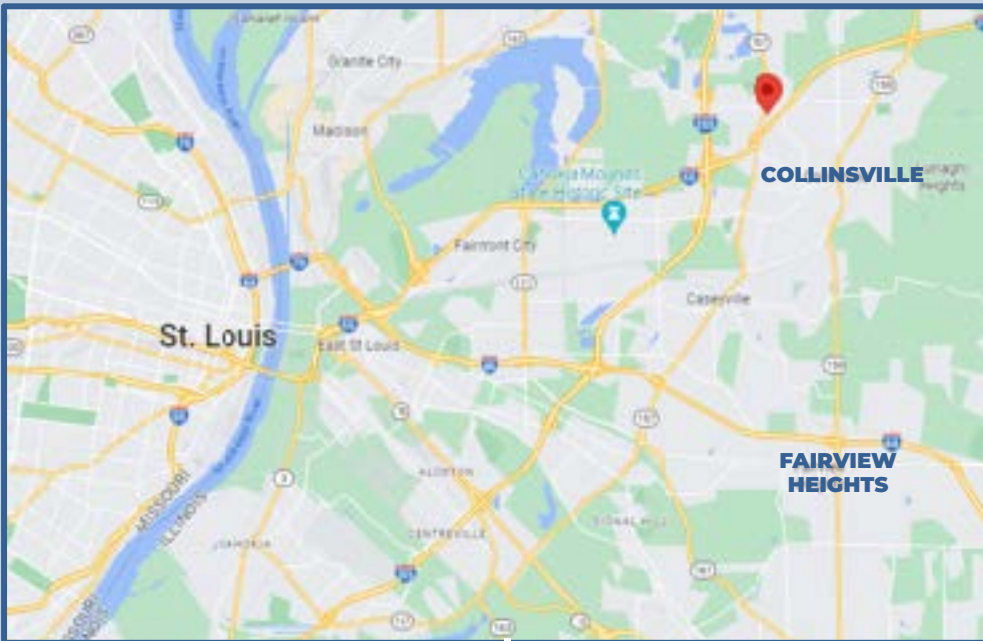




**1931 Beltline Road
Collinsville, IL 62234**

2.45 acre corner lot



1931 Beltline Road
Collinsville, IL 62234

PROPERTY DESCRIPTION

- ▲ 2.45 Acre lot located on Beltline Road at the Route 157 (N. Bluff Road) intersection
- ▲ Located within Collinsville's core retail, office, entertainment and trade hub (I-55/70 & 157 Intersection)
- ▲ Site has excellent access with three curb cuts to Beltline Rd
- ▲ Seller will consider subdividing
- ▲ Beltline Road serves as a residential artery to the communities' daily needs like groceries, auto service, and the workplace.
- ▲ **FOR SALE – ASKING \$1,100,000 (\$10.30 PSF)**

<u>DEMOS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 DRIVE TIME</u>
TOTAL POP	31,053	52,769	43,498
MED HH INCOME	\$55,549	\$60,438	\$58,906
HOUSEHOLDS	10,560	18,234	12,450

SCOUT

**REALTY
GROUP**

13100 Manchester Rd. Ste. 235
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market aerial



site photo



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