

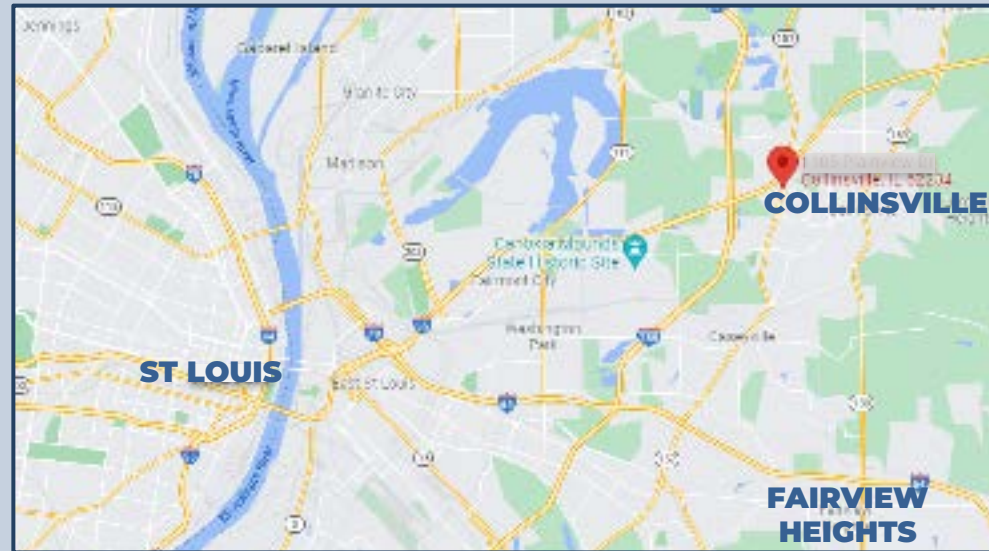
PREMIER RETAIL DEVELOPMENT COMING SOON!



REALTY
GROUP

Collinsville Landing
I-55 & N. Bluff Road (Rt 157)
Collinsville, IL 62234

Collinsville Landing



RETAIL STRIP SPACE

FOR LEASE

PROPERTY DESCRIPTION

- ▲ New Retail Development located at the Intersection of Interstate 55 and N Bluff Rd (State Rte 157)
- ▲ Outstanding Highway Visibility and 'Front Seat' exposure within the Regional Retail Hub of Collinsville, Illinois
- ▲ Seamless access from I-55/70 off ramp into the development site.
- ▲ Cross Access to Ramada Blvd & Ostle Drive
- ▲ Excellent surrounding Co-Tenancy and Synergy with nearby Anchored Retail, Hotels and other Market Drivers/Athletic Complexes/Long Distance Travel Stops

50,000 VPD on I-55/70

24,400 VPD on Rte 157 / N Bluff Road

<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
St. Louis, MO 63131
314.394.2022 | scoutrg.com

Jared Hancock
jhancock@scoutrg.com
314-623-6419

market aerial



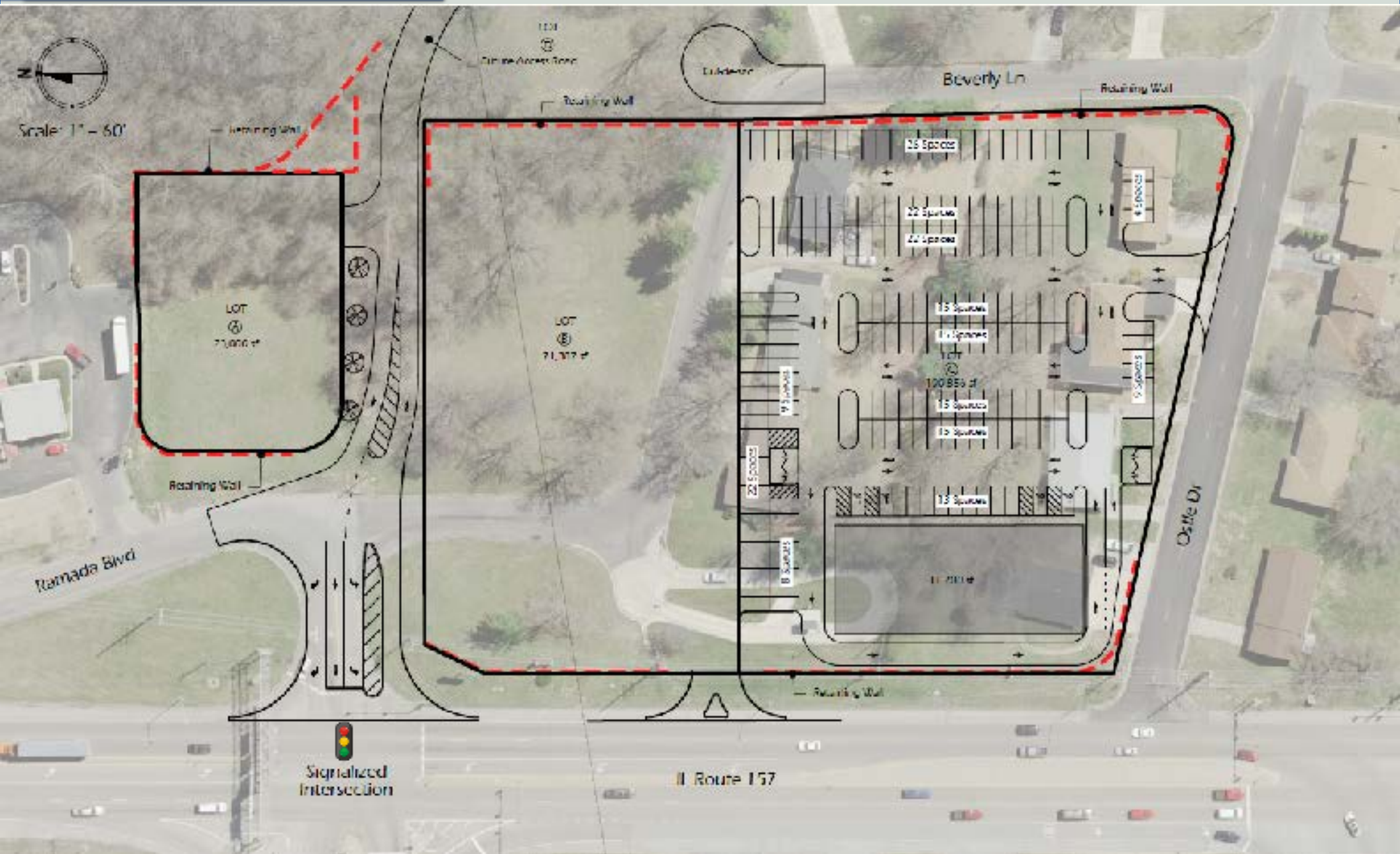
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site plan



concept elevations



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

