

# Outlots For Sale - Wood River, IL

WESLEY DR. | WOOD RIVER, IL 62095

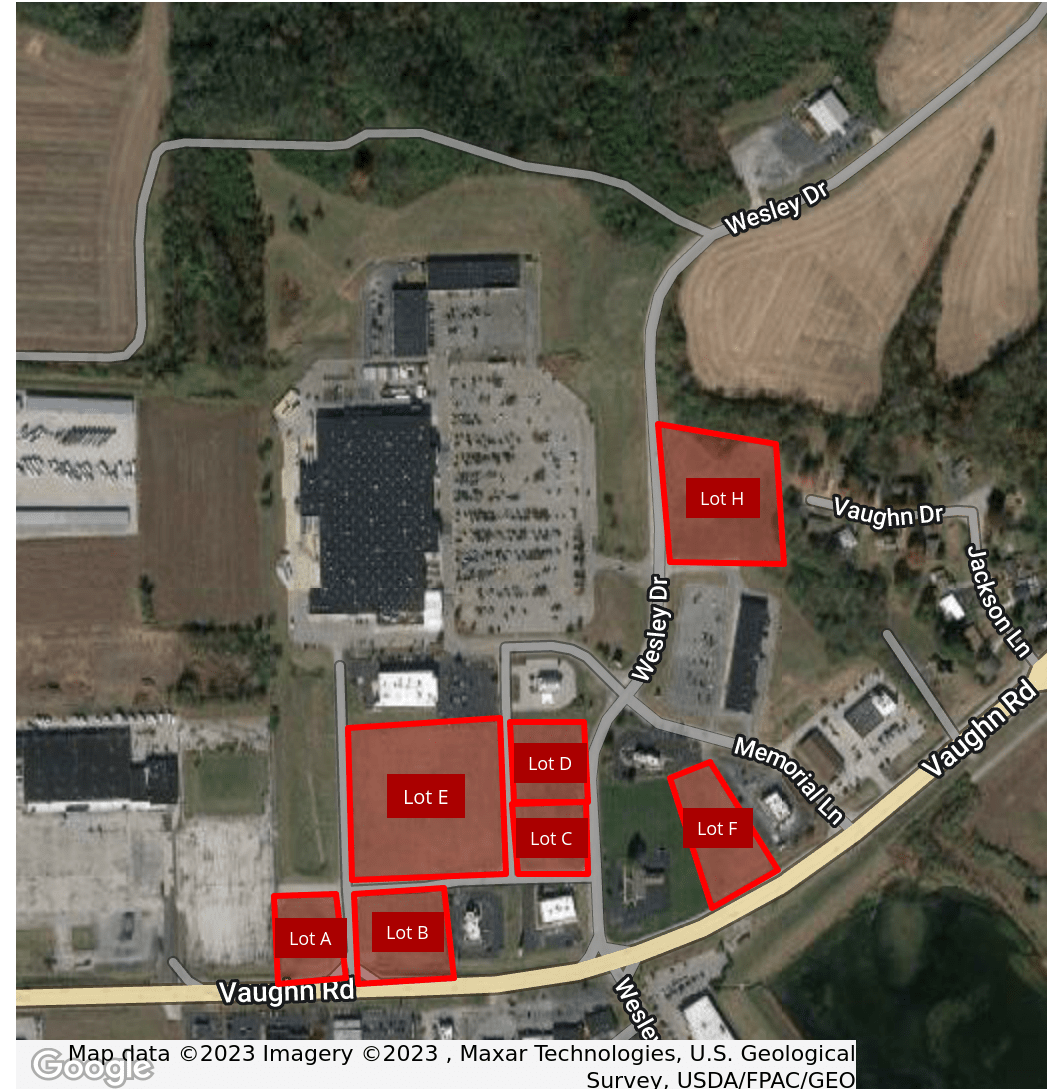
## Property Description

Commercial land outlots for sale ranging in size from 0.92 - 5.82 acres in Walmart Supercenter anchored center with national and regional tenants with access to I-255, Exit 8 and IL-111. All utilities at or near sites.

## Property Highlights

- Lot A - 0.92 ac - 132' of frontage on Vaughn Rd. (IL-111)
- Lot B - 1.34 ac - 206' of frontage on Vaughn Rd. (IL-111)
- Lot C - 1.12 ac - 244' of frontage on Wesley Dr.
- Lot D - 0.96 ac - 208' of frontage on Wesley Dr.
- Lot E - 5.12 ac - 5.12 useable acres
- Lot F - 1.60 ac - 214' of frontage on Vaughn Rd. (IL-111)
- Lot H - 1.0 ac - 445' of frontage on Wesley Dr.

