



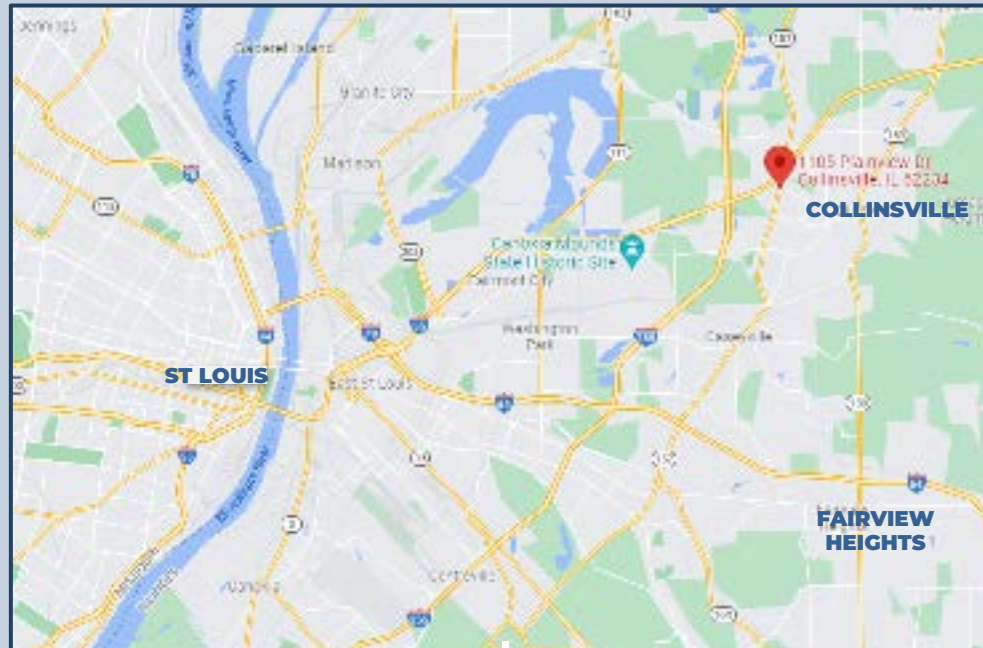
**Rt 157 & Plainview**  
**1101 Plainview Drive**  
**Collinsville, IL**



# 1.19 acre plainview lot

1101 & 1105 Plainview Dr

Collinsville, IL 62234



## PROPERTY DESCRIPTION

- ▲ 1.19 Acre lot on Route 157 (N. Bluff Road)
- ▲ Located across the street from Collinsville Crossing, anchored by Wal-Mart & Home Depot
- ▲ Access via Beverly Lane to two traffic signals
- ▲ Sandwiched between two new Class A retail developments with national retailers
- ▲ Collinsville is a regional shopping corridor and 'final stop' for many long-distance travelers before reaching St. Louis
- ▲ Over 24,000 vehicles per day on N. Bluff Road
- ▲ **FOR LEASE or BUILD-TO-SUIT**

DEMOS	3 MILE	5 MILE	10 DRIVE TIME
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  
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**market aerial**

WAY FUN

PARK

GATEWAY CONVENTION CENTER

AT&T

SMOOTHIE KING

DOLLAR TREE

QDOBA

ILLINOIS DOT

64,200 VPD

Walmart

HOME DEPOT

24,400 VPD

50,000 VPD

N BLUFF RD

OSTLE RD

PLAINVIEW RD

**SITE**

**Collinsville Landing Retail Development**

**Planned Development (C-Store & QSR)**

North Arrow

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# site aerial



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# site photo



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