

**7,500 S.F.
FORMER BANK**



SCAN HERE!



EDDIE CHERRY

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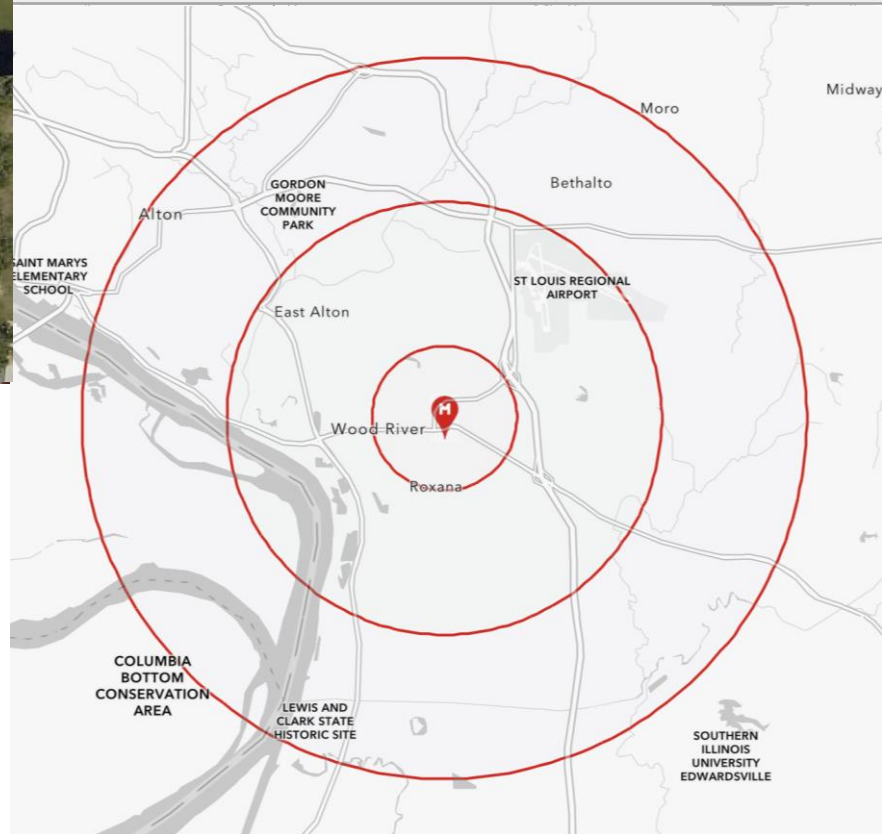
**1301 E. EDWARDSVILLE RD.
WOOD RIVER, IL 62095
7,500 S.F. | \$495,000 (\$66/S.F.)
2.76 ACRES**

PROPERTY INFORMATION



- **VERSATILE 7,500 S.F. BUILDING OR LARGE 2.76-ACRE LOT**
- **EXISTING 2-STORY STRUCTURE IDEAL FOR A VARIETY OF USES (RETAIL, OFFICE, EVENT SPACE, ETC.)**
- **EXCELLENT FRONTAGE ALONG EAST EDWARDSVILLE ROAD WITH PROMINENT MONUMENT SIGNAGE**
- **BUILDING INCLUDES EXISTING DRIVE THRU, ELEVATOR AND 50 PARKING SPACES**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7,664	25,627	50,437
HOUSEHOLDS		3,311	11,132	21,841
AVERAGE HH INCOME		\$76,465	\$75,621	\$75,772



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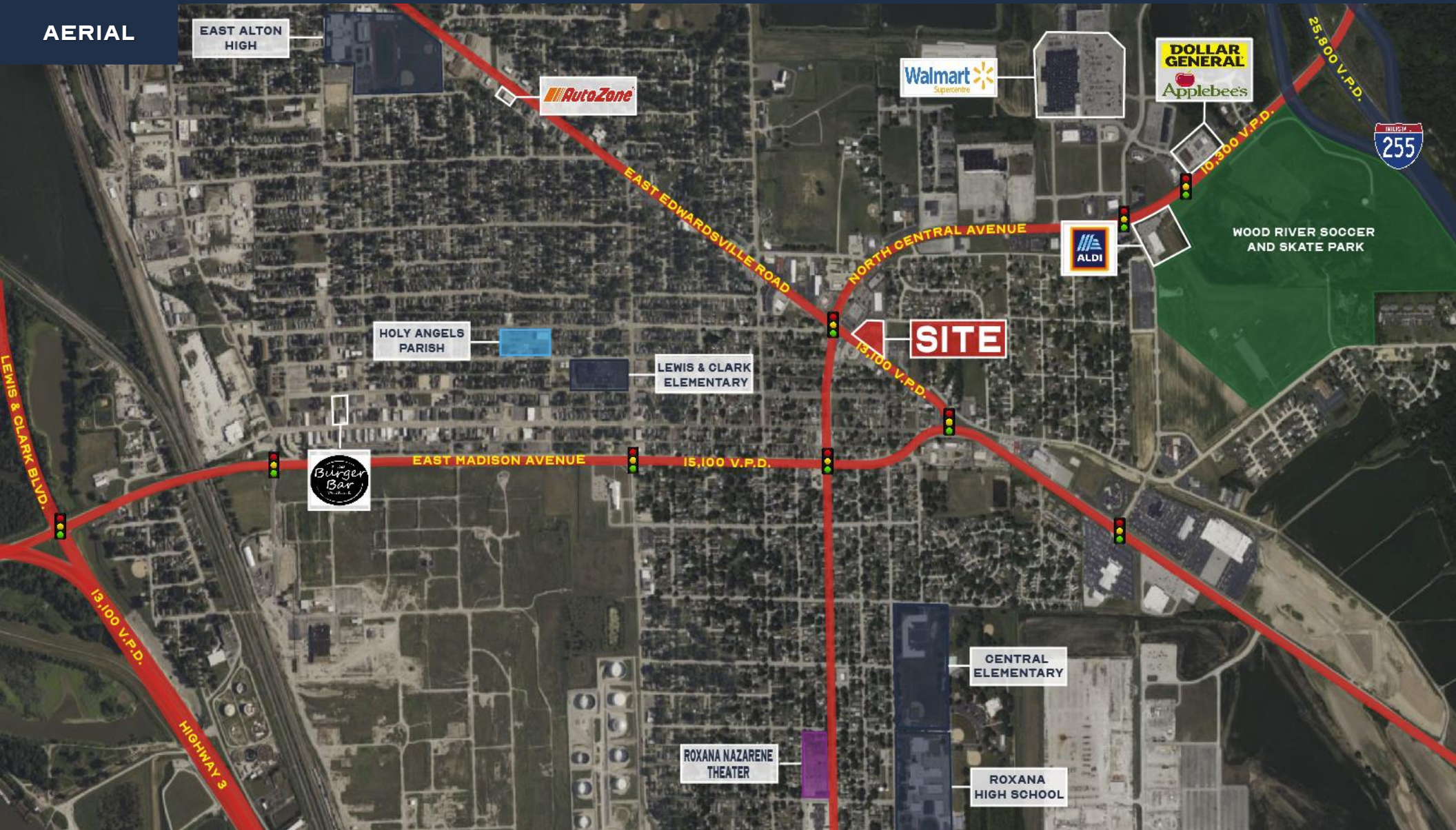
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