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,382	25,250	71,702
Total Population	3,004	53,192	156,971
Average HH Income	\$73,343	\$59,857	\$70,215



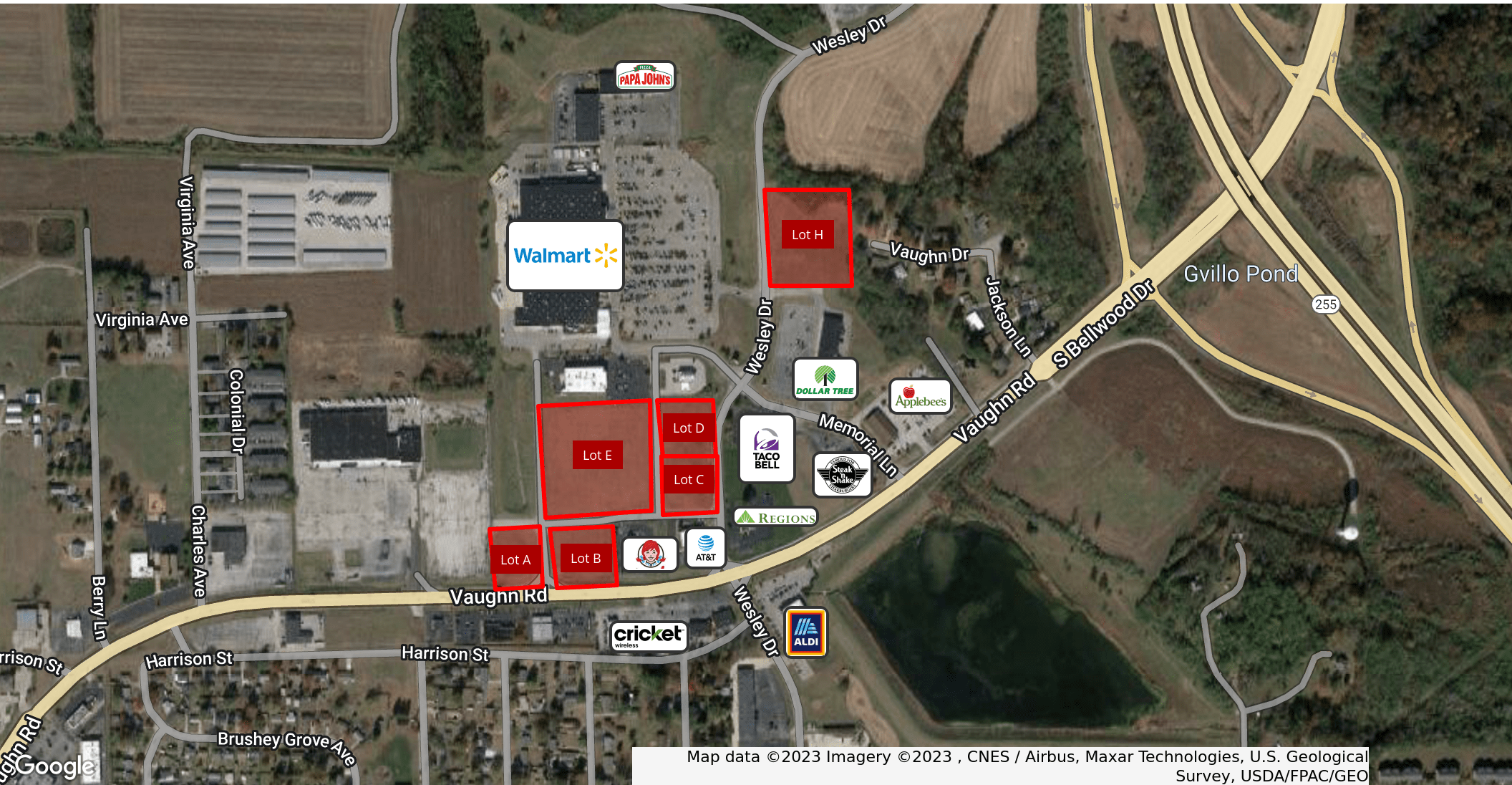
Mark Pearl

314.994.4050

mpearl@descogroup.com

# Outlots For Sale - Wood River, IL

WESLEY DR. | WOOD RIVER, IL 62095



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

**Mark Pearl**

314.994.4050

mpearl@descogroup.com

# Outlots For Sale - Wood River, IL

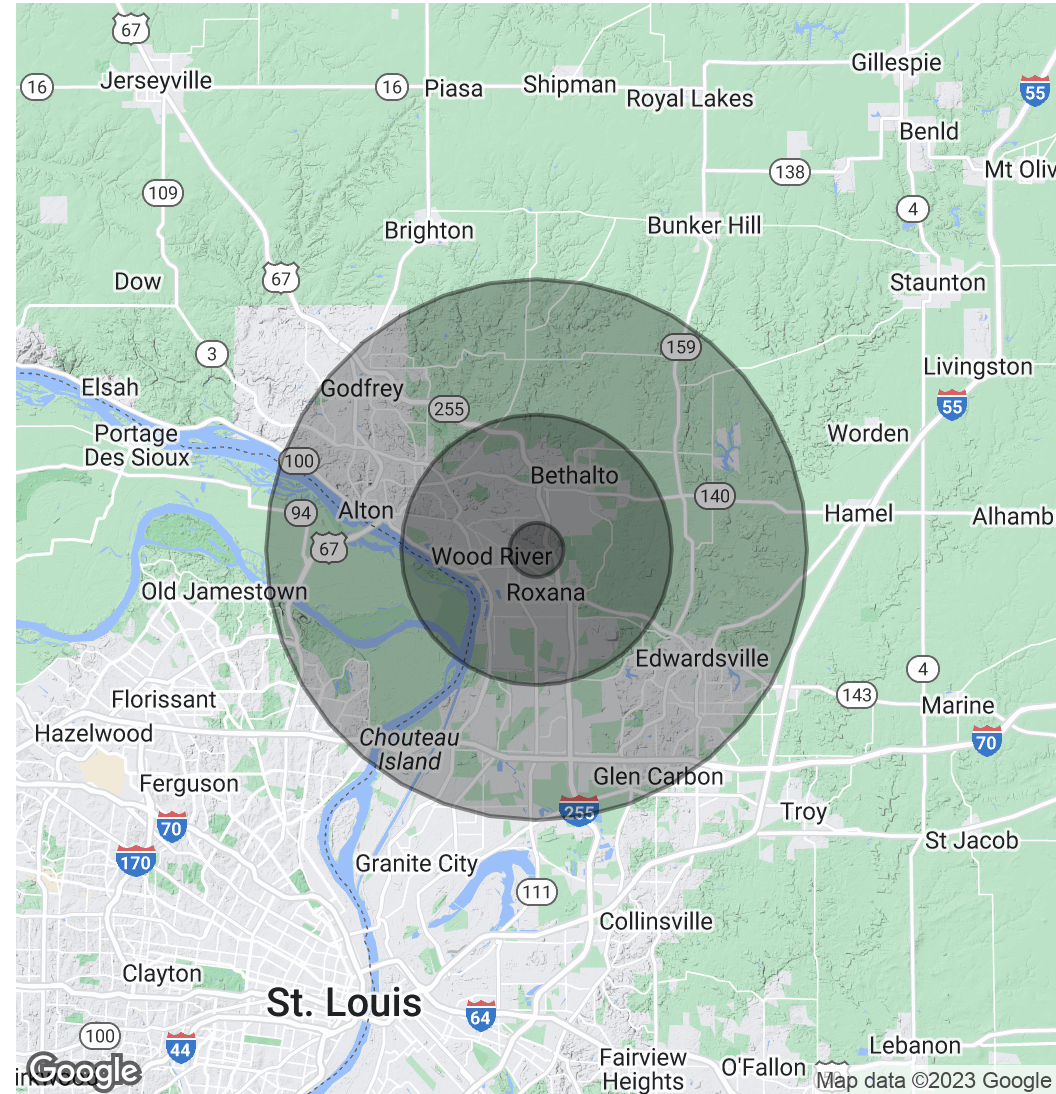
WESLEY DR. | WOOD RIVER, IL 62095

Population	1 Mile	5 Miles	10 Miles
Total Population	3,004	53,192	156,971
Average Age	38.8	38.9	40.1
Average Age (Male)	37.2	38.1	38.6
Average Age (Female)	39.3	39.3	41.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,382	25,250	71,702
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$73,343	\$59,857	\$70,215
Average House Value	\$124,247	\$106,689	\$142,770

\* Demographic data derived from 2020 ACS - US Census



**Mark Pearl**

314.994.4050

mpearl@descogroup.com