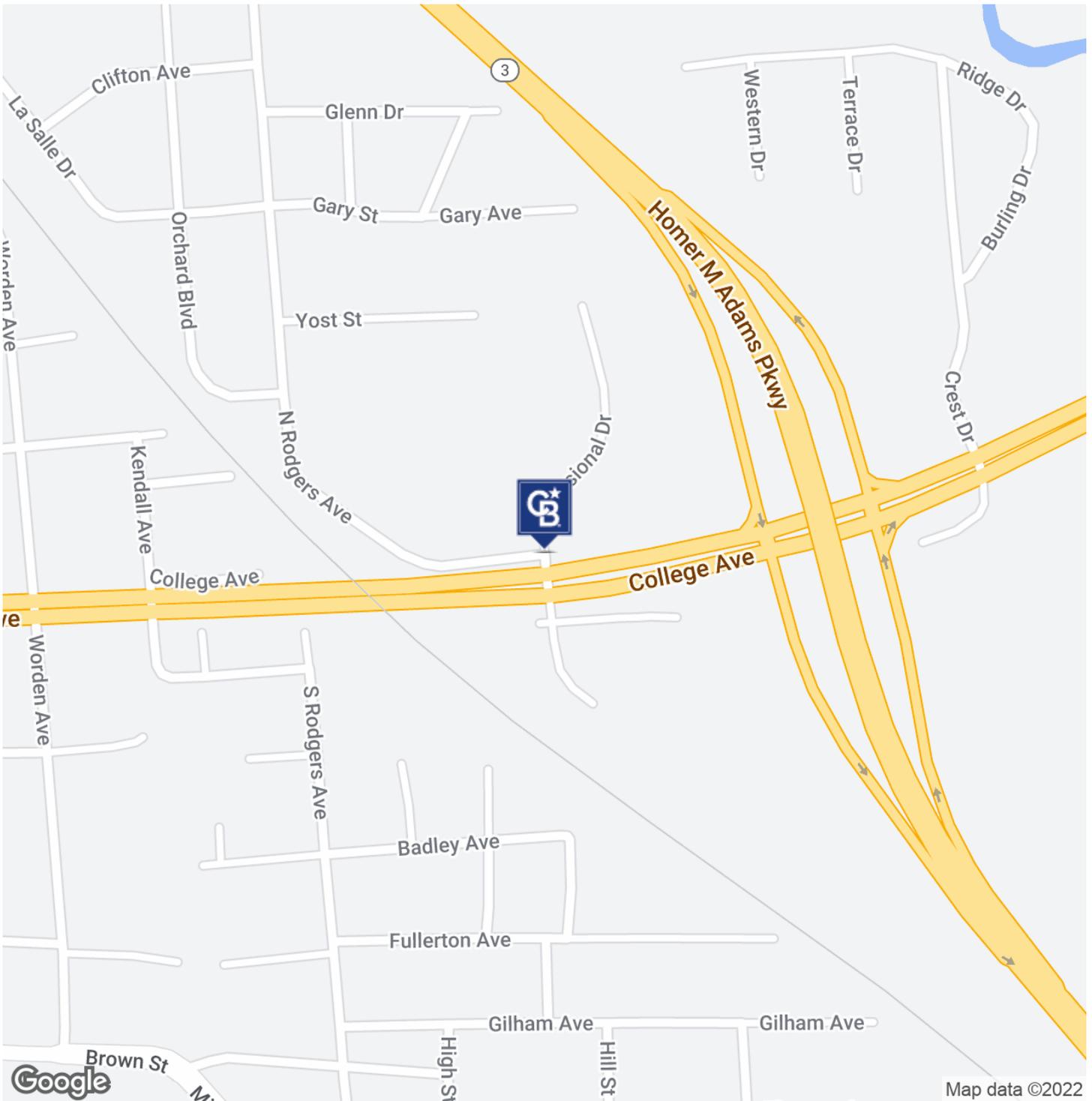


COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

12 PROFESSIONAL DR.

12 Professional Dr. Alton, IL 62002



Rick Lauschke
618 444 9182

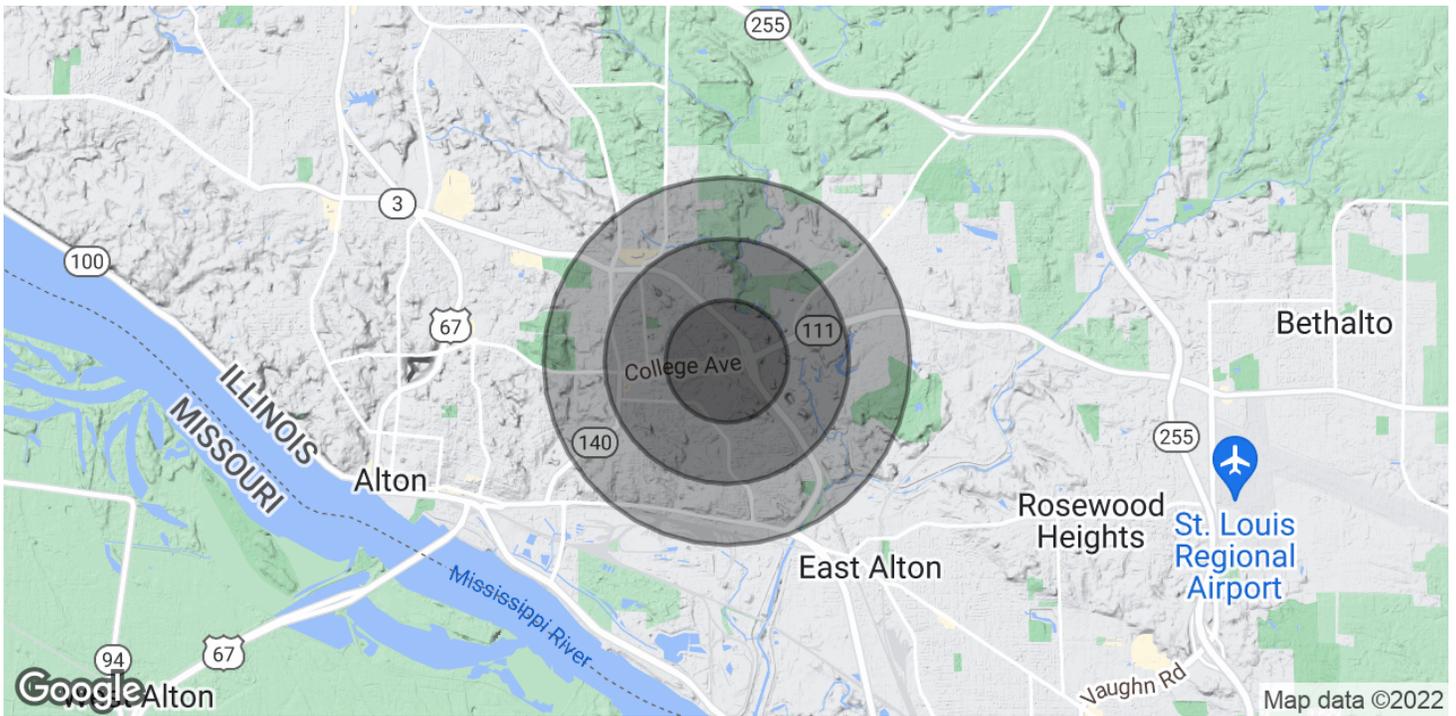


COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

12 PROFESSIONAL DR.

12 Professional Dr. Alton, IL 62002



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,513	6,995	11,964
Average Age	38.3	36.8	37.5
Average Age (Male)	35.8	35.4	37.1
Average Age (Female)	42.7	40	39.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	801	3,446	5,932
# of Persons per HH	1.9	2	2
Average HH Income	\$54,887	\$51,103	\$48,144
Average House Value	\$87,588	\$80,349	\$79,386

* Demographic data derived from 2020 ACS - US Census

Rick Lauschke
618 444 9182



COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

12 PROFESSIONAL DR.

12 Professional Dr. Alton, IL 62002



Rick Lauschke
618 444 9182



COLDWELL BANKER
COMMERCIAL
BROWN REALTORS