



NEW 2.26-ACRE PAD OPPORTUNITY



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

1 GOLF ROAD
ALTON, IL 62002
2.26 ACRES

\$800,000 (\$8.12/S.F.) | \$80,000 ANNUALLY

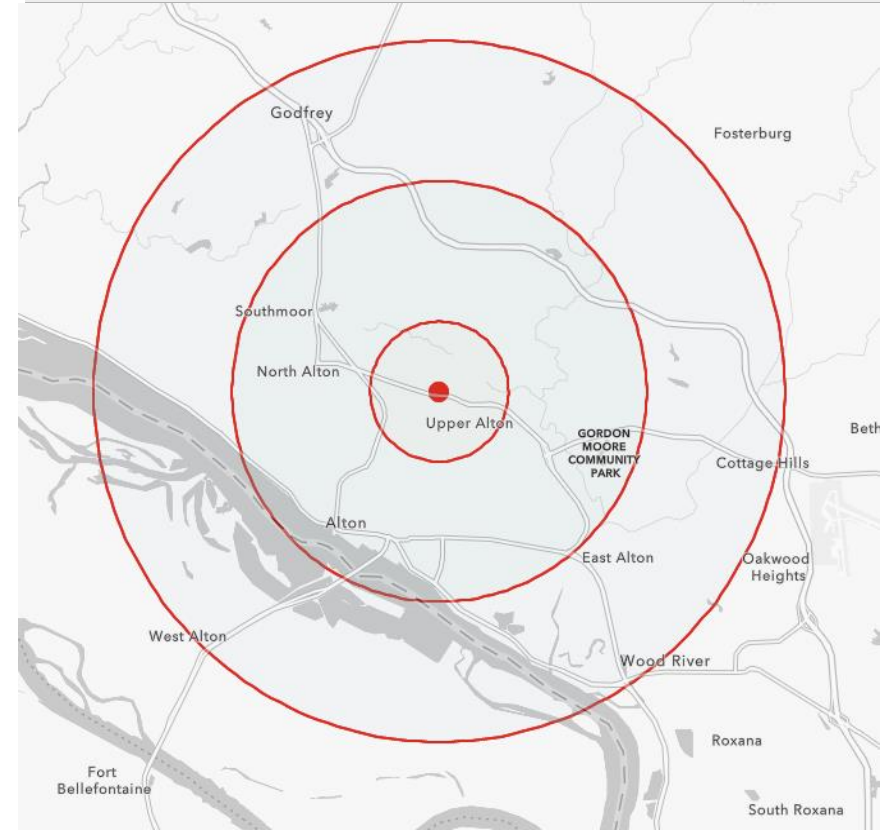
PROPERTY INFORMATION



- NEW 2.26-ACRE PAD OPPORTUNITY IN ALTON, ILLINOIS
- LOCATED AT SIGNALIZED INTERSECTION OF HOMER ADAMS PARKWAY (19,800 VPD+) AND GOLF ROAD
- ADJACENT TO NEW 120-ROOM HOLIDAY INN EXPRESS
- DEVELOPMENT READY WITH ALL UTILITIES TO SITE
- ADDITIONAL CURB-CUT AVAILABLE
- PYLON SIGNAGE OPPORTUNITY AT INTERSECTION
- IMMEDIATE PROXIMITY TO ALTON PUBLIC TRANSIT, HOME DEPOT, KOHLS, AND TARGET



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		3,020	34,233	55,200
HOUSEHOLDS		1,488	15,280	24,066
AVERAGE HH INCOME		\$55,443	\$77,601	\$83,610



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**1 GOLF ROAD
 ALTON, IL 62002
 2.26 ACRES**

\$800,000 (\$8.12/S.F.) | \$80,000 ANNUALLY

SURVEY



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**1 GOLF ROAD
ALTON, IL 62002
2.26 ACRES**

\$800,000 (\$8.12/S.F.) | \$80,000 ANNUALLY

AERIAL



SCAN HERE!



EDDIE CHERRY
 Phone: 314.647.6611 ext. 113
 Eddie@ManorRealEstate.com

**1 GOLF ROAD
 ALTON, IL 62002
 2.26 ACRES**

\$800,000 (\$8.12/S.F.) | \$80,000 ANNUALLY

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.